

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, March 9, 2026 at 6:00 P.M.

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

Teams:

Dial In: +1 312-667-7136

Meeting ID: 247 337 964 694 44

Passcode: VJ79Es6C

Dear Supervisors:

A meeting of the Board of Supervisors of the Southshore Bay Community Development District is scheduled for **Monday, March 9, 2026, 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. Consent Agenda
 - A. Consideration for Acceptance – The Unaudited January 2026 Financials [Exhibit 1](#)
 - The Negative Variance for January 2026 [Exhibit 2](#)
 - B. Consideration for Approval – The Meeting Minutes of the Board of Supervisors [Exhibit 3](#)
Regular Meeting Held February 9, 2026
4. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. Kai Field Staff
 - Kai Field Inspection Report [Exhibit 4](#)
 - D. District Manager
5. Supervisors Requests
6. Audience Comments – New Business – (limited to 3 minutes per individual for non-agenda items)

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

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7. 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

Southshore Bay Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2026

Southshore Bay CDD
Balance Sheet
January 31, 2026

	GENERAL FUND	2024 AA2 DEBT SERVICE	2024 AA2 CONSTRUCTION FUND	CONSOLIDATED TOTAL
1 <u>ASSETS:</u>				
2 CASH	\$ 756,969	\$ -	\$ 3,174	\$ 760,143
3 RESTRICTED CASH	508,753	-	-	508,753
4 RESTRICTED FOR GAP LOAN REPAYMENT	380,054	-	-	380,054
5 VALLEY BANK - GAP LOAN RESERVE	14,554	-	-	14,554
6 ACCOUNTS RECEIVABLE	129,023	-	-	129,023
7 ASSESSMENTS RECEIVABLE	6,291	3,247	-	9,538
8 ASSESSMENTS RECEIVABLE-EXCESS FEES	-	-	-	-
9 DEPOSITS	3,600	-	-	3,600
10 PREPAID	8,166	-	-	8,166
11 DUE FROM GENERAL FUND	-	508,753	-	508,753
12 DEBT SERVICE:				
13 REVENUE	-	39,009	-	39,009
14 COST OF ISSUANCE	-	-	-	-
15 INTEREST	-	-	-	-
16 PREPAYMENT	-	-	-	-
17 RESERVE	-	511,963	-	511,963
18 TOTAL ASSETS	\$ 1,807,410	\$ 1,062,972	\$ 3,174	\$ 2,873,556
19				
20 <u>LIABILITIES:</u>				
21 ACCOUNTS PAYABLE	\$ 123,320	\$ -	\$ -	\$ 123,320
22 ACCRUED EXPENSES	570	-	-	570
23 DEFERRED REVENUE	6,291	3,247	-	9,538
24 DUE TO DEBT SERVICE FUND	508,753	-	-	508,753
25				
26 <u>FUND BALANCE:</u>				
27 NONSPENDABLE:				
28 PREPAID AND DEPOSITS	11,766	-	-	11,766
29 RESTRICTED FOR:	570	-	-	570
30 GAP LOAN	394,608	-	-	394,608
31 CAPITAL PROJECTS	-	-	3,174	3,174
32 DEBT SERVICE	-	1,059,725	-	1,059,725
33 ASSIGNED:	-	-	-	-
34 UNASSIGNED:	761,533	-	-	761,533
35 TOTAL LIABILITIES & FUND BALANCE	\$ 1,807,410	\$ 1,062,972	\$ 3,174	\$ 2,873,556

Southshore Bay CDD
Statement of Revenues, Expenditures and Changes in Fund Balance
General Fund
For Period October 1, 2025 through January, 31, 2026

