

Board of Supervisors:

Michael Lawson - Chairman
Doug Draper - Vice Chairman
Lori Price - Assistant Secretary
Christie Ray - Assistant Secretary
Brittany Crutchfield - Assistant Secretary

District Staff:

Audette Bruce - District Manager
Brian Quillen - Operations Director
Adriana Urbina - Community Director
John Vericker - District Counsel
Vasili Kostakis - District Engineer
Gary Schwartz - Field Services Manager

Southshore Bay Community Development District

Regular Meeting Agenda

Monday, November 10, 2025 at 6:00 P.M.

Hilton Garden Inn, 4328 Garden Vista Drive, Riverview, Florida 33578

Zoom:

Dial In: +1 312-626-6799

Meeting ID: 492 506 1038

Passcode: 543210

Dear Supervisors:

A meeting of the Board of Supervisors of the Southshore Bay Community Development District is scheduled for **Monday, November 10, 2025, at 6:00 p.m.** at the **Hilton Garden Inn, 4328 Garden Vista Drive, Riverview, Florida 33578**. The following is the agenda for this meeting for your review and consideration. The Advanced Meeting Package is a working document, and thus all materials are considered drafts. Any additional support material will be distributed at the meeting.

1. Roll Call
2. Audience Comments – (limited to 3 minutes per individual for agenda items)
3. Business Items
 - A. Consideration for Adoption – **Resolution 2026-02**, District Objectives and Goals for FY 2026 [Exhibit 1](#)
 - Objectives and Goals [Exhibit 2](#)
 - B. Consideration for Adoption – **Resolution 2026-03**, FY 2025 Budget Amendment [Exhibit 3](#)
 - Exhibit A: FY 2024-2025 Amended Budget
 - C. Consideration for Approval – Addendum No. 1 to the Budget Funding Agreement FY 2024-2025 [Exhibit 4](#)
 - Exhibit A: FY 2024-2025 Amended Budget
4. Consent Agenda
 - A. Consideration for Acceptance – The Unaudited September 2025 Financials [Exhibit 5](#)
 - B. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held October 13, 2025 [Exhibit 6](#)
 - C. Ratification of Florida Commercial Care – Removal of Palm Fronds - \$255.00 [Exhibit 7](#)

District Office:

Kai
2502 N. Rocky Point Dr.
Suite 1000, Tampa, FL 33607

Meeting Location:

Hilton Garden Inn
4328 Garden Vista Drive
Riverview, Florida 33578

Board of Supervisors:

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5. Staff Reports

- A. District Counsel
- B. District Engineer
- C. Kai Field Staff

- Kai Field Inspection Report
- Consideration of Proposals

Exhibit 8

- Florida Commercial Care – Bull Nose Installation - \$900.00
- Florida Commercial Care – Pine Tree Replacement - \$2,343.60
- Florida Commercial Care – Palm Tree Staking - \$900.00

Exhibit 9

Exhibit 10

Exhibit 11

- D. District Manager

6. Supervisors Requests**7. Audience Comments – New Business – (limited to 3 minutes per individual for non-agenda items)****8. Adjournment**

We look forward to seeing you at the meeting. In the meantime, if you have any questions or would like to obtain a copy of the full agenda, please do not hesitate to call us at 813-565-4663.

Sincerely,

Audette Bruce
District Manager

District Office:

Kai
2502 N. Rocky Point Dr.
Suite 1000, Tampa, FL 33607

Meeting Location:

Hilton Garden Inn
4328 Garden Vista Drive
Riverview, Florida 33578

EXHIBIT 1

AGENDA

Resolution No. 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHSORE BAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE DISTRICT OBJECTIVES AND GOALS FOR FISCAL YEAR 2026; PROVIDING FOR TRANSMITTAL TO THE APPLICABLE LOCAL GOVERNING AUTHORITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHSORE BAY COMMUNITY DEVELOPMENT DISTRICT:

1. The attached District Objectives and Goals for Fiscal Year 2026 are hereby adopted.
2. District staff is directed to transmit the adopted objectives and goals to the Hillsborough County for record purposes.
3. This Resolution shall become effective upon its passage and adoption.

PASSED AND ADOPTED this ___ day of _____, 2025.

Chairperson

ATTEST:

Secretary

EXHIBIT 2

AGENDA

Southshore Bay Community Development District
2502 N Rocky Point Drive Suite 1000, Tampa, FL 33607

Performance Measures/Standards & Annual Reporting Form

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least two regular Board of Supervisor meetings per year to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two board meetings were held during the Fiscal Year.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website).

Achieved: Yes No

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting agendas and budgets are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure agendas and budgets are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field Manager and/or District Manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Manager visits were successfully completed per management agreement as evidenced by Field Manager and/or District Manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year and previous years' budget with any amendments.

Measurement: Annual audit, current fiscal year and previous years' budgets, with any amendments are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and posting the annual audit on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes No

Chair/Vice Chair:_____

Date:_____

Print Name:_____

_____District

District Manager:_____

Date:_____

Print Name:_____

_____District

EXHIBIT 3

AGENDA

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT AMENDING ITS BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “**Board**”) of the Southshore Bay Community Development District (the “**District**”) previously adopted its budget for fiscal year 2024/2025;

WHEREAS, the Board desires to reallocate funds budgeted to reflect appropriated revenues and expenses approved during the fiscal year;

WHEREAS, the District is empowered by section 189.016, Florida Statutes to adjust the budget based on actual revenues and expenses; and

WHEREAS, the District Manager has submitted a proposed amended budget to reflect appropriated revenues and expenses approved during the fiscal year 2024/2025 (the “**Amended Budget**”), attached hereto as **Exhibit “A”** and incorporated as a material part of this Resolution by this reference.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **Recitals.** The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. **Amended Budget.** The Board hereby finds and determines as follows:
 - a. That the Board has reviewed the Amended Budget, a copy of which is on the District’s website, on file with the office of the District Manager, and at the District’s Records Office.
 - b. The Amended Budget is hereby adopted and shall accordingly amend the previously adopted budget for fiscal year 2024/2025.
 - c. That the Amended Budget shall be maintained in the office of the District Manager and at the District’s Records Office and identified as the “Amended Budget for the Southshore Bay Community Development District for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025”.
 - d. The Amended Budget shall be posted by the District Manager on the District’s official website within five (5) days after adoption and remain on the website for at least two (2) years.
3. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such

other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

4. **Conflicts.** This Resolution is intended to supplement the original resolution adopting the budget for fiscal year 2024/2025, which remains in full force and effect. This Resolution and the original resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
5. **Effective Date.** This Resolution shall become effective upon its adoption.

Passed and adopted November 10, 2025.

Attest:

**Southshore Bay Community
Development District**

Name: _____
☐ Secretary / ☐ Assistant Secretary

Name: _____
☐ Chair / ☐ Vice Chair of the Board of Supervisors

Exhibit A: 2024/2025 Amended Budget

SOUTHSORE BAY COMMUNITY DEVELOPMENT DISTRICT
FY 2025 AMENDED BUDGET GENERAL FUND (O&M)

I. REVENUE

GENERAL FUND REVENUES ON ROLL
GENERAL FUND REVENUES OFF ROLL
DEVELOPER FUNDING INTERIM OPERATING
DEVELOPER CONTRIBUTIONS
INTEREST
MISCELLANEOUS

TOTAL REVENUE

II. EXPENDITURES

GENERAL ADMINISTRATIVE

SUPERVISORS COMPENSATION
PAYROLL TAXES
PAYROLL PROCESSING
MANAGEMENT CONSULTING SERVICES
CONSTRUCTION ACCOUNTING SERVICES
PLANNING, COORDINATING & CONTRACT SERVICES
ADMINISTRATIVE SERVICES
BANK FEES
MISCELLANEOUS
AUDITING SERVICES
TRAVEL PER DIEM
INSURANCE
REGULATORY AND PERMIT FEES
LEGAL ADVERTISEMENTS

FY 2025 ADOPTED	VARIANCE	FY 2025 AMENDED
\$ 207,396	\$ 996	\$ 208,392
468,910	(116,573)	352,337
112,718	(71,398)	41,320
	247,525	247,525
	346	346
-	35,146	35,146
789,024	96,041	885,065
6,400	7,200	13,600
275	628	903
495	255	750
32,000	-	32,000
-	-	-
24,000	-	24,000
3,500	-	3,500
300	(300)	-
500	242	742
4,400	(4,400)	-
-	-	-
30,431	(15,419)	15,012
175	25	200
1,500	(459)	1,041

SOUTHSORE BAY COMMUNITY DEVELOPMENT DISTRICT
FY 2025 AMENDED BUDGET GENERAL FUND (O&M)

	FY 2025 ADOPTED	VARIANCE	FY 2025 AMENDED
ENGINEERING SERVICES	4,000	(98)	3,902
LEGAL SERVICES	15,000	1,291	16,291
WEBSITE HOSTING	2,015	0	2,015
ADMINISTRATIVE CONTINGENCY	14,500	(11,720)	2,780
TOTAL GENERAL ADMINISTRATIVE	139,491	(22,753)	116,738
INTERIM FUNDING EXPENSE			
DEVELOPER FUNDING - INTERIM OPERATING	112,718	(71,398)	41,320
TOTAL INTERIM FUNDING EXPENSE	112,718	(71,398)	41,320
DEBT ADMINISTRATION			
DISSEMINATION AGENT	6,000	1,500	7,500
TRUSTEE FEES	4,040	(3,331)	709
ARBITRAGE	475	-	475
TOTAL DEBT ADMINISTRATION	123,233	(1,831)	8,684
PHYSICAL ENVIRONMENT EXPENDITURES			
COMPREHENSIVE FIELD SERVICES	15,000	-	15,000
AMENITY MANAGEMENT SERVICES	5,000	-	5,000
STREET POLE LIGHTING	152,500	(2,466)	150,034
ELECTRICITY (IRRIGATION & POND PUMPS)	6,000	(5,077)	923
WATER	6,000	(6,000)	-
LANDSCAPING MAINTENANCE	105,000	119,856	224,856
LANDSCAPE ENHANCEMENT	30,000	58,216	88,216
MULCH	15,000	39,096	54,096
IRRIGATION MAINTENANCE	16,000	(889)	15,111
POND MAINTENANCE	12,000	(3,379)	8,621

SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT
FY 2025 AMENDED BUDGET GENERAL FUND (O&M)

	FY 2025 ADOPTED	VARIANCE	FY 2025 AMENDED
EROSION REPAIR	10,000	(10,000)	-
GATE MAINTENANCE AND MONITORING	15,000	(7,141)	7,859
CAMERAS	7,500	(6,180)	1,320
GATE CLICKERS	10,000	(10,000)	-
HOLIDAY DECORATIONS/EVENTS	7,500	(3,010)	4,490
ROAD MAINTENANCE COST SHARE	1,800	(1,800)	-
MAINTENANCE SERVICE	12,000	(12,000)	-
CONTINGENCY FOR PHYSICAL ENVIRONMENT	100,000	42,797	142,797
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	526,300	192,023	718,323
TOTAL EXPENDITURES	789,024	167,439	885,065
III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	(71,398)	-
FUND BALANCE - BEGINNING	(3,851)	-	(3,851)
FUND BALANCE - ENDING	\$ (3,851)	(71,398)	(3,851)

