

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, April 13, 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, April 13, 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.

- A. Roll Call
- B. Audience Comments – (limited to 3 minutes per individual for agenda items)
- C. Business Items
 - A. Consideration of Easement - 17309 Auburn Dove Lane
 - Letter of Request Exhibit 1
 - Lot Survey and Photos Exhibit 2
- D. Consent Agenda
 - A. Consideration for Acceptance – The Unaudited February 2026 Financials Exhibit 3
 - The Negative Variance for February 2026
 - B. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held March 9, 2026 Exhibit 4
 - C. Ratification of Florida Commercial Care – Plants Replacement Due to Cold Front Wind Damage - \$43,471.67 Exhibit 5
 - D. Ratification of Florida Commercial Care – 17309 Auburn Dove Ln Sod Replacement - \$4,732.87 Exhibit 6
- E. Staff Reports

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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- A. District Counsel
- B. District Engineer
- C. Kai Field Staff
 - Kai Field Inspection Report
- D. District Manager

Exhibit 7

- F. Supervisors Requests
- G. Audience Comments – New Business – (limited to 3 minutes per individual for non-agenda items)
- H. 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

Samantha Courtney Chong
17309 Auburn Dove Lane
Wimauma, FL. 33598

Date: February 6, 2026

Dear Southshore Bay CDD Board members,

Hello members,

Thank you for allowing me to address the property easement review request.

In the past nearly two years, between the HOA at Southshore Bay and Kai CDD, there were no clear boundaries over the front yard of the house. According to the lot survey, I own only 10 feet from the front door step to the yard, however, Lennar Builder has stated that my property ends where CDD's concrete wall ends which gives me approximately 30-35 feet.

Under this confusional situation for two years, the rest of the yard that belongs to CDD has never been developed to a residential grade grass and perimeter clean up after the construction. I was left with barren sandy land full of weeds and wild animal habitats. No one stepped up to take care of the yard while sending emails and calls were future efforts for two years.

During this time, my 87 year old mother who was wheelchair bound was living with me and I was her full time care provider. Her primary care physician advised that she takes advantage of the FL sun, fresh air, and outdoor exercises. I was a former physical therapist and I happily took on the mission. Her condition was terminal and we were looking at less than a year before God's call.

The problem was that she needed solid ground space for the wheelchair access in/out of the front door and area where she can sit and walk to do her exercises. I submitted my architectural change application to a Lennar person in July 2024 but the person abruptly left her position in early September. My application was never filed, come to find out, it was actually lost or misplaced.

Lennar HOA was not accepting any paver request application back then, I was told later. However, my mother needed access to/from, in/out of the front door. I went ahead and had a contractor construct a 40X40 paver that includes 30X30 CDD property. However, Kai claimed this was not their property for nearly two years, therefore, I believed this was all my property. While my mother needed access and space, Lennar HOA was not able to accommodate the limitations my mother had. This was more negligence than just losing my application.

Now after two years, HOA's Architectural Review Committee and its management firm, Castle Management, cited me for having a paver that is over 10 feet. Well, since this is not their property, this should not be under their jurisdiction. Kai recently acknowledged that after the 10 feet markation, it is the CDD property. The yard faces the fence which sits on Bishop Road and my home is the last property at the very end of the street. I do not impose any unsightly patio or structures and no other home yard looks the same with the same size of the yard and shape. On top of that, I paid the Lot Premium

I would like to ask the board members to understand the predicament I have been in not having the clear property ownership claim and responsibilities that go with and the ADA guidelines for people with handicap and terminal illness. My mother finally passed away last October but the outdoor patio was the place where we enjoyed her last year enjoying the sun, our afternoon tea, and exercises she enjoyed. This is her memorial place and I certainly will be very sad if the paver needs to be dug up and demolished. This will destroy not just physical space but my emotional strength that has become weak.

Board members,

I think this is more enhancement than an intrusion to the property. Having this paver brings much less lawn care responsibilities to you as well.