	FY2026 ADOPTED BUDGET	FY2026 BUDGET YEAR-TO-DATE	FY2026 ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
SPECIAL ASSESSMENTS - ON-ROLL	\$ 994,310	\$ 795,448	\$ 988,019	192,571
DEVELOPER FUNDING	-	-	83,789	83,789
DEVELOPER FUNDING-INTERIM FUNDING	-	-	-	-
LOT CLOSINGS	-	-	-	-
GAP LOAN PROCEEDS - OTHER FINANCING SOURCE	380,054	380,054	380,054	-
MISCELLANEOUS REVENUE	-	-	-	-
INTEREST	-	-	205	205
TOTAL REVENUE	\$ 1,374,364	\$ 1,175,502	\$ 1,452,067	\$ 276,565
EXPENDITURES				
GENERAL ADMINISTRATIVE				
SUPERVISORS COMPENSATION	\$ 12,000	\$ 4,000	\$ 3,600	\$ 400
PAYROLL TAXES	918	306	413	(107)
PAYROLL PROCESSING	715	238	250	(12)
MANAGEMENT CONSULTING SERVICES	32,000	10,667	10,667	-
PLANNING, COORDINATING & CONTRACT SERVICES	24,000	8,000	8,000	-
ADMINISTRATIVE SERVICES	3,500	1,167	1,167	-
BANK FEES	300	100	1,562	(1,462)
MISCELLANEOUS	500	167	-	167
AUDITING SERVICES	4,400	4,400	-	4,400
TRAVEL PER DIEM	300	100	433	(333)
INSURANCE	40,000	13,333	6,722	6,612
REGULATORY AND PERMIT FEES	175	175	175	-
LEGAL ADVERTISEMENTS	1,500	500	-	500
ENGINEERING SERVICES	4,000	1,333	-	1,333
LEGAL SERVICES	15,000	5,000	4,196	804
WEBSITE HOSTING	2,015	672	672	-
ADMINISTRATIVE CONTINGENCY	14,500	4,833	549	4,284
TOTAL GENERAL ADMINISTRATIVE	155,823	54,991	38,406	16,586
DEBT ADMINISTRATION:				
DISSEMINATION AGENT	8,500	2,833	833	2,000
TRUSTEE FEES	4,256	1,419	1,419	-
ARBITRAGE	475	158	-	158
GAP LOAN REPAYMENT (GAP LOAN):				
LOAN REPAYMENT (GAP LOAN)	230,571	76,857	-	76,857
HURRICANE DAMANGE (GAP LOAN):	149,483	49,828	-	49,828
GAP LOAN REQUIRED RESERVE	14,554	14,554	14,554	-
GAP LOAN - COST OF ISSUANCE	7,800	7,800	7,800	-
GAP LOAN INTEREST	18,853	6,284	-	6,284
TOTAL DEBT SERVICE ADMINISTRATION	434,492	159,733	24,606	135,127
PHYSICAL ENVIRONMENT EXPENDITURES				
COMPREHENSIVE FIELD SERVICES	15,000	5,000	5,000	-
AMENITY MANAGEMENT SERVICES	5,000	1,667	1,667	-
STREETPOLE LIGHTING	141,732	47,244	55,404	(8,160)
ELECTRICITY (IRRIGATION & POND PUMPS)	6,000	2,000	358	1,642
WATER	6,000	2,000	-	2,000
LANDSCAPING MAINTENANCE	294,856	98,285	74,952	23,333
LANDSCAPE ENHANCEMENT	60,000	20,000	11,689	8,311
TREE TRIMMING	5,000	1,667	-	1,667
MULCH	30,000	10,000	-	10,000
IRRIGATION MAINTENANCE	25,000	8,333	5,871	2,462
POND MAINTENANCE	14,100	4,700	4,200	500
EROSION REPAIR	15,000	5,000	-	5,000
GATE MAINTENANCE AND MONITORING	34,348	11,449	2,619	8,830
SECURITY SERVICES	23,760	7,920	-	7,920
CAMERAS	660	220	330	(110)
GATE CLICKERS	10,000	3,333	-	3,333
HOLIDAY DECORATIONS/EVENTS	25,000	8,333	-	8,333
ROAD MAINTENANCE COST SHARE	1,800	600	-	600
MAINTENANCE SERVICE	12,000	4,000	-	4,000
CONTINGENCY FOR PHYSICAL ENVIRONMENT	58,793	19,598	5,222	14,375
TOTAL PHYSICAL ENVIRONMENT	784,049	261,350	167,312	94,036
UNBUDGETED EXPENDITURES	-	-	-	-
TOTAL EXPENDITURES	\$ 1,374,364	\$ 476,074	\$ 230,323	\$ 245,749
OTHER FINANCING SOURCES (USES)				
TRANSFER IN	-	-	-	-
TRANSFER-OUT	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-
EXCESS REVENUE OVER (UNDER) EXPEND.	-	699,428	1,221,744	522,314
GAP LOAN REQUIRED RESERVE	-	-	14,554	-
FUND BALANCE - BEGINNING	-	-	(67,821)	-
FUND BALANCE - ENDING	\$ -	\$ 699,428	\$ 1,168,477	\$ -

Southshore Bay CDD
Statement of Revenues, Expenditures and Changes in Fund Balance
Debt Service Fund Series 2024 AA2
For Period October 1, 2025 through January, 31, 2026