**STATEMENT 4
SOUTHSHORE BAY CDD
FY 2025CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICES)
GENERAL ADMINISTRATIVE			
SUPERVISORS COMPENSATION		13,600	Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year assumes - 4 Board Members per Meeting , 8 Meetings Considered.
PAYROLL TAXES		903	Amount is for employer taxes related to the payroll calculated at 7.65% Of BOS Payroll
PAYROLL PROCESSING		750	Amount is assessed at \$55 Per Payroll Plus Year End Processing of \$55 for the processing of payroll related to Supervisor compensation
MANAGEMENT CONSULTING SERVICES	BREEZE	32,000	The District received Management, Accounting and Assessment services as part of a Management Agreement.
CONSTRUCTION ACCOUNTING SERVICES		-	Construction accounting services are provided for the processing of requisitions and funding request for the District.
PLANNING, COORDINATING & CONTRACT SERVICES	BREEZE	24,000	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure; \$3,000 monthly
ADMINISTRATIVE SERVICES		3,500	Pursuant to District Management Contract for services related to administration functions of the District such as agenda processing, public records request, etc.
BANK FEES	BANK UNITED	-	Bank fees associated with maintaining the District's bank accounts
MISCELLANEOUS		742	Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
AUDITING SERVICES	DiBartolomeo	-	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.
TRAVEL PER DIEM		-	Reimbursement to Board Supervisors for travel to District Meetings
INSURANCE	EGIS	15,012	The Districts General Liability , Public Officials and Property insurance is with EGIS Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount is based on estimates received for EGIS. An additional 30% has been added for infrastructure that will be brought online in FY 2024 such as the vehicle gate system
REGULATORY AND PERMIT FEES	DEO	200	The District is required to pay an annual fee of \$175 to the Department of Community Affairs.
LEGAL ADVERTISEMENTS		1,041	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation
ENGINEERING SERVICES	STANTEC	3,902	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.
LEGAL SERVICES	STRALEY, ROBIN VERICKER	16,291	The District's attorney provides general legal services to the District; i.e. attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisor and the District Manager
WEBSITE HOSTING	CAMPUS SUITE	2,015	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. Campus Suite - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager upload and oversight
ADMINISTRATIVE CONTINGENCY		2,780	Estimated for items not known and considered in the administrative allocations
INTERIM FUNDING EXPENSE			
DEVELOPER INTERIM FUNDING		41,320	
DEBT ADMINISTRATION:			

**STATEMENT 4
SOUTHSHORE BAY CDD
FY 2025CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICES)
DISSEMINATION AGENT	Lerner	7,500	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.
TRUSTEE FEES	US Bank	709	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. The annual trustee fees are based on fees estimated by the Trustee for the Series 2021 Bond Issuance
ARBITRAGE	LLS	475	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances. Confirmed with consultant
PHYSICAL ENVIRONMENT EXPENDITURES		-	
COMPREHENSIVE FIELD SERVICES	BREEZE	15,000	Directs day to day operations of the District and oversees Field Tech Services. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security hardware, manage RFP Process for ongoing maintenance and repairs, prepare monthly written reports to the Board, including estimated reimbursements for CDD business mileage driven by Field Service Tech.
AMENITY MANAGEMENT SERVICES	BREEZE	5,000	Track & handle facility access keys, coordination of janitorial services, track & coordinate facility rental activities, and implement general operation rules for the amenity
STREET POLE LIGHTING	GIG	150,034	The District anticipates by the end of FY 2024 there will be 197 streetlights installed with an additional 26 streetlights to be installed by 12/31/2024. Additionally, it is anticipated that an additional 40 streetlights will be installed by end of FY 2025 for a total of 257 streetlights . There is a deposit of \$100 per new streetlight that is enquired
ELECTRICITY (IRRIGATION & POND PUMPS)		923	The District utilizes Electric utilities to maintain irrigation system & pond pumps.
WATER		-	The District utilizes Reclaimed and potable water in the District
LANDSCAPING MAINTENANCE	Florida Commercial Care	224,856	The District contracts for basic maintenance, fertilization and irrigation inspections. The contract is for \$51,194.28 Additional amounts are for the advancement of service for Phase 5, 6 wall buffer on Lagoon shore and west side of phase 6 and Bishop road to add wall buffer maintenance. Includes additional retention pond maintenance
LANDSCAPE ENHANCEMENT		88,216	Includes annual replacement, tree replacement, tree trimming
MULCHING		54,096	Mulching changeout for the District in FY25
IRRIGATION MAINTENANCE	Florida Commercial Care	15,111	The District contracts for the repair and maintenance of the District irrigation system
POND MAINTENANCE	Solitude	8,621	The District will contract for the monthly care and maintenance of the lakes and ponds throughout the District. The contract provides for 8 ponds to be maintained one time monthly for weed control and pond algae. The contract is \$8,502 annually. There is an additional large pond that will be brought online in FY 2024 and an estimate for this pond is incorporated
EROSION REPAIR		-	Estimate for erosion repair on Districts retentions
GATE MAINTENANCE & MONITORING		7,859	The District appropriates for repairs and maintenance of gate services
GATE CLICKERS		-	The District provides for access clickers/fobs to all new residents in the District
CAMERAS	DCI	1,320	The District is appropriating for camera security system in FY 2023
HOLIDAY DECORATIONS/EVENTS		4,490	Holiday decorations
ROAD MAINTENANCE COST SHARE		-	The District has entered into an agreement with an associated District effective April 1, 2022 to reserve an amount equal to ten percent (10%) of the District's future roadway milling and resurfacing maintenance costs dedicated to road resurface as stipulated by the County
MAINTENANCE SERVICE		-	Annual cost to for maintenance service for handyman fixes onsite, trash pickup weekly.
CONTINGENCY FOR PHYSICAL ENVIRONMENT		142,797	Estimated as needed, includes 12,000 for pressure washing sidewalks, walls, fences

885,065

EXHIBIT 4

AGENDA

**Addendum No. 1 to the Budget Funding Agreement
Fiscal Year 2024-2025**

This Addendum No. 1 to the Budget Funding Agreement (this “**Addendum No. 1**”) is made and entered into as of November 10, 2025, by and between the **Southshore Bay Community Development District** (the “**District**”) and **Dune FB Debt, LLC**, a Delaware limited liability company (the “**Developer**”).

Background Information:

The District and the Developer entered into the Budget Funding Agreement dated August 12, 2024 (the “**Agreement**”) which provides that the Developer shall provide such funds, as are necessary, to the District to proceed with its operations and services during Fiscal Year 2024-2025. The Agreement included the adopted Fiscal Year 2024-2025 General Fund Budget as an exhibit to the Agreement, which included a total expenditure amount of \$789,024.00. Due to unanticipated costs of repairs and clean up following the hurricanes in the fall of 2024, the total actual expenditures at the close of Fiscal Year 2024-2025 were \$885,065.00, which exceeded the amount in the adopted budget. The District passed a resolution adopting an amended Fiscal Year 2024-2025 General Fund Budget (“**Revised Budget**”) attached hereto as **Exhibit A** to reflect the increased expenditures and additional revenues.

The District and the Developer desire to enter into this Addendum No. 1 to acknowledge the increase in expenditures and reaffirm the Developer’s obligation to fund the deficit as shown in the Revised Budget under the Developer Contributions line item in the Revenue section. Unless otherwise expressly defined herein, capitalized terms used herein have the meanings assigned to them in the Agreement. The District and the Developer each has the authority to execute Addendum No. 1 and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of Addendum No. 1 so that this Addendum No. 1 constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Developer agree as follows:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Addendum No. 1.
2. **Revised Adopted Budget.** Developer has received, reviewed, and has no concerns with the Revised Budget.
3. **Funding Obligation.** Developer agrees that all terms and obligations of the Agreement shall apply to the Revised Budget as if it were originally incorporated therein, and Developer agrees to fund the Revised Budget pursuant to the terms of the Agreement, including the developer contributions needed of \$247,525.00.
4. **Ratification of all Other Terms of the Agreement.** Except as hereby modified, the terms and conditions of the Agreement are hereby ratified and confirmed.

IN WITNESS WHEREOF the undersigned have executed this Addendum No. 1, effective as of the date written above.

Dune FB Debt, LLC

**Southshore Bay
Community Development District**

John M. Ryan
Manager

Mike Lawson
Chair of the Board of Supervisors

Exhibit A: Revised Fiscal Year 2024-2025 General Fund Budget

SOUTHSORE BAY COMMUNITY DEVELOPMENT DISTRICT
FY 2025 AMENDED BUDGET GENERAL FUND (O&M)

	FY 2025 ADOPTED	VARIANCE	FY 2025 AMENDED
I. REVENUE			
GENERAL FUND REVENUES ON ROLL	\$ 207,396	\$ 996	\$ 208,392
GENERAL FUND REVENUES OFF ROLL	468,910	(116,573)	352,337
DEVELOPER FUNDING INTERIM OPERATING	112,718	(71,398)	41,320
DEVELOPER CONTRIBUTIONS		247,525	247,525
INTEREST		346	346
MISCELLANEOUS	-	35,146	35,146
TOTAL REVENUE	789,024	96,041	885,065
II. EXPENDITURES			
GENERAL ADMINISTRATIVE			
SUPERVISORS COMPENSATION	6,400	7,200	13,600
PAYROLL TAXES	275	628	903
PAYROLL PROCESSING	495	255	750
MANAGEMENT CONSULTING SERVICES	32,000	-	32,000
CONSTRUCTION ACCOUNTING SERVICES	-	-	-
PLANNING, COORDINATING & CONTRACT SERVICES	24,000	-	24,000
ADMINISTRATIVE SERVICES	3,500	-	3,500
BANK FEES	300	(300)	-
MISCELLANEOUS	500	242	742
AUDITING SERVICES	4,400	(4,400)	-
TRAVEL PER DIEM	-	-	-
INSURANCE	30,431	(15,419)	15,012
REGULATORY AND PERMIT FEES	175	25	200
LEGAL ADVERTISEMENTS	1,500	(459)	1,041

SOUTHSORE BAY COMMUNITY DEVELOPMENT DISTRICT
FY 2025 AMENDED BUDGET GENERAL FUND (O&M)

	FY 2025 ADOPTED	VARIANCE	FY 2025 AMENDED
ENGINEERING SERVICES	4,000	(98)	3,902
LEGAL SERVICES	15,000	1,291	16,291
WEBSITE HOSTING	2,015	0	2,015
ADMINISTRATIVE CONTINGENCY	14,500	(11,720)	2,780
TOTAL GENERAL ADMINISTRATIVE	139,491	(22,753)	116,738
INTERIM FUNDING EXPENSE			
DEVELOPER FUNDING - INTERIM OPERATING	112,718	(71,398)	41,320
TOTAL INTERIM FUNDING EXPENSE	112,718	(71,398)	41,320
DEBT ADMINISTRATION			
DISSEMINATION AGENT	6,000	1,500	7,500
TRUSTEE FEES	4,040	(3,331)	709
ARBITRAGE	475	-	475
TOTAL DEBT ADMINISTRATION	123,233	(1,831)	8,684
PHYSICAL ENVIRONMENT EXPENDITURES			
COMPREHENSIVE FIELD SERVICES	15,000	-	15,000
AMENITY MANAGEMENT SERVICES	5,000	-	5,000
STREET POLE LIGHTING	152,500	(2,466)	150,034
ELECTRICITY (IRRIGATION & POND PUMPS)	6,000	(5,077)	923
WATER	6,000	(6,000)	-
LANDSCAPING MAINTENANCE	105,000	119,856	224,856
LANDSCAPE ENHANCEMENT	30,000	58,216	88,216
MULCH	15,000	39,096	54,096
IRRIGATION MAINTENANCE	16,000	(889)	15,111
POND MAINTENANCE	12,000	(3,379)	8,621

SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT
FY 2025 AMENDED BUDGET GENERAL FUND (O&M)

	FY 2025 ADOPTED	VARIANCE	FY 2025 AMENDED
EROSION REPAIR	10,000	(10,000)	-
GATE MAINTENANCE AND MONITORING	15,000	(7,141)	7,859
CAMERAS	7,500	(6,180)	1,320
GATE CLICKERS	10,000	(10,000)	-
HOLIDAY DECORATIONS/EVENTS	7,500	(3,010)	4,490
ROAD MAINTENANCE COST SHARE	1,800	(1,800)	-
MAINTENANCE SERVICE	12,000	(12,000)	-
CONTINGENCY FOR PHYSICAL ENVIRONMENT	100,000	42,797	142,797
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	526,300	192,023	718,323
TOTAL EXPENDITURES	789,024	167,439	885,065
III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	(71,398)	-
FUND BALANCE - BEGINNING	(3,851)	-	(3,851)
FUND BALANCE - ENDING	\$ (3,851)	(71,398)	(3,851)