I would like to respectfully ask that you allow a space of easement and have me maintain and spruce up the space continuously. It is a vacant land that serves no purpose for any new construction.

If there are any associated fees for reviewing and general liability, please advise me also.

This space is my sanctuary that does not disturb anyone. I reminisce about my mother and our memories together when I am sitting out there very often.

I sincerely hope this is not a request of burden but rather a plea from a responsible resident who just wishes to preserve her mother's memorial space.

I appreciate your consideration greatly.

Warm regards,

Samantha C Chong

EXHIBIT 2

AGENDA

(FINAL SURVEY WITH SELECTIVE SPOT ELEVATIONS)

LOT 14, BLOCK 48
 FOREST BROOKE ACTIVE ADULT PHASES 6A, 7, AND COLLECTOR ROAD SECOND EXTENSION PHASE 3
 HILLSBOROUGH COUNTY, FLORIDA.

PREPARED FOR AND CERTIFIED TO:
 LENNAR TITLE INC.
 DOMA TITLE INSURANCE, INC.
 LENNAR MORTGAGE, LLC, ISAOA/ATIMA
 SAMANTHA C. CHONG

SEC. 17, TWP. 32 S, RNG. 20 E.

BEARING BASIS:

CENTER LINE OF AUBURN DOVE LN. BEING N 00°30'00" W

SCC

SCALE: 1" = 30'

THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. ALSO SUBJECT TO SETBACKS, EASEMENTS AND RESTRICTIONS OF RECORD.

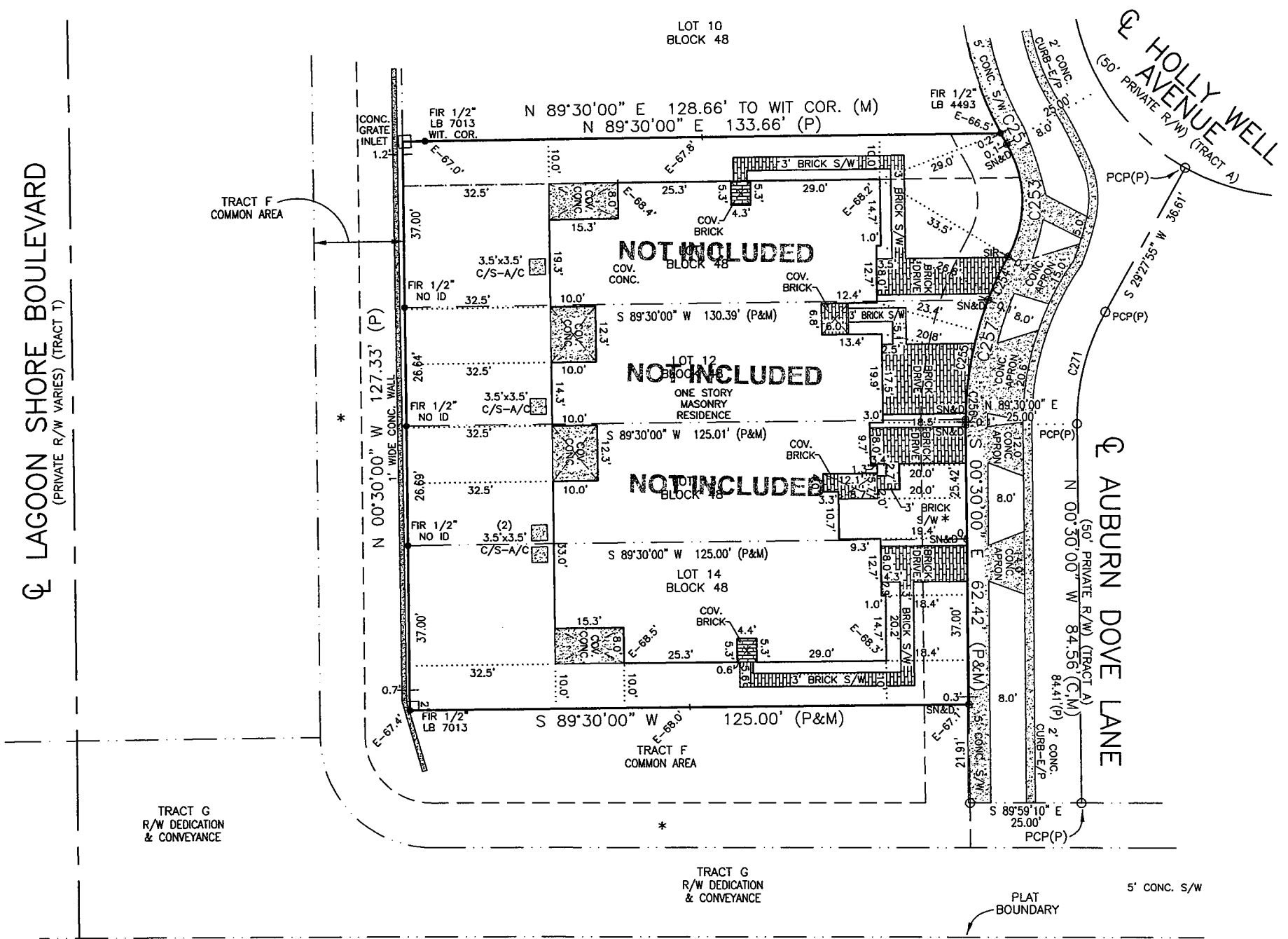
UNDERGROUND FOOTER, STEM WALL, AND UNDERGROUND UTILITIES ARE NOT LOCATED OR SHOWN.