	FY 2026 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
1 REVENUES				
2 On-Roll Assessments	\$ 512,000	\$ 409,600	\$ 508,753	\$ 99,153
3 Interest	-	-	8,119	8,119
4 Lot Closings	-	-	-	-
5 Total revenues	512,000	409,600	516,872	107,272
6				
7 EXPENDITURES				
8 Principal prepayment	-	-	-	-
9 Principal:				
10 May 2026	110,000	-	-	-
11 Interest:				
12 November 2025	200,606	200,606	200,606	-
13 May 2026	197,994	-	-	-
14 Total debt service expenditures	508,600	200,606	200,606	-
15				
16 Excess/(deficiency) of revenues over/(under) expenditures	3,400	208,994	316,266	107,272
17				
18 Other Financing Sources and (Uses)				
19 Transfer In	-	-	-	-
20 Transfer Out	-	-	-	-
21 EXCESS REVENUE OVER (UNDER) EXPENDITURE				
22 AFTER OTHER FINANCING SOURCES AND (USES)	3,400	208,994	316,266	107,272
23				-
24				
25 Fund balance - beginning (unaudited)			743,458	
26 Fund balance - ending			<u>\$ 1,059,725</u>	

Southshore Bay CDD
2024 CAPITAL PROJECTS FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
For Period October 1, 2025 through January, 31, 2026

	ACTUAL YEAR-TO-DATE
1 REVENUE	
2 DEVELOPER FUNDING	\$ -
3 BOND PROCEEDS	-
4 INTEREST	39
5 TOTAL REVENUE	39
6	
7 EXPENDITURES	
8 CONSTRUCTION IN PROGRESS	-
9 TOTAL EXPENDITURES	-
10	
11 EXCESS REVENUE OVER (UNDER) EXPEND.	39
12	
13 Other Financing Sources and (Uses)	
14 TRANSFER IN	-
15 TRANSFER OUT	-
16 EXCESS REVENUE OVER (UNDER) EXPENDITURE	
17 AFTER OTHER FINANCING SOURCES AND (USES)	39
18	
19 FUND BALANCE - BEGINNING	3,135
20 FUND BALANCE - ENDING	\$ 3,174

Southshore Bay Community Development District
Cash Reconciliation - General Fund
January 31, 2026

	Bank United (Operating Acct)
Balance Per Bank Statement	\$ 1,647,291.15
Plus: Deposits in Transit	-
Less: Outstanding Checks	(1,515.32)
<i>Adjusted Bank Balance</i>	\$ 1,645,775.83
Beginning Cash Balance Per Books	\$ 1,649,845.96
Cash Receipts	389,454.05
Cash Disbursements	(393,524.18)
<i>Balance Per Books</i>	\$ 1,645,775.83