**STATEMENT 4
SOUTHSHORE BAY CDD
FY 2025CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICES)
GENERAL ADMINISTRATIVE			
SUPERVISORS COMPENSATION		13,600	Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year assumes - 4 Board Members per Meeting , 8 Meetings Considered.
PAYROLL TAXES		903	Amount is for employer taxes related to the payroll calculated at 7.65% Of BOS Payroll
PAYROLL PROCESSING		750	Amount is assessed at \$55 Per Payroll Plus Year End Processing of \$55 for the processing of payroll related to Supervisor compensation
MANAGEMENT CONSULTING SERVICES	BREEZE	32,000	The District received Management, Accounting and Assessment services as part of a Management Agreement.
CONSTRUCTION ACCOUNTING SERVICES		-	Construction accounting services are provided for the processing of requisitions and funding request for the District.
PLANNING, COORDINATING & CONTRACT SERVICES	BREEZE	24,000	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure; \$3,000 monthly
ADMINISTRATIVE SERVICES		3,500	Pursuant to District Management Contract for services related to administration functions of the District such as agenda processing, public records request, etc.
BANK FEES	BANK UNITED	-	Bank fees associated with maintaining the District's bank accounts
MISCELLANEOUS		742	Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
AUDITING SERVICES	DiBartolomeo	-	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.
TRAVEL PER DIEM		-	Reimbursement to Board Supervisors for travel to District Meetings
INSURANCE	EGIS	15,012	The Districts General Liability , Public Officials and Property insurance is with EGIS Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount is based on estimates received for EGIS. An additional 30% has been added for infrastructure that will be brought online in FY 2024 such as the vehicle gate system
REGULATORY AND PERMIT FEES	DEO	200	The District is required to pay an annual fee of \$175 to the Department of Community Affairs.
LEGAL ADVERTISEMENTS		1,041	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation
ENGINEERING SERVICES	STANTEC	3,902	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.
LEGAL SERVICES	STRALEY, ROBIN VERICKER	16,291	The District's attorney provides general legal services to the District; i.e. attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisor and the District Manager
WEBSITE HOSTING	CAMPUS SUITE	2,015	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. Campus Suite - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager upload and oversight
ADMINISTRATIVE CONTINGENCY		2,780	Estimated for items not known and considered in the administrative allocations
INTERIM FUNDING EXPENSE			
DEVELOPER INTERIM FUNDING		41,320	
DEBT ADMINISTRATION:			

**STATEMENT 4
SOUTHSHORE BAY CDD
FY 2025CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICES)
DISSEMINATION AGENT	Lerner	7,500	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.
TRUSTEE FEES	US Bank	709	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. The annual trustee fees are based on fees estimated by the Trustee for the Series 2021 Bond Issuance
ARBITRAGE	LLS	475	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances. Confirmed with consultant
PHYSICAL ENVIRONMENT EXPENDITURES		-	
COMPREHENSIVE FIELD SERVICES	BREEZE	15,000	Directs day to day operations of the District and oversees Field Tech Services. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security hardware, manage RFP Process for ongoing maintenance and repairs, prepare monthly written reports to the Board, including estimated reimbursements for CDD business mileage driven by Field Service Tech.
AMENITY MANAGEMENT SERVICES	BREEZE	5,000	Track & handle facility access keys, coordination of janitorial services, track & coordinate facility rental activities, and implement general operation rules for the amenity
STREET POLE LIGHTING	GIG	150,034	The District anticipates by the end of FY 2024 there will be 197 streetlights installed with an additional 26 streetlights to be installed by 12/31/2024. Additionally, it is anticipated that an additional 40 streetlights will be installed by end of FY 2025 for a total of 257 streetlights . There is a deposit of \$100 per new streetlight that is enquired
ELECTRICITY (IRRIGATION & POND PUMPS)		923	The District utilizes Electric utilities to maintain irrigation system & pond pumps.
WATER		-	The District utilizes Reclaimed and potable water in the District
LANDSCAPING MAINTENANCE	Florida Commercial Care	224,856	The District contracts for basic maintenance, fertilization and irrigation inspections. The contract is for \$51,194.28 Additional amounts are for the advancement of service for Phase 5, 6 wall buffer on Lagoon shore and west side of phase 6 and Bishop road to add wall buffer maintenance. Includes additional retention pond maintenance
LANDSCAPE ENHANCEMENT		88,216	Includes annual replacement, tree replacement, tree trimming
MULCHING		54,096	Mulching changeout for the District in FY25
IRRIGATION MAINTENANCE	Florida Commercial Care	15,111	The District contracts for the repair and maintenance of the District irrigation system
POND MAINTENANCE	Solitude	8,621	The District will contract for the monthly care and maintenance of the lakes and ponds throughout the District. The contract provides for 8 ponds to be maintained one time monthly for weed control and pond algae. The contract is \$8,502 annually. There is an additional large pond that will be brought online in FY 2024 and an estimate for this pond is incorporated
EROSION REPAIR		-	Estimate for erosion repair on Districts retentions
GATE MAINTENANCE & MONITORING		7,859	The District appropriates for repairs and maintenance of gate services
GATE CLICKERS		-	The District provides for access clickers/fobs to all new residents in the District
CAMERAS	DCI	1,320	The District is appropriating for camera security system in FY 2023
HOLIDAY DECORATIONS/EVENTS		4,490	Holiday decorations
ROAD MAINTENANCE COST SHARE		-	The District has entered into an agreement with an associated District effective April 1, 2022 to reserve an amount equal to ten percent (10%) of the District's future roadway milling and resurfacing maintenance costs dedicated to road resurface as stipulated by the County
MAINTENANCE SERVICE		-	Annual cost to for maintenance service for handyman fixes onsite, trash pickup weekly.
CONTINGENCY FOR PHYSICAL ENVIRONMENT		142,797	Estimated as needed, includes 12,000 for pressure washing sidewalks, walls, fences

885,065

EXHIBIT 5

AGENDA

Southshore Bay Community Development District

**Financial Statements
(Unaudited)**

**Period Ending
September 30, 2025**

Southshore Bay CDD
Balance Sheet
September 30, 2025

	GENERAL FUND	2024 AA2 DEBT SERVICE	2024 AA2 CONSTRUCTION FUND	CONSOLIDATED TOTAL
1 <u>ASSETS:</u>				
2 CASH	\$ 7,782	\$ -	\$ 3,135	\$ 10,917
3 RESTRICTED CASH	-	-	-	-
4 ACCOUNTS RECEIVABLE	305,209	-	-	305,209
5 ASSESSEMENTS RECEIVABLE	-	-	-	-
6 DEPOSIT	-	-	-	-
7 PREPAID	-	-	-	-
8 DEBT SERVICE:	-	-	-	-
9 REVENUE	-	231,496	-	231,496
10 COST OF ISSUANCE	-	-	-	-
11 INTEREST	-	-	-	-
12 PREPAYMENT	-	-	-	-
13 RESERVE	-	511,962	-	511,962
14 TOTAL ASSETS	\$ 312,991	\$ 743,458	\$ 3,135	\$ 1,059,584
15				
16 <u>LIABILITIES:</u>				
17 ACCOUNTS PAYABLE	\$ 230,765	\$ -	\$ -	\$ 230,765
18 ACCRUED EXPENSES	1,800	-	-	1,800
19 DEFERRED REVENUE	-	-	-	-
20 DUE TO DEBT SERVICE FUND	-	-	-	-
21 DUE TO DEVELOPER-INTERIM FUNDING	41,320	-	-	41,320
22				
23 <u>FUND BALANCE:</u>				
24 NONSPENDABLE:				
25 PREPAID AND DEPOSITS	-	-	-	-
26 RESTRICTED FOR:				
27 CAPITAL PROJECTS	-	-	3,135	3,135
28 DEBT SERVICE	-	743,458	-	743,458
29 ASSIGNED:	-	-	-	-
30 UNASSIGNED:	39,105	-	-	39,105
31 TOTAL LIABILITIES & FUND BALANCE	\$ 312,991	\$ 743,458	\$ 3,135	\$ 1,059,584

Southshore Bay CDD
Statement of Revenues, Expenditures and Changes in Fund Balance
General Fund
For Period October 1, 2024 through September 30, 2025

	FY2025 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
SPECIAL ASSESSMENTS - ON-ROLL	\$ 207,396	\$ 207,396	208,392	996
DEVELOPER FUNDING	468,910	468,910	247,525	(221,385)
DEVELOPER FUNDING-INTERIM FUNDING	112,718	112,718	41,321	(71,397)
LOT CLOSINGS	-	-	352,336	352,336
MISCELLANEOUS REVENUE	-	-	35,146	35,146
INTEREST	-	-	346	346
TOTAL REVENUE	\$ 789,024	\$ 789,024	\$ 885,065	\$ 96,041
EXPENDITURES				
GENERAL ADMINISTRATIVE				
SUPERVISORS COMPENSATION	\$ 6,400	\$ 6,400	\$ 13,600	\$ (7,200)
PAYROLL TAXES	275	275	903	(628)
PAYROLL PROCESSING	495	495	750	(255)
MANAGEMENT CONSULTING SERVICES	32,000	32,000	32,000	-
CONSTRUCTION ACCOUNTING SERVICES	-	-	-	-
PLANNING, COORDINATING & CONTRACT SERVICES	24,000	24,000	24,000	-
ADMINISTRATIVE SERVICES	3,500	3,500	3,500	-
BANK FEES	300	300	-	300
MISCELLANEOUS	500	500	742	(242)
AUDITING SERVICES	4,400	4,400	-	4,400
TRAVEL PER DIEM	-	-	-	-
INSURANCE	30,431	30,431	15,012	15,419
REGULATORY AND PERMIT FEES	175	175	200	(25)
LEGAL ADVERTISEMENTS	1,500	1,500	1,041	459
ENGINEERING SERVICES	4,000	4,000	3,902	98
LEGAL SERVICES	15,000	15,000	16,291	(1,291)
WEBSITE HOSTING	2,015	2,015	2,015	(0)
ADMINISTRATIVE CONTINGENCY	14,500	14,500	2,780	11,720
TOTAL GENERAL ADMINISTRATIVE	139,491	139,491	116,738	22,753
DEBT ADMINISTRATION:				
DISSEMINATION AGENT	6,000	6,000	7,500	(1,500)
TRUSTEE FEES	4,040	4,040	709	3,331
DEVELOPER FUNDING - INTERIM OPERATING	112,718	112,718	41,320	71,398
ARBITRAGE	475	475	475	-
TOTAL DEBT SERVICE ADMINISTRATION	123,233	123,233	50,005	73,229
PHYSICAL ENVIRONMENT EXPENDITURES				
SECURITY	-	-	-	-
COMPREHENSIVE FIELD SERVICES	15,000	15,000	15,000	-
FIELD MANAGER	-	-	-	-
AMENITY MANAGEMENT SERVICES	5,000	5,000	5,000	-
FIELD TRAVEL	-	-	-	-
STREETPOLE LIGHTING	152,500	152,500	150,034	2,466
ELECTRICITY (IRRIGATION & POND PUMPS)	6,000	6,000	923	5,077
WATER	6,000	6,000	-	6,000
LANDSCAPING MAINTENANCE	105,000	105,000	224,856	(119,856)
LANDSCAPE ENHANCEMENT	30,000	30,000	88,216	(58,216)
MULCH	15,000	15,000	54,096	(39,096)
IRRIGATION MAINTENANCE	16,000	16,000	15,111	889
POND MAINTENANCE	12,000	12,000	8,621	3,379
EROSION REPAIR	10,000	10,000	-	10,000
GATE MAINTENANCE AND MONITORING	15,000	15,000	7,859	7,141
CAMERAS	7,500	7,500	1,320	6,180
GATE CLICKERS	10,000	10,000	-	10,000
HOLIDAY DECORATIONS/EVENTS	7,500	7,500	4,490	3,010
ROAD MAINTENANCE COST SHARE	1,800	1,800	-	1,800
MAINTENANCE SERVICE	12,000	12,000	-	12,000
CONTINGENCY FOR PHYSICAL ENVIRONMENT	100,000	100,000	142,797	(42,797)
TOTAL PHYSICAL ENVIRONMENT	526,300	526,300	718,323	(192,023)
UNBUDGETED EXPENDITURES	-	-	-	-
TOTAL EXPENDITURES	\$ 789,024	\$ 789,024	\$ 885,065	\$ (96,041)
OTHER FINANCING SOURCES (USES)				
TRANSFER IN	-	-	-	-
TRANSFER-OUT	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-
EXCESS REVENUE OVER (UNDER) EXPEND.	-	-	0	0
FUND BALANCE - BEGINNING	-	-	39,105	-
FUND BALANCE - ENDING	\$ -	\$ -	\$ 39,105	-