DO NOT SCALE THIS PRINT. DIMENSIONS AND NOTES TAKE PREFFERENCE.
 STRUCTURE TIES SHOWN HEREON DENOTES MEASUREMENT FROM FORM BOARDS/FOUNDATION TO PROPERTY LINE.

PURPOSE OF SURVEY: TO OBTAIN HORIZONTAL AND/OR VERTICAL DIMENSIONAL DATA TO SHOW CONSTRUCTION IMPROVEMENTS.

* = 10' PUBLIC UTILITY EASEMENT.

** = 10' PRIVATE DRAINAGE EASEMENT.



BISHOP ROAD
 (PLAT BOOK 001, PAGE 136)
 (50' PUBLIC R/W)

CURVE TABLE (PLAT & MEASURED)

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C251	75.00'	2.80'	2.80'	S 29°27'59" E	02°08'13"
C253	25.00'	26.18'	25.00'	S 00°32'00" E	60°00'11"
C254	75.00'	10.63'	10.62'	S 25°24'31" W	08°07'09"
C255	75.00'	27.33'	27.18'	S 10°54'32" W	20°52'50"
C256	75.00'	1.27'	1.27'	S 00°00'57" E	00°58'07"
C257	75.00'	39.23'	38.78'	S 14°29'03" W	29°58'06"
C271	50.00'	26.15'	25.85'	N 14°28'57" E	29°57'55"

DESCRIPTION:

LOT 14, BLOCK 48, MAP OR PLAT ENTITLED "FOREST BROOKE ACTIVE ADULT PHASES 6A, 7, AND COLLECTOR ROAD SECOND EXTENSION PHASE 3", AS RECORDED IN PLAT BOOK 142, PAGES 287 THROUGH 300, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

VERTICAL DATUM NOTE:
 ALL ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE BASED ON HILLSBOROUGH COUNTY BENCH MARK VC192, HAVING A PUBLISHED ELEVATION OF 67.68 FEET REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), PER APPROVED CONSTRUCTION PLANS PREPARED BY HAMILTON ENGINEERING & SURVEYING, INC., DATED: 10/26/2020.

LOWEST FLOOR ELEVATIONS:
 LIVING AREA: 68.82'
 GARAGE AREA: 68.26'
 ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988. MEAN SEA LEVEL = 00.00 FT.