**Southshore Bay Community Development District
Check Register - Operating Account
FY2026**

Date	Number	Payee	Memo	Payment	Deposit	Balance
9/30/2024			EOY BALANCE			7,789.58
10/11/2025	300056	Spectrum Business	Invoice: 2544221092425-4221 (Reference: 16675 LAGOON SHORE 09/24/25 to 10/23/25.)	205.00		7,584.58
10/31/2025			Interest		0.67	7,585.25
10/31/2025	108		bank analysis charge	1,291.79		6,293.46
10/31/2025	112	Doug Draper	Ira Draper Ck # 36 July BOS meeting 7/14/25	184.70		6,108.76
10/31/2025	112	Doug Draper	Ira Draper Ck # 35 Sept BOS meeting 9/8/25	215.50		5,893.26
10/31/2025	112	Engage PEO	July 25, Sept 25, and Oct 25 payroll and mileage	2,829.73		3,063.53
10/31/2024				4,726.72	0.67	3,063.53
11/3/2025	300056	Spectrum Business	Invoice: 2544221102425-4221 (Reference: 16675 LAGOON SHORE 10/24/25 to 11/23/25.)	213.95		2,849.58
11/3/2025	114		FY25 Excess Fees		1,419.25	4,268.83
11/3/2025	114		FY25 Excess Fees			4,268.83
11/3/2025	114		FY25 Excess Fees			4,268.83
11/4/2025	300058	Tampa Electric	Invoice: 101325-3285 (Reference: 17364 Lagoon Shore Blvd Sept 09, 2025 to Oct 07, 2025.)	41.56		4,227.27
11/4/2025	300059	Tampa Electric	Invoice: 101325-7789 (Reference: 16896 Lagoon Shore Blvd Sept 09, 2025 to Oct 07, 2025.)	39.18		4,188.09
11/7/2025	100324	Business Observer	Invoice: 25-02688H (Reference: Notice of Meetings Fiscal Year 2025-2026.)	96.25		4,091.84
11/7/2025	100325	Florida Commercial Care, Inc.		62,660.58		-58,568.74
11/7/2025	100326	Egis Insurance Advisors, LLC	Invoice: 30380 (Reference: DP-Policy #100125340 10/01/2025-10/01/2026.)	2,095.42		-60,664.16
11/12/2025		Dune FB Debt LLC			4,347.23	-56,316.93
11/14/2025	300071	IPFS Corporation	Reference: Insurance premium payment-1. https://clientname(FILLIN).payableslockbox.com/DocView/In	2,369.40		-58,686.33
11/14/2025	110		to record assessments received		18,538.46	-40,147.87
11/14/2025	110		to record assessments received	6,301.22		-46,449.09
11/14/2025	112	Doug Draper	Ira Draper Ck # 36 July BOS meeting 7/14/25			-46,449.09
11/14/2025	112	Doug Draper	Ira Draper Ck # 35 Sept BOS meeting 9/8/25			-46,449.09
11/14/2025	112	Engage PEO	11/10/25 BOS meeting	911.20		-47,360.29
11/14/2025	114		bank analysis charge fees refunded from bank		0.62	-47,359.67
11/14/2025	114		bank analysis charge fees refunded from bank		22.00	-47,337.67
11/14/2025	114		bank analysis charge fees refunded from bank		151.00	-47,186.67
11/14/2025	110		to record assessments received		6,301.22	-40,885.45
11/17/2025		Southshore Bay Homeowners' Association			62,660.58	21,775.13
11/17/2025	90		to record assessments received		3,964.65	25,739.78
11/17/2025	90		to record assessments received	1,347.58		24,392.20
11/17/2025	90		to record assessments received		1,347.58	25,739.78
11/19/2025		Dune FB Debt LLC			2,360.00	28,099.78
11/19/2025	111925WIRE	Gig Fiber, LLC - Streetleaf	Invoice: 5021 (Reference: August 2025 Solar Equipment Lease.)	11,536.00		16,563.78
11/19/2025	111925WIRE	Gig Fiber, LLC - Streetleaf	Invoice: 5022 (Reference: Phase 6A_August 2025.)	1,800.00		14,763.78
11/19/2025	111925WIRE	Gig Fiber, LLC - Streetleaf	Invoice: 5209 (Reference: Phase 6A_Sept 2025.)	1,800.00		12,963.78
11/21/2025	89		to record assessments received		16,478.65	29,442.43
11/21/2025	89		to record assessments received	5,601.09		23,841.34
11/21/2025	89		to record assessments received		5,601.09	29,442.43
11/24/2025	100327	Dept of Economic Opportunity	Invoice: 93375 (Reference: Annual District Filing Fee.)	175.00		29,267.43
11/26/2025	300075	Tampa Electric	Invoice: 111325-3285 (Reference: 17364 Lagoon Shore Blvd Oct 08, 2025 - Nov 07, 2025.)	45.47		29,221.96
11/26/2025	300076	Tampa Electric	Invoice: 111325-7789 (Reference: 16896 Lagoon Shore Blvd Oct 08, 2025 - Nov 07, 2025.)	42.59		29,179.37
11/26/2025	300077	IPFS Corporation	Invoice: GAA-D81466-2 (Reference: Insurance premium payment-2 + \$5 processing fee.)	2,256.81		26,922.56
11/30/2025			Interest		3.58	26,926.14
11/30/2025	113		bank analysis charge	1,356.81		25,569.33
11/30/2025				100,690.11	123,195.91	25,569.33
12/3/2025	100328	Kai	Invoice: 20495 (Reference: Service Area CDD & Amenity Mgmt.) Invoice: 20598 (Reference: Service	5,876.92		19,692.41
12/4/2025	88		to record assessments received		33,987.22	53,679.63
12/4/2025	88		to record assessments received	11,552.26		42,127.37
12/4/2025	88		to record assessments received		11,552.26	53,679.63
12/5/2025	300078	Grandview Environmental LLC	Invoice: 20514 (Reference: Pine bark mulch installed at common areas.)	54,096.00		-416.37
12/5/2025	91		to record assessments received		279,112.73	278,696.36
12/5/2025	91		to record assessments received	94,870.42		183,825.94
12/5/2025	91		to record assessments received		94,870.42	278,696.36
12/8/2025	100329	Stantec Consulting Services Inc.	Invoice: 2452693 (Reference: Engineering services.)	391.50		278,304.86
12/8/2025	100330	Kai Connected, LLC	Invoice: 4694 (Reference: Professional & Website management, Planning & Coordination and General A	20,000.00		258,304.86
12/8/2025	100331	Gig Fiber, LLC - Streetleaf	Invoice: 5210 (Reference: Sept 2025.) Invoice: 5401 (Reference: 6A_Oct 2025-Solar Equipment Lea	56,689.00		201,615.86