Southshore Bay CDD
Statement of Revenues, Expenditures and Changes in Fund Balance
Debt Service Fund Series 2024 AA2
For Period October 1, 2024 through September 30, 2025

	FY 2025 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
1 REVENUES				
2 Developer Funding	\$ 512,000	512,000	\$ 81,439	\$ (430,561)
3 Interest	-	-	27,451	27,451
4 Lot Closings	-	-	512,257	512,257
5 Total revenues	512,000	512,000	621,147	109,147
6				
7 EXPENDITURES				
8 Principal prepayment	-	-	-	-
9 Principal:				
10 May 2025	-	-	105,000	(105,000)
11 Interest:				
12 November 2024	200,606	200,606	134,272	66,334
13 May 2025	203,100	203,100	203,100	-
14 Total debt service expenditures	403,706	403,706	442,372	(38,666)
15				
16 Excess/(deficiency) of revenues over/(under) expenditures	108,294	108,294	178,775	70,481
17				
18 Other Financing Sources and (Uses)				
19 Transfer In	-	-	-	-
20 Transfer Out	-	-	2,500	(2,500)
21 EXCESS REVENUE OVER (UNDER) EXPENDITURE				
22 AFTER OTHER FINANCING SOURCES AND (USES)	108,294	108,294	176,275	67,981
				-
Fund balance - beginning (unaudited)			567,183	
Fund balance - ending			<u>\$ 743,458</u>	

Southshore Bay CDD
2024 CAPITAL PROJECTS FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
For Period October 1, 2024 through September 30, 2025

	ACTUAL YEAR-TO-DATE
1 REVENUE	
2 DEVELOPER FUNDING	\$ -
3 BOND PROCEEDS	-
4 INTEREST	27,423
5 TOTAL REVENUE	27,423
6	
7 EXPENDITURES	
8 CONSTRUCTION IN PROGRESS	1,191,356
9 TOTAL EXPENDITURES	1,191,356
10	
11 EXCESS REVENUE OVER (UNDER) EXPEND.	(1,163,933)
12	
13 Other Financing Sources and (Uses)	
14 TRANSFER IN	1,030,170
15 TRANSFER OUT	(1,027,670)
16 EXCESS REVENUE OVER (UNDER) EXPENDITURE	
17 AFTER OTHER FINANCING SOURCES AND (USES)	(1,161,433)
18	
19 FUND BALANCE - BEGINNING	1,164,568
20 FUND BALANCE - ENDING	\$ 3,135

Southshore Bay Community Development District
Cash Reconciliation - General Fund
September 30, 2025

	Bank United
	(Operating Acct)
	<hr/>
Balance Per Bank Statement	\$ 12,136.68
Plus: Deposits in Transit	-
Less: Outstanding Checks	(4,347.10)
<i>Adjusted Bank Balance</i>	<hr/> \$ 7,789.58 <hr/>
Beginning Cash Balance Per Books	\$ 347,505.16
Cash Receipts	311,542.38
Cash Disbursements	(651,257.96)
<i>Balance Per Books</i>	<hr/> \$ 7,789.58 <hr/>

Southshore Bay Community Development District
Check Register - Operating Account
FY2025

Date	Number	Payee	Memo	Payment	Deposit	Balance
9/30/2024			EOY BALANCE			63,205.15
10/1/2024	100222	Gate Pros, Inc	Invoice: 10665 ()	320.00		62,885.15
10/1/2024	100223	Stantec Consulting Services Inc.	2024 FY General Consulting	280.00		62,605.15
10/1/2024	100224	DC Integrations LLC	Invoice: 24631 (Reference: Gate cameras were down breaker was tripped. Sprinklers are causing the	860.00		61,745.15
10/2/2024	100225	Gig Fiber, LLC - Streetleaf	Invoice: 3261 (Reference: Southshore Bay CDD_Sept 2024.)	10,250.00		51,495.15
10/4/2024	100424ACH1	Tampa Electric	Reference: 17364 Lagoon Shore Blvd 08/08/24- 09/09/24	38.75		51,456.40
10/4/2024	22	Doug Draper	BOS MTG	242.07		51,214.33
10/4/2024	100424ACH	Tampa Electric	Reference: 16896 Lagoon Shore Blvd 08/08/24- 09/09/24	31.36		51,182.97
10/4/2024	100424ACH	Engage PEO	BOS MTG	966.59		50,216.38
10/15/2024	100226	Straley Robin Vericker	For Professional Services Rendered Through August 31, 2024	1,837.50		48,378.88
10/18/2024	23	Doug Draper	BOS MTG	184.70		48,194.18
10/18/2024	100227	Florida Commercial Care, Inc.	Invoice: 24219161 (Reference: Monthly lawn Maintenance contract.) Invoice: 248091 (Reference: A	6,996.00		41,198.18
10/18/2024	100228	Kai Connected, LLC	Invoice: 3956 (Reference: Hilton Meeting 8/12.) Invoice: 3960 (Reference: Hilton 8/2.) Invoi	471.98		40,726.20
10/18/2024	101824ACH	Engage PEO	BOS MTG	941.80		39,784.40
10/22/2024		Dune FB Debt LLC			87.19	39,871.59
10/24/2024	102424ACH	IPFS Corporation	Reference: Payment October 24. Conf# 21293037	1,258.45		38,613.14
10/25/2024	102524ACH	Spectrum Business	Reference: 16675 LAGOON SHORE 9/24 thru 10/23. Check Stub Notes: 9/7 Sent funding Request GF 2023	194.96		38,418.18
10/28/2024			Deposit		896.37	39,314.55
10/30/2024		Dune FB Debt LLC			3,840.83	43,155.38
10/31/2024			Interest		29.46	43,184.84
10/31/2024	100229	Philips Electric	VOID: Invoice: 081324 (Reference: Fountain Repair.)			43,184.84
10/31/2024	100230	Stantec Consulting Services Inc.	Reference: 2024 FY General Consulting. https://clientname(FILLIN).payableslockbox.com/DocView/Inv	3,265.50		39,919.34
10/31/2024	106R		FY24 Excess Fees		1,162.18	41,081.52
10/31/2024				28,139.66	6,016.03	41,081.52
11/1/2024	110124ACH	Engage PEO	Christie Ray Mileage	97.19		40,984.33
11/4/2024	110424ACH1	Tampa Electric	Reference: 17364 Lagoon Shore Blvd 09/10/24- 10/08/24	33.42		40,950.91
11/4/2024	110424ACH	Tampa Electric	Reference: 16896 Lagoon Shore Blvd 09/10/24- 10/08/24	28.03		40,922.88
11/6/2024	110624ACH	Spectrum Business	Reference: 16675 LAGOON SHORE 10/24 thru 11/23. Check Stub Notes: 9/7 Sent funding Request GF 202	208.90		40,713.98
11/6/2024	108		to record assessments received		1,599.61	42,313.59
11/15/2024	109		to record assessments received		4,931.53	47,245.12
11/21/2024		Dune FB Debt LLC			13,329.14	60,574.26
11/21/2024		Dune FB Debt LLC			1,250.00	61,824.26
11/22/2024	110		to record assessments received		2,241.60	64,065.86
11/25/2024	112524ACH	IPFS Corporation	Reference: Payment October 24. Conf# 21293037	1,258.45		62,807.41
11/26/2024	112624ACH1	Tampa Electric	Reference: 17364 Lagoon Shore Blvd October 09, 2024 - November 07, 2024	38.80		62,768.61
11/26/2024	112624ACH	Tampa Electric	Reference: 16896 Lagoon Shore Blvd October 09, 2024 - November 07, 2024	28.74		62,739.87
11/27/2024		Dune FB Debt LLC			114.74	62,854.61
11/27/2024	112724ACH	Spectrum Business	Reference: 16675 LAGOON SHORE 11/24 thru 12/23. Check Stub Notes: 9/7 Sent funding Request GF 202	194.96		62,659.65
11/30/2024			Interest		28.58	62,688.23
11/30/2024				1,888.49	23,495.20	62,688.23
12/2/2024	100231	Dibartolomeo, McBee, Hartley & Barnes P	A services rendered regarding audited financial statement Sept 30,23	3,700.00		58,988.23
12/2/2024	100232	DEPT OF ECONOMIC OPPORTUNITY	VOID: Reference: Annual Fee. https://clientname(FILLIN).payableslockbox.com/DocView/InvoiceViewer			58,988.23
12/3/2024	111		to record assessments received		2,241.61	61,229.84
12/5/2024		Dune FB Debt LLC			1,250.00	62,479.84
12/6/2024	112		to record assessments received		90,112.44	152,592.28
12/10/2024	121024ACH	DEPT OF ECONOMIC OPPORTUNITY	VOID: (PAID BY BREEZE ON BEHALF OF DISTRICT) Reference: Annual Fee. https://clientname(FILLIN).pa			152,592.28
12/13/2024	24	Doug Draper	BOS MTG	184.70		152,407.58
12/13/2024	121324ACH	Engage PEO	BOS MTG	941.80		151,465.78
12/17/2024	121724ACH1	Tampa Electric	Reference: 17364 Lagoon Shore Blvd November 08, 2024 - December 09, 2024	46.02		151,419.76
12/17/2024	121724ACH2	Tampa Electric	Reference: 16896 Lagoon Shore Blvd November 8, 2024 - December 09, 2024	30.96		151,388.80
12/17/2024	121724ACH	IPFS Corporation	Reference: Payment # 3	1,258.45		150,130.35
12/17/2024	113		to record assessments received		42,304.91	192,435.26
12/18/2024	100233	Florida Commercial Care, Inc.	Tree Division	432.00		192,003.26
12/18/2024	100234	Kai	Invoice: 19584 (Reference: Monthly Management services.) Invoice: 19695 (Reference: Monthly Man	5,000.01		187,003.25
12/18/2024	100235	Trimmers Holiday Decor, Inc	Invoice: 1434 (Reference: Full payment for 2024 Holiday Decor.)	4,490.00		182,513.25
12/18/2024	100236	Kai Connected, LLC	Invoice: 4042 (Reference: Hilton - 9/9 meeting.) Invoice: 4076 (Reference: Professional Managem	16,497.21		166,016.04
12/18/2024	100237	Gig Fiber, LLC - Streetleaf	Invoice: 3394 (Reference: Solar Equipment Lease Income.) Invoice: 3523 (Reference: Solar Equipm	31,550.00		134,466.04
12/27/2024		Dune FL Land I Sub LLC			1,250.00	135,716.04
12/30/2024	100238	Kai Connected, LLC	Invoice: BRZ-DSM-2025 (Reference: CONTINUING DISCLOSURE / DISSEMINATION SERVICES - FY 2025.	5,000.00		130,716.04
12/30/2024	100239	Straley Robin Vericker		3,051.90		127,664.14
12/30/2024	100240	SchoolNow	SchoolNow CDD ADA-PDF Subscription	1,515.00		126,149.14