12/8/2025	100332	Gate Pros, Inc	Invoice: 10396 (Reference: SERVICE CALL ON 6/13/2025.) Invoice: 10410 (Reference: SERVICE CALL	465.00		201,150.86
12/8/2025	100333	Disclosure Technology Services	Invoice: 1621 (Reference: DTS MUNI ? CDA SaaS, 1 Year Subscription, Year 2026 Continuing Disclosur	2,500.00		198,650.86
12/8/2025	100334	Dibartolomeo, McBee, Hartley & Barnes P/A	Invoice: 90113644 (Reference: Audited financial statements for the year ended September 30, 2024.	4,600.00		194,050.86
12/8/2025	100335	SchoolNow	Invoice: INV-SN-942 (Reference: SchoolNow CDD ADA-PDF Subscription.)	1,515.00		192,535.86
12/8/2025	100336	US Bank Trustee	Invoice: 7870663 (Reference: Trustee Fees and Incidental Expenses.)	4,256.13		188,279.73
12/8/2025	100337	Florida Commercial Care, Inc.	Invoice: 25100128 (Reference: Landscape Enhancements.) Invoice: 2510341 (Reference: Irrigation	3,491.17		184,788.56
12/8/2025	100338	ECS Integrations LLC		3,880.00		180,908.56
12/8/2025	100339	Straley Robin Vericker	Invoice: 26944 (Reference: General prof Legal services.) Invoice: 27104 (Reference: General pro	6,575.10		174,333.46
12/8/2025	100340	Steadfast Alliance, LLC	Invoice: SA-14989 (Reference: Routine Aquatic Maintenance (Pond Spraying).) Invoice: SA-16026 (10,437.80		163,895.66
12/8/2025	100341	Florida Brothers Maintenance & Repair	Invoice: 1325 (Reference: Replace and remount new soffit.)	738.45		163,157.21
12/8/2025	100342	Kai	Invoice: 21141 (Reference: Service Area CDD & Amenity Mgmt.) Invoice: 21334 (Reference: cdd mee	5,183.01		157,974.20
12/10/2025	300079	Spectrum Business	Invoice: 2544221112425-4221 (Reference: 16675 LAGOON SHORE 11/24/25 to 12/23/25.)	205.00		157,769.20
12/10/2025	300080	IPFS Corporation	Invoice: GAA-D81466-3 (Reference: Insurance premium payment-3 + \$5 processing fee.)	2,256.81		155,512.39
12/15/2025	112	Engage PEO	Ira Draper Ck # 37 12/8/25 BOS meeting	192.40		155,319.99
12/15/2025	112	Engage PEO	12/8/25 BOS meeting	967.70		154,352.29
12/19/2025	92		to record assessments received		1,137,779.60	1,292,131.89
12/19/2025	92		to record assessments received	386,731.29		905,400.60
12/19/2025	92		to record assessments received		386,731.29	1,292,131.89
12/22/2025	100343	Kai	Invoice: 21653 (Reference: 2.8.25 Meeting room hotel.)	183.00		1,291,948.89
12/26/2025	93		Gap Loan proceeds		357,700.19	1,649,649.08
12/31/2025			Interest		60.99	1,649,710.07
12/31/2025	100344	Florida Commercial Care, Inc.	Invoice: 2511302 (Reference: Irrigation-11/24/2025.) Invoice: 2512777 (Reference: Irrigation-12	6,100.72		1,643,609.35
12/31/2025	100345	Straley Robin Vericker	Invoice: 27599 (Reference: General prof Legal services November 30, 2025.)	1,937.95		1,641,671.40
12/31/2025	113		bank analysis charge	1,562.43		1,640,108.97
12/31/2025	119		to move cash to restricted for GAP loan repayment	380,054.00		1,260,054.97
12/31/2025	119		to move cash to restricted for GAP loan repayment		380,054.00	1,640,108.97
12/31/2025				1,067,309.06	2,681,848.70	1,640,108.97
1/6/2026	118		to record assessments received		4,674.80	1,644,783.77
1/6/2026	118		to record assessments received	1,588.96		1,643,194.81
1/6/2026	118		to record assessments received		1,588.96	1,644,783.77
1/15/2026	112	Engage PEO	Ira Draper Ck # 38	200.65		1,644,583.12
1/15/2026	112	Engage PEO	1/12/26 BOS meeting	994.53		1,643,588.59
1/16/2026	116		to record assessments received		2,236.20	1,645,824.79
1/16/2026	116		to record assessments received	760.08		1,645,064.71
1/16/2026	116		to record assessments received		760.08	1,645,824.79
1/29/2026	300081	Tampa Electric	Invoice: 121525-3285 (Reference: 17364 Lagoon Shore Blvd Nov 08, 2025 - Dec 09, 2025.)	45.84		1,645,778.95
1/29/2026	300081	Tampa Electric	Invoice: 011526-3285 (Reference: 17364 Lagoon Shore Blvd Dec 10, 2025 - Jan 09, 2026.)	49.06		1,645,729.89
1/29/2026	300083	Tampa Electric	Invoice: 121525-7789 (Reference: 16896 Lagoon Shore Blvd Nov 08, 2025 - Dec 09, 2025.)	43.46		1,645,686.43
1/29/2026	300084	Tampa Electric	Invoice: 011526-7789 (Reference: 16896 Lagoon Shore Blvd Dec 10, 2025 - Jan 09, 2026.)	50.61		1,645,635.82
1/31/2026			Interest		140.01	1,645,775.83
1/31/2026				3,733.19	9,400.05	1,645,775.83

EXHIBIT 2

AGENDA

Southshore Bay CDD
 Negative Variance Report
 1/31/2026

	<u>ADOPTED BUDGET</u>	<u>YTD BUDGET</u>	<u>YTD ACTUAL</u>	<u>YTD VARIANCE FAV (UNFAV)</u>	<u>Notes</u>
16 PAYROLL TAXES	918	306	413	(107)	Prior year back pay taxes and mileage not accrued - immaterial to overall financials
17 PAYROLL PROCESSING	715	238	250	(12)	Prior year back pay taxes and mileage not accrued - immaterial to overall financials
21 BANK FEES	300	100	1,562	(1,462)	Bank analysis fees December - Oct and Nov fees under investigation with bank and temporarily refunded
24 TRAVEL PER DIEM	300	100	433	(333)	Prior year back pay taxes and mileage not accrued - immaterial to overall financials
50 STREETPOLE LIGHTING	141,732	47,244	55,404	(8,160)	Monthly billing 270 streetlights, total \$13,851 per month.
62 CAMERAS	660	220	330	(110)	2 quarterly installments paid (6 months services) - timing difference

EXHIBIT 3

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, February 9, 2026 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 6:02 p.m.

9 Present and constituting a quorum were:

10 Doug Draper	Board Supervisor, Vice Chairman
11 Lori Price (<i>Virtual</i>)	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 Vasili Kostakis (<i>Virtual</i>)	District Engineer, Stantec

18 *The following is a summary of the discussions and actions taken at the February 9, 2026 Southshore Bay*
19 *CDD Board of Supervisors Regular Meeting.*

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

22 There were no audience members present, none online, and no comments.

23 **THIRD ORDER OF BUSINESS – Business Items**

24 A. Exhibit 1: Consideration for Acceptance – Proposal – Annual Arbitrage Calculations from July 2,
25 2024 to July 2, 2025 - \$475.00

26 On a MOTION by Mr. Draper, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board **approved**
27 **the proposal from Arbitrage Rebate Counselors for Annual Arbitrage Calculations from July 2, 2024**
28 **to July 2, 2025 in the amount of \$475.00**, for the Southshore Bay Community Development District.

29 B. Exhibit 2: Consideration of Easement - 17309 Auburn Dove Lane

30 Ms. Bruce presented a resident’s request to the Board for an easement after construction of a patio
31 that extends onto CDD property without prior ARB approval. Mr. Draper stated that he was not in
32 favor of the request, noting that resident had a survey showing the boundaries and could have built
33 the patio within her own property.

34 On a MOTION by Ms. Crutchfield, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board
35 **approved to table the Consideration of Easement - 17309 Auburn Dove Lane to get Chairman’s input**
36 **and resident’s attendance**, for the Southshore Bay Community Development District.

37 **FOURTH ORDER OF BUSINESS – Consent Agenda**

38 A. Exhibit 3: Consideration for Acceptance – The Unaudited November 2025 Financials

39 B. Exhibit 4: Consideration for Acceptance – The Unaudited December 2025 Financials

40 ➤ Exhibit 5: The Negative Variance for December 2025

- 41 C. Exhibit 6: Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular
- 42 Meeting Held January 12, 2026
- 43 D. Exhibit 7: Ratification of Landscape Inspection Services and Software Platform Agreement
- 44 E. Exhibit 8: Ratification of ECS Integrations – Bishop Road Gate Field Weld Repair - \$815.00

45 On a MOTION by Mr. Draper, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board

46 **approved the Consent Agenda Items A-E**, for the Southshore Bay Community Development District.

47 **FIFTH ORDER OF BUSINESS – Staff Reports**

48 A. District Counsel

49 There being none, the next item followed.

50 B. District Engineer

51 There being none, the next item followed.

52 C. Kai Field Staff

53 ➤ Exhibit 9: Kai Field Inspection Report

54 ➤ Consideration of Proposals

- 55 • Exhibit 10: Florida Commercial Care – Irrigation Proposal - \$2,629.04
- 56 • Exhibit 11: Florida Commercial Care – New Post and Signs - \$994.81

57 On a MOTION by Mr. Draper, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board **approved**

58 **the ratification of proposals from Florida Commercial Care for Irrigation and New Post and Signs**

59 **in the amount of \$2,629.04 and \$994.81, respectively**, for the Southshore Bay Community Development

60 District.

61 D. District Manager

62 Ms. Bruce informed the Board that she researched the option of holding meetings at the Vista Palms

63 clubhouse close to the community, where the cost would be \$150 per meeting compared to the

64 current \$366 per month. She noted that scheduling could present issues due to the Hidden Creek

65 CDD’s 6:30pm meeting time. Mr. Draper expressed concern about travel and timing. Ms. Bruce

66 stated that the Board could continue the discussion at the next meeting and obtain the Chairman’s

67 input, the Board concurred.