12/30/2024	100241	Disclosure Technology Services	VOID: DTS MUNI – CDA SaaS, 1 Year Subscription			126,149.14
12/30/2024	100242	Arbitrage Rebate Counselors, LLC	Annual Arbitrage Report Sept 3,22- Sept 3, 24 https://clientname(FILLIN).payableslockbox.com/DocV	475.00		125,674.14
12/30/2024	100243	Business Observer	Reference: Notice of Meetings for Fiscal Year 2024/2025. https://clientname(FILLIN).payableslockb	148.76		125,525.38
12/31/2024			Interest		36.60	125,561.98
12/31/2024	25	Doug Draper	BOS MTG	214.18		125,347.80
12/31/2024	123124ach	Engage PEO	BOS MTG	966.60		124,381.20
12/31/2024				75,502.59	137,195.56	124,381.20
1/3/2025	100244	Kai	Invoice: 19925 (Reference: Monthly Management services.)	1,666.67		122,714.53
1/3/2025	100245	Kai Connected, LLC	Invoice: 4326 (Reference: Professional & Website management, Planning & Coordination and General A	5,000.00		117,714.53
1/3/2025	100246	DC Integrations LLC	Invoice: 24979 (Reference: Camera Management Bishop Gate Quarterly.) Invoice: 24997 (Reference:	345.00		117,369.53
1/3/2025	100247	Florida Commercial Care, Inc.	Invoice: 2482530 (Reference: Root removal.)	1,260.29		116,109.24
1/3/2025	100248	Kai Connected, LLC	Invoice: 4301 (Reference: Fedex 12/17.)	12.41		116,096.83
1/7/2025	89		to record assessments received		50,829.44	166,926.27
1/9/2025	100249	Florida Commercial Care, Inc.	Reference: Irrigation 7/30. https://clientname(FILLIN).payableslockbox.com/DocView/InvoiceViewer .	487.50		166,438.77
1/9/2025	100250	Florida Commercial Care, Inc.	Invoice: 2497098 (Reference: Monthly lawn maintenance contract.) Invoice: 24847065 (Reference:	13,495.76		152,943.01
1/14/2025	011425ACH1	Spectrum Business	Reference: 16675 LAGOON SHORE 12/24/24 to 01/23/25	194.96		152,748.05
1/14/2025	011425ACH	IPFS Corporation	Reference: Payment # 4	1,258.45		151,489.60
1/15/2025	100251	Straley Robin Vericker	Invoice: 25760 (Reference: Professional Services Rendered Through December 31, 2024.)	970.00		150,519.60
1/15/2025	300049	Site Masters of Florida, LLC	VOID: Invoice: 123124-2 (Reference: Repaired skimmers 2 outfall structures, cleaned debris 2 curb			150,519.60
1/17/2025	100252	Florida Commercial Care, Inc.	Invoice: 2497099 (Reference: Monthly L.) Invoice: 2478393 (Reference: Irrigation.) Invoice:	29,735.95		120,783.65
1/17/2025	100253	Philips Electric	Invoice: 122624-A ()	1,649.60		119,134.05
1/17/2025	100254	DC Integrations LLC	Invoice: 25247 (Reference: Door King Cellular Srv, billed qtrly.)	180.00		118,954.05
1/17/2025	100255	Solitude Lake Management	Invoice: PSI114965 (Reference: October 2024 Annual Maintenance Contract.) Invoice: PSI122508 (R	1,473.68		117,480.37
1/23/2025	100256	DC Integrations LLC	Invoice: 25260 (Reference: Gate Management-Bishop gate.)	330.00		117,150.37
1/23/2025	100257	Gig Fiber, LLC - Streetleaf	Invoice: 3801 (Reference: January 2025 Solar Lease.)	11,050.00		106,100.37
1/23/2025	100258	DC Integrations LLC	Invoice: 25010 (Reference: Gate management - Bishop Gate.) Invoice: 25229 (Reference: Camera ma	495.00		105,605.37
1/23/2025	100259	Solitude Lake Management	Invoice: PSI109704 (Reference: Fountain/Aerator Service & Repairs.)	3,331.38		102,273.99
1/23/2025	100260	Philips Electric	Invoice: 122624- (Reference: Install solar powered lights about main entrance sign.)	1,284.00		100,989.99
1/23/2025	88		to move to correct QB Account	1,657.51		99,332.48
1/23/2025	88		to move to correct QB Account		1,657.51	100,989.99
1/24/2025	100261	Florida Commercial Care, Inc.	Invoice: 2497100 (Reference: Monthly lawn maintenance contract.) Invoice: 241187 (Reference: Mo	136,946.65		-35,956.66
1/28/2025	012825ACH1	Tampa Electric	Reference: 17364 Lagoon Shore Blvd Dec 10, 2024 - Jan 09, 2025	43.12		-35,999.78
1/28/2025	012825ACH2	Spectrum Business	Reference: 16675 LAGOON SHORE 01/24/25 to 02/23/25	194.96		-36,194.74
1/28/2025	012825ACH	Tampa Electric	Reference: 16896 Lagoon Shore Blvd Dec 10, 2024 - Jan 09, 2025	23.94		-36,218.68
1/28/2025	100262	Site Masters of Florida, LLC	Invoice: 123124-2 (Reference: Repaired skimmers 2 outfall structures, cleaned debris 2 curb inlets	3,600.00		-39,818.68
1/28/2025	100263	Florida Commercial Care, Inc.	Invoice: 2418174 (Reference: Maintenance work order.)	1,933.56		-41,752.24
1/29/2025	012925WIRE	JHN Remodeling LLC		45,000.00		-86,752.24
1/29/2025	WT01292025	JHN Remodeling LLC	VOID: Invoice: 110724- (Reference: Pick up clean old fence, repair and replace - Milton?.)			-86,752.24
1/29/2025	WT01292025	JHN Remodeling LLC	VOID: Invoice: 110724-2 (Reference: Pick up clean old fence, repair and replace - Milton?.)			-86,752.24
1/31/2025			VOID: Interest		0.00	-86,752.24
1/31/2025	91		to record assessments received		243.30	-86,508.94
1/31/2025				263,620.39	52,730.25	(86,508.94)
2/4/2025	100264	Philips Electric	Fountain Repair. https://clientname(FILLIN).payableslockbox.com/DocView/InvoiceViewer.aspx?i=2551	575.33		-87,084.27
2/7/2025	94		to record assessments received		6,379.22	-80,705.05
2/19/2025			Deposit		176,196.56	95,491.51
2/19/2025	021925ACH1	Tampa Electric	Reference: 16896 Lagoon Shore Blvd January 10, 2025 - February 07, 2025	22.40		95,469.11
2/19/2025	021925ACH2	Tampa Electric	Reference: 17364 Lagoon Shore Blvd Jan 10, 2025 - Feb 07, 2025	32.61		95,436.50
2/19/2025	021925ACH	IPFS Corporation	Reference: Payment # 5	1,258.45		94,178.05
2/19/2025	100265	Kai Connected, LLC	Invoice: 4374 (Reference: Hilton - Meeting January.) Invoice: 4408 (Reference: Professional & W	5,183.00		88,995.05
2/19/2025	100266	Gate Pros, Inc	Invoice: 12674 (Reference: SERVICE CALL ON 12/16/2024.)	595.00		88,400.05
2/19/2025	100267	Kai	Invoice: 20073 (Reference: Service Area CDD & Amenity Mgmt.)	1,666.67		86,733.38
2/19/2025	100268	Florida Commercial Care, Inc.	Invoice: 251781 (Reference: January 2025 Landscape Maintenance.) Invoice: 251782 (Reference: Ja	24,806.00		61,927.38
2/19/2025	100269	Florida Commercial Care, Inc.	Invoice: 2439360A (Reference: Maintenance work order.)	49,385.72		12,541.66
2/19/2025	95		Check # 2351267 from Lennar deposited to GF		210,785.12	223,326.78
2/20/2025	100270	Kai Connected, LLC	Invoice: 4436 (Reference: Special District annual fee.)	175.00		223,151.78
2/20/2025	100271	Straley Robin Vericker	Invoice: 25922 (Reference: For Professional Services Rendered Through January 31, 2025.)	1,015.00		222,136.78
2/28/2025			Interest		37.14	222,173.92
2/28/2025	022825ACH2	Engage PEO	2-10-25 BOS MTG	726.50		221,447.42
2/28/2025	26	Doug Draper	02-10-25 BOS MTG	184.70		221,262.72
2/28/2025	27	Doug Draper	1-13-25 BOS MTG	184.70		221,078.02
2/28/2025	022825ACH	Engage PEO	1-13-25 BOS MTG	941.80		220,136.22
2/28/2025				86,752.88	393,398.04	220,136.22
3/1/2025	WIRE	Southshore Bay CDD c/o US Bank	Check # 2351267 from Lennar deposited to GF	210,785.12		9,351.10
3/3/2025	100272	Kai Connected, LLC	Invoice: 4456 (Reference: Hilton - Meeting 2.10.)	183.01		9,168.09
3/3/2025	100273	Kai	Invoice: 20203 (Reference: Service Area CDD - Monthly.)	1,666.67		7,501.42
3/4/2025	030425ACH	Spectrum Business	Reference: 16675 LAGOON SHORE 02/24/25 to 03/23/25	205.00		7,296.42
3/6/2025	100274	Stantec Consulting Services Inc.	Invoice: 2353999 (Reference: Professional Services for Period Ending February 1, 2025.)	1,315.00		5,981.42