68 **SIXTH ORDER OF BUSINESS – Supervisors Requests**

69 There being none, the next item followed.

70 **SEVENTH ORDER OF BUSINESS – Audience Comments - New Business – (limited to 3 minutes per**

71 **individual for non-agenda items)**

72 There was one comment received by Mr. Morales that he reviewed a notice issued that day and

73 noted an item of concern.

74 **EIGHTH ORDER OF BUSINESS –Adjournment**

75 Ms. Bruce asked for final questions, comments, or corrections before requesting a motion to

76 adjourn the meeting. There being none, Mr. Draper made a motion to adjourn the meeting.

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

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

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

84

Signature

Signature

85 _____
Printed Name

Printed Name

86 **Title:** **Secretary** **Assistant Secretary**

Title: **Chairman** **Vice Chairman**

EXHIBIT 4

AGENDA



Southshore Bay CDD

Gary Schwartz

Complete

Score	87 / 100 (87%)	Flagged items	2	Actions	2
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24 Feb 2026 12:36 EST

Prepared by

Gary Schwartz

Ponds	45 / 45 (100%)
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Ponds 1	3 / 3 (100%)
---------	--------------

Ponds

Good



Photo 1



Photo 2



Photo 3

Pond Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.69874866588758,
-82.32585165657319)

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

Ponds

Good



Photo 4



Photo 5



Photo 6

Pond Location

Southern Haven Dr
Wimauma FL 33598
United States
(27.694069594170614,
-82.3302789778284)

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

Ponds

Good



Photo 7



Photo 8



Photo 9

Pond Location

Cataline Cove Ave
Wimauma FL 33598
United States
(27.69237834764652,
-82.3253808128067)

Ponds 4

3 / 3 (100%)

Ponds

Good



Photo 10



Photo 11



Photo 12

Pond Location

17579 Holly Well Ave
Wimauma FL 33598
United States
(27.691370408406875,
-82.3244153051497)

Ponds 5

3 / 3 (100%)

Ponds

Good



Photo 13



Photo 14



Photo 15

Pond Location

17509 Holly Well Ave
Wimauma FL 33598
United States
(27.69141693478141,
-82.32251486862056)

Ponds 6

3 / 3 (100%)

Ponds

Good



Photo 16



Photo 17



Photo 18

Pond Location

5536 Little Path Dr
Wimauma FL 33598
United States
(27.693139390072798,

-82.32013823468128)

Ponds 7

3 / 3 (100%)

Ponds

Good



Photo 19



Photo 20



Photo 21

Pond Location

17236 Star Banks St
Wimauma FL 33598
United States
(27.69356682782563,
-82.32438082502046)

Ponds 8

3 / 3 (100%)

Ponds

Good

The receding pond is well maintained overall.



Photo 22



Photo 23



Photo 24

Pond Location

Ponds 9

3 / 3 (100%)

Ponds

Good



Photo 25



Photo 26



Photo 27

Pond Location

5339 Windy Grove Dr
Wimauma FL 33598
United States
(27.696113980891816,
-82.32550557707361)

Ponds 10

3 / 3 (100%)

Ponds

Good



Photo 28



Photo 29



Photo 30

Pond Location

17026 Clear Cork Dr
Wimauma FL 33598
United States
(27.699348223421442,
-82.32416907333054)

Ponds 11

3 / 3 (100%)

Ponds

Good



Photo 31



Photo 32



Photo 33

Pond Location

5303 Tulip Drop Dr
Wimauma FL 33598
United States
(27.699832494529137,
-82.32281004422111)

Ponds 12

3 / 3 (100%)

Ponds

Good



Photo 34



Photo 35



Photo 36

Pond Location

16959 Scuba Crest St
Wimauma FL 33598
United States
(27.69927350146859,
-82.32179567066378)

Ponds 13

3 / 3 (100%)

Ponds

Good



Photo 37



Photo 38



Photo 39

Pond Location

5325 Stoic Vale Dr
Wimauma FL 33598
United States
(27.702188769349785,
-82.3211403533421)

Ponds 14

3 / 3 (100%)

Ponds

Good

The pond is heavily receded, but overall well maintained..