3/10/2025	96		to record assessments received		924.66	6,906.08
3/12/2025	100275	Disclosure Technology Services	Capital Improvement Rev Bonds 2024 (Assessment Area Two)-1 year subscription	2,500.00		4,406.08
3/14/2025			Deposit		21,781.48	26,187.56
3/14/2025			Deposit		153,461.52	179,649.08
3/14/2025	031425ACH	IPFS Corporation	Reference: Payment # 6	1,258.45		178,390.63
3/19/2025	100276	Fields Consulting Group LLC	Invoice: 3459 (Reference: Signage Install.)	2,350.00		176,040.63
3/19/2025	100277	Kai Connected, LLC	Invoice: 4495 (Reference: Professional & Website management, Planning & Coordination and General A	5,000.00		171,040.63
3/19/2025	100278	Straley Robin Vericker	Invoice: 26148 (Reference: For Professional Services Rendered Through February 28, 2025.)	360.00		170,680.63
3/19/2025	100279	Gig Fiber, LLC - Streetleaf	Invoice: 3959 (Reference: Solar Lease Agreement Feb 2025.) Invoice: 4102 (Reference: March 2025	22,250.00		148,430.63
3/21/2025	28	Doug Draper	3-10-25 BOS MTG	184.70		148,245.93
3/21/2025	032125ach	Engage PEO	3-10-25 BOS MTG	941.80		147,304.13
3/26/2025	100280	Florida Commercial Care, Inc.	Invoice: 2526266 (Reference: February 2025-Monthly Lawn Maintenance Contract.)	3,498.00		143,806.13
3/31/2025			Interest		27.16	143,833.29
3/31/2025			Interest		39.01	143,872.30
3/31/2025	033125ACH1	Tampa Electric	Reference: 16896 Lagoon Shore Blvd Feb 08, 2025 - Mar 10, 2025	28.91		143,843.39
3/31/2025	033125ACH2	Tampa Electric	Reference: 17364 Lagoon Shore Blvd Feb 08, 2025 - Mar 10, 2025	48.18		143,795.21
3/31/2025	033125ACH	Spectrum Business	Reference: 16675 LAGOON SHORE 03/24/25 to 04/23/25	205.00		143,590.21
3/31/2025				252,779.84	176,233.83	143,590.21
4/1/2025	100281	Stantec Consulting Services Inc.	Invoice: 2366420 (Reference: 2025 FY General Consulting.)	584.50		143,005.71
4/3/2025	100282	Kai	Invoice: 20238 (Reference: Service Area CDD & Amenity Mgmt.)	1,666.67		141,339.04
4/4/2025	29	Doug Draper	3-10-25 BOS MTG	184.70		141,154.34
4/4/2025	040425ach	Engage PEO	BOS MTG 3-10-25	941.80		140,212.54
4/7/2025	100283	Florida Commercial Care, Inc.	Invoice: 2526267 (Reference: Feb 2025 Landscape Maintenance.) Invoice: 2526268 (Reference: Feb	15,240.00		124,972.54
4/7/2025	100284	Solitude Lake Management	Invoice: PSI141637 (Reference: February 2025 Annual Maintenance.) Invoice: PSI147772 (Reference	1,473.68		123,498.86
4/7/2025	100285	DC Integrations LLC	Invoice: 25530 (Reference: Camera management Bishop Gate.) Invoice: 25547 (Reference: Cellular	345.00		123,153.86
4/7/2025	100286	Florida Commercial Care, Inc.	Invoice: 2516697 (Reference: Irrigation Repairs identified during routine inspections.) Invoice	19,398.95		103,754.91
4/7/2025	98		to record assessments received		3,398.54	107,153.45
4/8/2025	100287	Florida Commercial Care, Inc.	Invoice: 2589836 (Reference: Landscape Enhancements.)	628.32		106,525.13
4/9/2025	100288	DC Integrations LLC	Invoice: 25561 (Reference: Gate Management-Bishop gate.)	330.00		106,195.13
4/11/2025	100289	Florida Commercial Care, Inc.	this check was returned from SR: Invoice: 25318260 (Reference: Landscape Enhancements.)	5,584.88		100,610.25
4/14/2025	041425ACH	IPFS Corporation	Reference: Payment # 7	1,258.45		99,351.80
4/14/2025	100290	Gig Fiber, LLC - Streetleaf	this check was returned from SR Invoice: 4128 (Reference: Reinstall poles HIL-1429 and HIL-1430.	22,050.00		77,301.80
4/23/2025	100291	Gig Fiber, LLC - Streetleaf	Invoice: 4128 (Reference: Reinstall poles HIL-1429 and HIL-1430.) Invoice: 4253 (Reference: Apr	22,050.00		55,251.80
4/23/2025	100292	Florida Commercial Care, Inc.	Invoice: 25318260 (Reference: Landscape Enhancements.)	5,584.88		49,666.92
4/25/2025	100293	Solitude Lake Management	Invoice: PSI154555 (Reference: April 2025-Lake Maintenance.)	736.84		48,930.08
4/25/2025	99		to record assessments received		75.99	49,006.07
4/28/2025	100295	Florida Commercial Care, Inc.	Invoice: 2532849 (Reference: Landscape Enhancements.)	15,386.34		33,619.73
4/28/2025	100296	Business Observer	Invoice: 25-00980H (Reference: Notice of Budget Workshop, published: 4/4/2025.)	52.50		33,567.23
4/30/2025			Interest		34.73	33,601.96
4/30/2025	100		check 100289 returned from SR		5,584.88	39,186.84
4/30/2025	100		check 100290 returned from SR		22,050.00	61,236.84
4/30/2025				113,497.51	31,144.14	61,236.84
5/2/2025	100297	Florida Commercial Care, Inc.	Invoice: 2540171 (Reference: Irrigation repair.)	757.16		60,479.68
5/5/2025	100298	Florida Commercial Care, Inc.	Invoice: 2421819 (Reference: Landscape Enhancements.)	5,751.98		54,727.70
5/5/2025	100299	Kai	Invoice: 20330 (Reference: Service Area CDD & Amenity Mgmt.)	1,666.67		53,061.03
5/7/2025	050725ACH1	Spectrum Business	Reference: 16675 LAGOON SHORE 04/24/25 to 05/23/25	205.00		52,856.03
5/7/2025	050725ACH	Tampa Electric	Reference: 16896 Lagoon Shore Blvd Mar 11, 2025 - Apr 08, 2025	29.61		52,826.42
5/7/2025	05072025ACH	Tampa Electric	Reference: 17364 Lagoon Shore Blvd Mar 11, 2025 - Apr 08, 2025	40.41		52,786.01
5/12/2025	100300	Kai Connected, LLC	Invoice: 4556 (Reference: Professional & Website management, Planning & Coordination and General A	5,000.00		47,786.01
5/19/2025	100301	Florida Commercial Care, Inc.	Invoice: 2575474 (Reference: Landscape Enhancements.)	8,390.20		39,395.81
5/23/2025	052325ach1	Engage PEO	BOS MTG 5-12-25	941.80		38,454.01
5/23/2025	052325ach2	Engage PEO	BOS MTG 4-14-25	941.80		37,512.21
5/23/2025	30	Doug Draper	4-14-25 BOS MTG	184.70		37,327.51
5/23/2025	31	Doug Draper	5-12-25 BOS MTG	184.70		37,142.81
5/23/2025	32	Doug Draper	mileage	15.40		37,127.41
5/23/2025	052325ach	Engage PEO	mileage	207.95		36,919.46
5/23/2025	052325ACH	IPFS Corporation	Reference: Payment # 8	1,258.45		35,661.01
5/31/2025			Interest		29.98	35,690.99
5/31/2025				25,575.83	29.98	35,690.99
6/9/2025	100302	Gig Fiber, LLC - Streetleaf	Invoice: 4663 (Reference: June 2025.)	11,536.00		24,154.99
6/9/2025	100303	Kai	Invoice: 20413 (Reference: Service Area CDD & Amenity Mgmt.)	1,666.67		22,488.32
6/12/2025	061225ACH1	Tampa Electric	Reference: 17364 Lagoon Shore Blvd Apr 09, 2025 - May 08, 2025	47.58		22,440.74
6/12/2025	061225ACH	Tampa Electric	Reference: 16896 Lagoon Shore Blvd Apr 09, 2025 - May 08, 2025	43.02		22,397.72
6/13/2025	061325ach	Engage PEO	christie ray mileage	92.01		22,305.71
6/13/2025	061325ACH	Spectrum Business	Reference: 16675 LAGOON SHORE 05/24/25 to 06/23/25	205.00		22,100.71
6/16/2025	061625ACH	IPFS Corporation	Reference: Payment # 9	1,258.45		20,842.26
6/17/2025	100304	Straley Robin Vericker	Invoice: 26284 (Reference: For Professional Services Rendered Through March 31, 2025.)	1,275.00		19,567.26

6/18/2025	105		to record assessments received		2,405.07	21,972.33
6/18/2025	106		to record assessments received		685.35	22,657.68
6/20/2025	100305	Straley Robin Vericker	Invoice: 26452 (Reference: For Professional Services Rendered Through April 30, 2025.)	1,982.50		20,675.18
6/20/2025	100306	Kai Connected, LLC	Invoice: 4588 (Reference: Professional & Website management, Planning & Coordination and General A	5,000.00		15,675.18
6/23/2025	33	Doug Draper	6-9-25 BOS MTG	184.70		15,490.48
6/23/2025	062325ach	Engage PEO	BOS MTG 6-9-25	941.80		14,548.68
6/30/2025			Interest		26.98	14,575.66
6/30/2025				24,232.73	3,117.40	14,575.66
7/14/2025	071425A/CH1	Tampa Electric	Reference: 17364 Lagoon Shore Blvd May 09, 2025 - Jun 09, 2025	46.11		14,529.55
7/14/2025	071425ACH2	Spectrum Business	Reference: 16675 LAGOON SHORE 06/24/25 to 07/23/25	205.00		14,324.55
7/14/2025	071425ACH	Tampa Electric	Reference: 16896 Lagoon Shore Blvd May 09, 2025 - Jun 09, 2025	45.28		14,279.27
7/21/2025			Deposit		350.00	14,629.27
7/22/2025	072225ACH1	Tampa Electric	Reference: 17364 Lagoon Shore Blvd Jun 10, 2025 - Jul 09, 2025	46.42		14,582.85
7/22/2025	072225ACH2	IPFS Corporation	Reference: Payment # 10	1,258.45		13,324.40
7/22/2025	072225ACH	Tampa Electric	Reference: 16896 Lagoon Shore Blvd Jun 10, 2025 - Jul 09, 2025	43.03		13,281.37
7/28/2025	100307	Straley Robin Vericker	Invoice: 26614 (Reference: General prof Legal services.)	1,587.50		11,693.87
7/30/2025	073025ACH	Spectrum Business	Reference: 16675 LAGOON SHORE 07/24/25 to 08/23/25	205.00		11,488.87
7/31/2025			Interest		26.37	11,515.24
7/31/2025	100311	Superior Fence and Rail of West FL	Invoice: 20982 (Reference: Vinyl Installation. Check Stub Notes: paid online 7/10/2025..	1,878.30		9,636.94
7/31/2025	110		to record assessments received		18.41	9,655.35
7/31/2025				5,315.09	394.78	9,655.35
8/1/2025		Dune FB Debt LLC			1,250.00	10,905.35
8/6/2025	WIRE	Southshore Bay HOA	Insurance damages - originally loaned to CDD by HOA to fix fence prior to insurance reimbursement	26,000.00		-15,094.65
8/6/2025	108		Florida Insurance Alliance Check # 2671		60,795.62	45,700.97
8/8/2025	100308	Stantec Consulting Services Inc.	Invoice: 2400895 (Reference: Engineering services.)	1,611.28		44,089.69
8/11/2025	100309	Straley Robin Vericker	Invoice: 26779 (Reference: General prof Legal services.)	1,564.50		42,525.19
8/11/2025	100310	Kai Connected, LLC	Invoice: 4528 (Reference: Professional & Website management, Planning & Coordination and General A	5,000.00		37,525.19
8/19/2025	081925ACH	IPFS Corporation	Reference: Payment # 11	1,258.45		36,266.74
8/20/2025	96	Superior Fence and Rail of West FL	duplicate payment - invoice # 20982 Kerri contacted vendor 9/19 ish - no response	1,878.30		34,388.44
8/28/2025		Dune FB Debt LLC			15,709.81	50,098.25
8/28/2025		Dune FB Debt LLC			1,137.20	51,235.45
8/29/2025	34	Doug Draper	BOS meeting 8/11/25 & mileage	192.40		51,043.05
8/29/2025	100312	Gate Pros, Inc	Invoice: 12626 (Reference: FIELD WELD BROKEN PICKETS IN MAIN ENTRANCE.) Invoice: 10185 (Refere	1,050.00		49,993.05
8/29/2025	100313	Solitude Lake Management	Invoice: PSI162381 (Reference: May 2025 Annual Maintenance.)	736.84		49,256.21
8/29/2025	100314	Gig Fiber, LLC - Streetleaf	Invoice: 4491 (Reference: May 2025_Solar Equipment Lease.)	11,536.00		37,720.21
8/29/2025	100315	Florida Commercial Care, Inc.	Invoice: 2537076 (Reference: Irrigation.) Invoice: 2543745 (Reference: April 2025-Monthly lawn	23,529.50		14,190.71
8/29/2025	100316	Tampa S.W.A.P.	Invoice: 1098 (Reference: Sign repair.)	240.00		13,950.71
8/29/2025	95		mileage - Brittney Crutchfield	1,071.30		12,879.41
8/31/2025			Interest		29.88	12,909.29
8/31/2025				75,668.57	78,922.51	12,909.29
9/1/2025	100			29.88		12,879.41
9/1/2025	100		Reclass cash balance		29.88	12,909.29
9/2/2025	100317	ECS Integrations LLC	Invoice: 102787 (Reference: Installed the new tag camera at bishop.)	220		12,689.29
9/2/2025	100318	Business Observer	Invoice: 25-02126H (Reference: Notice of Public Hearing and Board of Supervisors Meeting.) Invo	266.87		12,422.42
9/2/2025	100319	Alphagraphics Tampa Print	Invoice: 251598 (Reference: Letters, Envelopes, Mailing Services and Postage - 1st Class Stamps.	1,093.54		11,328.88
9/2/2025	100320	Florida Brothers Maintenance & Repair	Invoice: 1313 (Reference: Install New Street Sign.)	739.4		10,589.48
9/2/2025	100321	Gig Fiber, LLC - Streetleaf	Invoice: 4845 (Reference: July 2025_Solar Equipment Lease.) Invoice: 4846 (Reference: Phase 6A_	13,390.00		-2,800.52
9/3/2025	100322	Kai	Invoice: 20920 (Reference: Lock purchase for SSB.)	10.72		-2,811.24
9/8/2025	WIRE	Dune FB Debt LLC	2021 Bond close out - remaining funds to district. Payment issued and July 24 check voided	297,311.13		-300,122.37
9/8/2025	090825ACH1	Tampa Electric	Reference: 16896 Lagoon Shore Blvd July 10, 2025 - August 07, 2025	37.16		-300,159.53
9/8/2025	090825ACH2	Tampa Electric	Reference: 17364 Lagoon Shore Blvd July 10, 2025 - August 07, 2025	42.06		-300,201.59
9/8/2025	090825ACH	Spectrum Business	Reference: 16675 LAGOON SHORE 08/24/25 to 09/23/25	205		-300,406.59
9/8/2025	94		to void FY24 July check from 2021 bond close out not printed - due to developer		297,311.13	-3,095.46
9/16/2025			Deposit		3,200.00	104.54
9/22/2025		Dune FB Debt LLC			10,974.00	11,078.54
9/22/2025	100323	Kai	Invoice: 21087 (Reference: Return Account Shortfall Funding.)	3,200.00		7,878.54
9/30/2025		Hamilton Engineering & Surveying, Inc.	QuickBooks generated zero amount transaction for bill payment stub			7,878.54
9/30/2025		Baker Well Drilling	QuickBooks generated zero amount transaction for bill payment stub			7,878.54
9/30/2025		The Kearney Companies, LLC	QuickBooks generated zero amount transaction for bill payment stub			7,878.54
9/30/2025		Florida Commercial Care, Inc.	QuickBooks generated zero amount transaction for bill payment stub			7,878.54
9/30/2025		IPFS Corporation	QuickBooks generated zero amount transaction for bill payment stub			7,878.54
9/30/2025	093025	Reed Electric, LLC	2018-03 CF	0.32		7,878.22