Photo 40



Photo 41



Photo 42

Pond Location

16838 Scuba Crest St
Wimauma FL 33598
United States
(27.70617302044081,
-82.32054498985626)

Ponds 15

3 / 3 (100%)

Ponds

Good



Photo 43



Photo 44



Photo 45

Pond Location

Sailor Pines Ct
Wimauma FL 33598
United States
(27.70314908123361,
-82.32114278719045)

Landscaping

2 flagged, 2 actions, 27 / 36 (75%)

Landscaping 1

2 / 3 (66.67%)

Landscaping

Fair

Annual replacement will be needed, as well as plant cut backs to stimulate new growth.



Photo 46



Photo 47

Landscaping Location

17039 Pocket Reel Ln
Wimauma FL 33598
United States
(27.698626817366478,
-82.32564536335563)

Landscaping 2

3 / 3 (100%)

Landscaping

Good



Photo 48

Landscaping Location

Landscaping 3

2 / 3 (66.67%)

Landscaping

Fair

The turf fertility needs improvement.



Photo 49



Photo 50



Photo 51

Landscaping Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.69600853792177,
-82.32613454580523)

Landscaping 4

2 / 3 (66.67%)

Landscaping

Fair

Ixora cutbacks will be necessary to encourage new plant growth.



Photo 52



Photo 53

Landscaping Location

Heirloom Valley Ct
Wimauma FL 33598
United States
(27.69562310317852,
-82.32592296322483)

Landscaping 5

3 / 3 (100%)

Landscaping

Good



Photo 54

Landscaping Location

17235 Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.695171537574577,

-82.3259300336028)

Landscaping 6

1 flagged, 1 action, 1 / 3 (33.33%)

Landscaping

Poor



Photo 55

To do | Assignee: Gary Schwartz | Priority: Low | Due: 3 Mar 2026 12:56 EST | Created by: Gary Schwartz

The annual died due to the recent cold weather. Replacements are needed.

Landscaping Location

17592 Holly Well Ave
Wimauma FL 33598
United States
(27.69237415986688,
-82.32484750982297)

Landscaping 7

2 / 3 (66.67%)

Landscaping

Fair

ixora cutbacks will be needed to promote new growth.



Photo 56



Photo 57

Landscaping Location

Scuba Crest St
Wimauma FL 33598
United States
(27.6924463944639,
-82.32513783369814)

Landscaping 8

3 / 3 (100%)

Landscaping

Good



Photo 58

Landscaping Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.69121333493636,
-82.32516626835086)

Landscaping 9

2 / 3 (66.67%)

Landscaping

Fair

The turf fertility needs improvement.



Photo 59



Photo 60

Landscaping Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.6913204934918,
-82.32511717059921)

Landscaping 10

1 flagged, 1 action, 1 / 3 (33.33%)

Landscaping

Poor



Photo 61



Photo 62



Photo 63



Photo 64

To do | Assignee: Gary Schwartz | Priority: Low | Due: 3 Mar 2026 13:06 EST | Created by: Gary Schwartz

Annual replacement is necessary.

Landscaping Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.691110488984446,
-82.3251124565325)

Landscaping 11

3 / 3 (100%)

Landscaping

Good



Photo 65



Photo 66



Photo 67

Landscaping Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.690637031413367,
-82.32512626992678)

Landscaping 12

3 / 3 (100%)

Landscaping

Good



Photo 68

Landscaping Location

17306 Banded Gold Ln
Wimauma FL 33598
United States
(27.69054102248297,
-82.31891881682195)

Mailbox

Mailbox Location

Streetlights

Working

Streetlights Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.69872755970733,
-82.32568396887397)



Photo 69

Signage

Good



Photo 70



Photo 71

Gates

Fair

The gate vendor is waiting on funding to proceed with the repair.



Photo 72



Photo 73

Sidewalks

Good



Photo 74

Sidewalks Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.69876144828992,
-82.32568192303397)

Common Area Fence

Good



Photo 75

Roads

Good



Photo 76



Photo 77

Roads Location

17039 Pocket Reel Ln
Wimauma FL 33598
United States
(27.6986587312022,
-82.3256627464287)

Sign Off

Gary Schwartz
25 Feb 2026 11:06 EST

Flagged items & Actions

2 flagged, 2 actions

Flagged items

2 flagged, 2 actions

Page 1: Initial questions / Landscaping / Landscaping 6

Landscaping

Poor



Photo 55

To do | Assignee: Gary Schwartz | Priority: Low | Due: 3 Mar 2026 12:56 EST | Created by: Gary Schwartz

The annual died due to the recent cold weather. Replacements are needed.

Page 1: Initial questions / Landscaping / Landscaping 10

Landscaping

Poor



Photo 61



Photo 62



Photo 63



Photo 64

To do | Assignee: Gary Schwartz | Priority: Low | Due: 3 Mar 2026 13:06 EST | Created by: Gary Schwartz

Annual replacement is necessary.

Other actions

0 actions

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



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77