9/30/2025	300053 Tampa Electric	Invoice: 091225-3285 (Reference: 17364 Lagoon Shore Blvd Aug 08, 2025 - Sept 08, 2025.)	49.83		7,828.39
9/30/2025	300054 Tampa Electric	Invoice: 091225-7789 (Reference: 16896 Lagoon Shore Blvd Aug 08, 2025 - Sept 08, 2025.)	46.95		7,781.44
9/30/2025	101	return of analysis fee		19.23	7,800.67
9/30/2025	101	analysis fee	19.23		7,781.44
9/30/2025			316,662.09	311,534.24	7,781.44

EXHIBIT 6

AGENDA

1 **MINUTES OF MEETING**

2 **SOUTHSHORE BAY**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Southshore Bay Community Development
5 District was held on Monday, October 13, 2025 at 6:00 p.m. at Hilton Garden Inn, 4328 Garden Vista Drive,
6 Riverview, Florida 33578.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Ms. Bruce called the meeting to order and conducted roll call at 6:00 p.m.

9 Present and constituting a quorum were:

10 Michael Lawson	Board Supervisor, Vice Chairman
11 Lori Price	Board Supervisor, Assistant Secretary
12 Christie Ray	Board Supervisor, Assistant Secretary
13 Brittany Crutchfield	Board Supervisor, Assistant Secretary

14 Also present were:

15 Audette Bruce	District Manager, Kai
16 Gary Schwartz	Field Service Manager, Kai
17 Michael Broadus (via Zoom)	District Counsel, Straley Robin Vericker
18 Vasili Kostakis (via Zoom)	District Engineer

19 *The following is a summary of the discussions and actions taken at the October 13, 2025 Southshore Bay*
20 *CDD Board of Supervisors Regular Meeting.*

21 **SECOND ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual for**
22 **agenda items)**

23 There were thirteen audience members present, three were online, and no comments.

24 **THIRD ORDER OF BUSINESS – Consent Agenda**

- 25 A. Exhibit 1: Consideration for Acceptance – The Unaudited August 2025 Financials
- 26 B. Exhibit 2: Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular
27 Meeting Held September 8, 2025
- 28 C. Exhibit 3: Ratification of Florida Commercial Care Decoder Proposal - \$1,163.05
- 29 ➤ Exhibit 4: Photos of Decoder

30 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board **approved**
31 **the Consent Agenda Items A-C**, for the Southshore Bay Community Development District.

32 **FOURTH ORDER OF BUSINESS – Staff Reports**

33 A. District Counsel

34 ➤ Discussion on Parking Lot Plans for Permit

- 35 • Exhibit 5: Consideration for Adoption – Resolution 2026-01, Approving the
36 Conveyance of Parking Easement Agreement

37 1. Exhibit A – Construction Plans for Forest Brooke 5 Parking Lot

- 38 • Exhibit 6: Addendum #1 to the Maintenance License Agreement

- Exhibit 7: Waiver of Preliminary Site Development Plan Review and Approval Process

- Exhibit 8: Owner Affidavit to Authorize Developer

Mr. Lawson informed the Board that the Balcara Group, which has been constructing rental units in Phase Five, sought to add a parking area on CDD property. Balcara would handle permitting, construction, and maintenance at their own cost, so there was no expense to the district. The matter had been continued from the last meeting since some Board members were not familiar with it.

On a MOTION by Mr. Lawson, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board approved Resolution 2026-01, Approving the Conveyance of Parking Easement Agreement, Exhibit A – Construction Plans for Forest Brooke 5 Parking Lot, Addendum #1 to the Maintenance License Agreement, and Waiver of Preliminary Site Development Plan Review and Approval Process, and Owner Affidavit to Authorize Developer, for the Southshore Bay Community Development District.

B. District Engineer

There being none, the next item followed.

C. Kai Field Staff

- Exhibit 9: Kai Field Inspection Report
- Exhibit 10: Steadfast – Pond Inspection Report
- Consideration of Proposals

- Exhibit 11: Florida Commercial Care – Cleaning of Outside Ditch - \$4,020.00

Mr. Schwartz told the Board that the area on Bishop Road was overgrown. A resident had expressed concern for children using the sidewalk and requested to be cleaned up.

- Exhibit 12: Florida Commercial Care – Palm Replacement - \$2,877.70

Mr. Schwartz informed the Board that he had requested an estimate for the removal of a dead palm tree.

- Exhibit 13: Florida Commercial Care – Hedge Trimming - \$2,463.20

Mr. Schwartz informed the Board that the work had already been completed, so no further action was needed.

- Exhibit 14: Florida Commercial Care – Plant Replacement - \$5,226.20

Mr. Schwartz informed the Board that the deficient plants should be replaced.

- Exhibit 15: Florida Commercial Care – Tree Replacement - \$2,851.80

Mr. Schwartz reported a dead pine tree under fifteen feet on the property. Mr. Lawson noted replacement and disposal costs were included, and Mr. Schwartz offered to get an additional estimate.

- Exhibit 16: Florida Commercial Care – Palm Tree Trimming - \$165.00
- Exhibit 17: Steadfast – Pond 2 Skeeter Treatment - \$300.00

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board **approved the proposal from Steadfast for Pond 2 Skeeter Treatment in the amount of \$300.00**, for the Southshore Bay Community Development District.

Mr. Lawson made a motion that staff be directed to review these items to ensure they are properly accounted for in the budget, and if the review confirms proper accounting, to authorize the Chairman to approve them on behalf of the board.

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board **approved that staff verify items: Cleaning of Outside Ditch, Palm Replacement, Plant Replacement, Tree Replacement, and Palm Tree Trimming in the budget and, if confirmed, authorize the Chairman to approve in the amount of \$4,020.00, \$2,877.70, \$5,226.20, \$2,851.80 and \$165.00** for the Southshore Bay Community Development District.

- Exhibit 18: Solar Powered Speed Limit Signs Along the Main Road
 1. 50 cm x 70 cm (White)
 2. 60 cm x 75 cm (Yellow)
 3. 60 cm x 75 cm (White)

Ms. Bruce presented a resident's idea for solar-powered speed limit signs for Southshore Bay, with proposed locations at the entrance and halfway up the road. Supervisors noted that signs on only one side might not address both directions, and additional proposals would be needed to clearly display the speed limit. Mr. Lawson suggested waiting for the next meeting to gather more information, including verifying existing speed signs. Mr. Kostakis added that the signs were more of a visual deterrent than enforcement. The Board agreed to review logistics and options, including signs that could record vehicle speeds, before making any decisions.

D. District Manager

➤ Discussion of FY 2025 District Objectives and Goals

- Exhibit 19: FY 2025 District Objectives and Goals

Ms. Bruce asked the Board to review last year's goals to set objectives for fiscal year 2025-2026. Mr. Lawson said members could give input, but staff should prepare a consolidated draft before the next meeting.

FIFTH ORDER OF BUSINESS – Supervisors Requests

There being none, the next item followed.

SIXTH ORDER OF BUSINESS – Audience Comments - New Business – (limited to 3 minutes per individual for non-agenda items)

A resident raised concerns about speed detection signs, and a pond in the area needing cleaning.

A resident asked if the CDD was responsible for dogs on private property grass. Mr. Lawson clarified that it was the homeowner's association's responsibility.

Mr. Susic expressed concern over a damaged fence questioned repair timing, and noted that the Bishop Road fence is county-owned and should be maintained by the county. He also asked about the parking lot project, confirming with Mr. Lawson that the CDD would retain ownership while a third party, the Balcara Group, would build and maintain the lot at their own expense. Finally, he questioned whether security cost sharing between the Southshore Bay CDD and Hidden Creek CDD for guard services and road management was possible.

Mr. Gibson offered to lubricate the Bishop gates at no cost and reported ten lights, including two at the gates, had been out for two months. He asked about installing solar flashing lights on the gates. Ms. Bruce and Mr. Lawson agreed to reorder the lights and coordinate installation with Mr. Schwartz.

A resident asked if Hidden Creek was covering the full cost of security guards. Mr. Lawson explained that the lagoon shared 10% of the cost, but no interlocal agreement existed between the CDDs. He confirmed they would look into establishing one.

A resident asked if rental unit owners were contributing to security costs. Mr. Lawson explained that the 196 units paid assessments toward Southshore Bay CDD's operations and maintenance, not security. Any future cost-sharing for security would require a budget adjustment, but currently, the developer was covering the O&M fees for the rental units.

SEVENTH ORDER OF BUSINESS –Adjournment

Ms. Bruce asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Mr. Draper made a motion to adjourn the meeting.

On a MOTION by Mr. Draper, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board **adjourned the meeting**, for the Southshore Bay Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Signature

Printed Name

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 7

AGENDA



Professional Landscape and Property Maintenance Services

October 10, 2025

Southshore Bay CDD
Breeze Homes

Re: Southshore

Florida Commercial Care, Inc. hereby submits the following quote for the property referenced above.

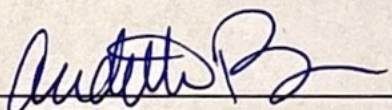
Quote: Southshore removal of palm fronds.

DESCRIPTION OF WORK:

- Dispatch crew with all the required equipment and materials needed to complete the work order.
- Removal and disposal of palm fronds along West Lake dr. Southshore CDD
- Ensure all precautionary and traffic safety cones are utilized to divert traffic.
- Clean all debris from work completed and haul all debris to a local landfill.

Total Price: \$255.00

Proposal Accepted 10/10
DATE


SIGNATURE

Stephen McDowell
Stephen McDowell
Florida Commercial Care, Inc.

Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care. Florida Commercial Care will not be responsible for planting material that is planted in inappropriate locations or is inappropriate for this region of Florida. Annual flowers and other plants, which are not installed by Florida Commercial Care, are not guaranteed by Florida Commercial Care. Florida Commercial Care will not be responsible for excessive water or lack of water, when such action has been caused by actions of others (including but not limited to Government Agencies, act of God, incurable and unpredicted diseases, car damage and third party damage) outside of Florida Commercial Care control including but not limited to such actions as changes in watering schedule determined or made by Client without the approval of Florida Commercial Care or additional watering by a Lot Owner without the approval of Florida Commercial Care and drainage problems. Florida Commercial Care cannot be held responsible for insects, weeds, and diseases that are not prevalent or problematic and/or no treatment is available chemically or otherwise in the county where work is to be performed.

Serving all of Florida

www.FloridaCommercialCare.com

EXHIBIT 8

AGENDA



Southshore Bay CDD

Gary Schwartz

Complete

Score	56 / 61 (91.8%)	Flagged items	0	Actions	0
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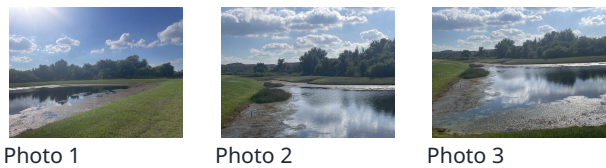
28 Oct 2025 15:46 EDT

Prepared by	Gary Schwartz
Ponds	26 / 27 (96.3%)
Ponds 1	2 / 3 (66.67%)

Ponds

Fair

Most of the invasive plant material and filamentous algae is in the process of dying. It typically takes about two weeks for the material to die. The pond will begin to recover within two weeks. The beneficial plant material in the pond is called Gulf Spikerush. I will request Steadfast to submit an estimate to treat and remove. This protocol is optional as the plants are beneficial.



Pond Location

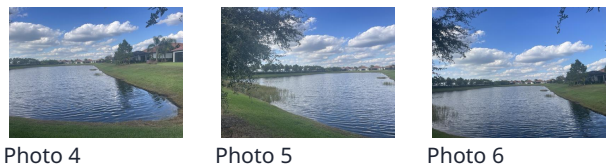
Hidden Creek Blvd
Wimauma FL 33598
United States
(27.698922465498253,
-82.3260370737793)

Ponds 2	3 / 3 (100%)
---------	--------------

Ponds

Good

The beneficial plant material in the pond is called Gulf Spikerush. I will request Steadfast to submit an estimate to treat and remove. This protocol is optional as the plants are beneficial.



Pond Location

5316 Stoic Vale Dr
Wimauma FL 33598
United States
(27.70288238646054,
-82.32160284144794)

Ponds 3

3 / 3 (100%)

Ponds

Good

The beneficial plant material in the pond is called Gulf Spikerush. I will request Steadfast to submit an estimate to treat and remove. This protocol is optional as the plants are beneficial.



Photo 7



Photo 8



Photo 9

Pond Location

Ponds 4

3 / 3 (100%)

Ponds

Good

The beneficial plant material in the pond is called Gulf Spikerush. I will request Steadfast to submit an estimate to treat and remove. This protocol is optional as the plants are beneficial.



Photo 10



Photo 11



Photo 12

Pond Location

16957 Scuba Crest St
Wimauma FL 33598
United States
(27.699589766170213,
-82.32169183345069)

Ponds 5

3 / 3 (100%)

Ponds

Good



Photo 13

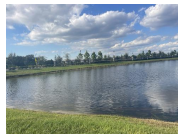


Photo 14

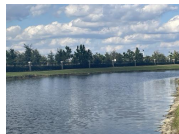


Photo 15

Pond Location

17045 Pocket Reel Ln
Wimauma FL 33598
United States
(27.697918065634532,
-82.32557354762227)

Ponds 6

3 / 3 (100%)

Ponds

Good



Photo 16



Photo 17



Photo 18

Pond Location

5325 Windy Grove Dr
Wimauma FL 33598
United States
(27.69750210734389,
-82.3253407973162)

Ponds 7

3 / 3 (100%)

Ponds

Good

The beneficial plant material in the pond is called Gulf Spikerush. I will request Steadfast to submit an estimate to treat and remove. This protocol is optional as the plants are beneficial.



Photo 19



Photo 20



Photo 21

Pond Location

17208 Sparrow Case St
Wimauma FL 33598
United States
(27.695196750599607,
-82.32066149831034)

Ponds 8

3 / 3 (100%)

Ponds

Good

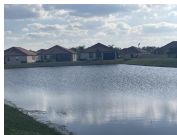


Photo 22



Photo 23

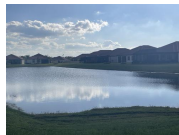


Photo 24

Pond Location

17211 Sparrow Case St
Wimauma FL 33598
United States
(27.694817931313764,
-82.3213957794841)

Ponds 9

3 / 3 (100%)

Ponds

Good



Photo 25

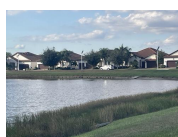


Photo 26

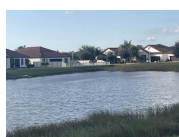


Photo 27

Pond Location

16832 Banner Shell PI

Wimauma FL 33598
United States
(27.706250840714358,
-82.32075318660847)

The beneficial plant material in the pond is called Gulf Spikerush. I will request Steadfast to submit an estimate to treat and remove. This protocol is optional as the plants are beneficial.

Landscaping

14 / 15 (93.33%)

Landscaping 1

3 / 3 (100%)

Landscaping

Good



Photo 28

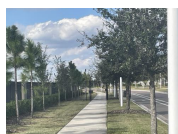


Photo 29

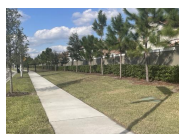


Photo 30



Photo 31



Photo 32

Landscaping Location

17570 Holly Well Ave
Wimauma FL 33598
United States
(27.690911501755018,
-82.32498683391543)

Landscaping 2

2 / 3 (66.67%)

Landscaping

Fair

FCC needs to submit an estimate for any missing plants on the median bullnose.
Turf issues need to be resolved.



Photo 33



Photo 34

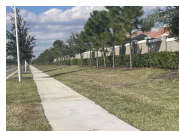


Photo 35



Photo 36



Photo 37



Photo 38

Landscaping Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.691299594837723,
-82.32510691214405)

Existing turf issues need to be resolved.
FCC needs to submit an estimate to replace the dead area of turf and the missing plants.



Photo 39

Landscaping 3

3 / 3 (100%)

Landscaping

Good



Photo 40



Photo 41



Photo 42

Landscaping Location

17253 Star Banks St
Wimauma FL 33598
United States
(27.69262273966185,
-82.32507835933768)

Landscaping 4

3 / 3 (100%)

Landscaping

Good



Photo 43

Landscaping Location

W Lake Dr
Wimauma FL 33598
United States
(27.69079692873533,
-82.31873967592148)

Landscaping 5

3 / 3 (100%)

Landscaping

Good

FCC submitted an estimate to remove all Tree versus on Westlake.



Photo 44

Landscaping Location

W Lake Dr
Wimauma FL 33598
United States
(27.6908064107557,
-82.31873277532641)

Mailbox

Mailbox Location

Streetlights

Working

Streetlights Location



Photo 45

Signage

Good



Photo 46



Photo 47

Gates

Good

I will follow up with ECS to confirm if the gates are in working order.



Photo 48



Photo 49

Sidewalks

Good



Photo 50



Photo 51

Sidewalks Location

17570 Holly Well Ave
Wimauma FL 33598
United States
(27.690976064310274,
-82.32497300728488)

Common Area Fence

Good



Photo 52

Roads

Good



Photo 53

Roads Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.69090185130884,
-82.32502850525046)

Sign Off

A handwritten signature in black ink, consisting of a large, stylized loop followed by a horizontal stroke and a small upward flick.

Gary Schwartz
28 Oct 2025 20:38 EDT

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53

EXHIBIT 9

AGENDA

October 24, 2025

Southshore Bay CDD
Breeze Homes

Re: Southshore

Florida Commercial Care, Inc. hereby submits the following quote for the property referenced above.

QUOTE: Southshore CDD Annual's installation at the Bull Nose entrance.

DESCRIPTION OF WORK:

- Dispatch crew with all the required equipment and materials needed to complete the work order.
- Ensure all precautionary and traffic safety cones are utilized to divert traffic.
- Installation of (300) 4.5 Begonias Annual flowers to the Bull Nose entrance of Medley Southshore CDD.
- Clean all debris from work completed and haul all debris to a local landfill.

Total Price: \$900.00

Proposal Accepted _____

DATE

SIGNATURE

Stephen McDowell

Stephen McDowell
Florida Commercial Care, Inc.

Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care. Florida Commercial Care will not be responsible for planting material that is planted in inappropriate locations or is inappropriate for this region of Florida. Annual flowers and other plants, which are not installed by Florida Commercial Care, are not guaranteed by Florida Commercial Care. Florida Commercial Care will not be responsible for excessive water or lack of water, when such action has been caused by actions of others (including but not limited to Government Agencies, act of God, incurable and unpredicted diseases, car damage and third party damage) outside of Florida Commercial Care control including but not limited to such actions as changes in watering schedule determined or made by Client without the approval of Florida Commercial Care or additional watering by a Lot Owner without the approval of Florida Commercial Care and drainage problems. Florida Commercial Care cannot be held responsible for insects, weeds, and diseases that are not prevalent or problematic and/or no treatment is available chemically or otherwise in the county where work is to be performed.

EXHIBIT 10

AGENDA

October 24, 2025

Southshore Bay CDD
Breeze Homes

Re: Southshore

Florida Commercial Care, Inc. hereby submits the following quote for the property referenced above.

QUOTE: Southshore CDD pine tree replacement along the Boulevard.

DESCRIPTION OF WORK:

- Dispatch crew with all the required equipment and materials needed to complete the work order.
- Ensure all precautionary and traffic safety cones are utilized to divert traffic.
- Installation of (1) 2.5" Slash Pine tree along the Boulevard in replacement of a dead one Southshore CDD
- Removal and disposal of (3) large Pine tree growing sideways and (2) dead trees.
- Installation of (1) tree stake kits.
- Installation of (1) 2.5" Slash Pine tree along the Boulevard in replacement of a dead tree Southshore CDD.
- Installation of (1) 2.5" Slash Pine tree along the Boulevard in replacement of one that is growing sideways Southshore CDD
- Clean all debris from work completed and haul all debris to a local landfill.

Total Price: \$2,343.60

Proposal Accepted _____

DATE

SIGNATURE

Stephen McDowell

Stephen McDowell
Florida Commercial Care, Inc.

Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care.

EXHIBIT 11

AGENDA

October 28, 2025

Southshore Bay CDD
Breeze Homes

Re: Southshore

Florida Commercial Care, Inc. hereby submits the following quote for the property referenced above.

QUOTE: Southshore CDD Palm tree stake kits removal along West Lake Dr.

DESCRIPTION OF WORK:

- Dispatch crew with all the required equipment and materials needed to complete the work order.
- Removal and disposal of (90) tree and Palms brace kits from the palm trees along the Westlake Dr./Bishop Rd. Southshore CDD.
- Ensure all precautionary and traffic safety cones are utilized to divert traffic.
- Clean all debris from work completed and haul all debris to a local landfill.

Total Price: \$900.00

Proposal Accepted _____

DATE

SIGNATURE

Stephen McDowell

Stephen McDowell
Florida Commercial Care, Inc.

Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care. Florida Commercial Care will not be responsible for planting material that is planted in inappropriate locations or is inappropriate for this region of Florida. Annual flowers and other plants, which are not installed by Florida Commercial Care, are not guaranteed by Florida Commercial Care. Florida Commercial Care will not be responsible for excessive water or lack of water, when such action has been caused by actions of others (including but not limited to Government Agencies, act of God, incurable and unpredicted diseases, car damage and third party damage) outside of Florida Commercial Care control including but not limited to such actions as changes in watering schedule determined or made by Client without the approval of Florida Commercial Care or additional watering by a Lot Owner without the approval of Florida Commercial Care and drainage problems. Florida Commercial Care cannot be held responsible for insects, weeds, and diseases that are not prevalent or problematic and/or no treatment is available chemically or otherwise in the county where work is to be performed.