APPARENT FLOOD HAZARD ZONE: "X" COMMUNITY PANEL NO. 12057C 0680 H EFFECTIVE DATE: 08/28/2008

Square Feet: 16367.86 ± LENNAR HOMES

LEGEND:
 (C)= CALCULATED DATA, (D)= DEED DATA, (M)= MEASURED DATA, (P)= PLAT DATA, C = CENTERLINE, A/C= AIR CONDITIONER, B/C= BACK OF CURB, C/S= CONCRETE SLAB, CH= CHORD, CHB= CHORD BEARING, CLF= CHAIN LINK FENCE, CONC= CONCRETE, COV.= COVERED, E/P= EDGE OF PAVEMENT, ESM=T= EASEMENT, F/C= FENCE CORNER, FCM= FOUND CONCRETE MONUMENT, FCM NO ID= FOUND CONCRETE MONUMENT - NO IDENTIFICATION, FIP= FOUND IRON PIPE, FIR 1/2"= FOUND 1/2" IRON ROD, FIR 1/2" NO ID= FOUND 1/2" IRON ROD - NO IDENTIFICATION, FIR 5/8"= FOUND 5/8" IRON ROD, FIR 5/8" NO ID= FOUND 5/8" IRON ROD - NO IDENTIFICATION, FN&D= FOUND NAIL & DISK, FN&D NO ID= FOUND NAIL & DISK - NO IDENTIFICATION, LFE= LOWEST FLOOR ELEVATION, MAS.= MASONRY, OR= OFFICIAL RECORD BOOK, PB= PLAT BOOK, PCP= PERMANENT CONTROL POINT, PRM= PERMANENT REFERENCE MONUMENT, R/W= RIGHT OF WAY, R= RADIUS, SIR= SET 1/2" IRON ROD & CAP No. 4493, SN&D= SET NAIL & DISK No. 4493, TBM= TEMPORARY BENCHMARK, U/P= UTILITY POLE, V/F= VINYL FENCE, W/F= WOOD FENCE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE APPLICABLE STANDARDS OF PRACTICE FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17.051 THROUGH 5J-17.053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES.

JOHN R. BEACH & ASSOCIATES, INC.
 SURVEYORS AND MAPPERS
 911 WEST ST. PETERSBURG DRIVE
 OLDSMAR, FLORIDA 34677
 (813) 854-1276 FAX (813) 855-8370

Drawn By: SMS
 Checked By: JRB
 Scale: 1"=30'

Revisions:
 BOUNDARY 11/17/2022 JT
 1ST FORM BOARD TIE IN 4/10/23 ALM
 2ND FORM BOARD TIE IN 4/26/23 ALM
 FOUNDATION TIE IN 5/12/23 ALM



John R McDonald
 2023.12.13
 14:53:22 -05'00'

SIGNATURE: JOHN R. BEACH, FLORIDA REG. LAND SURVEYOR No. 2984
 JOHN R. McDONALD, PROFESSIONAL SURVEYOR & MAPPER No. 6986
 DATE: _____

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Date: FINAL 12/11/23 MAH











EXHIBIT 3

AGENDA

Southshore Bay Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2026

Southshore Bay CDD
Balance Sheet
February 28, 2026

	GENERAL FUND	2024 AA2 DEBT SERVICE	2024 AA2 CONSTRUCTION FUND	CONSOLIDATED TOTAL
1 ASSETS:				
2 CASH	\$ 600,897	\$ -	\$ -	\$ 600,897
3 RESTRICTED CASH	510,181	-	-	510,181
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 ASSESSEMENTS RECEIVABLE	3,518	1,819	-	5,338
8 ASSESSEMENTS RECEIVABLE-EXCESS FEES	-	-	-	-
9 DEPOSITS	3,600	-	-	3,600
10 PREPAID	6,925	-	-	6,925
11 DUE FROM GENERAL FUND	-	510,181	-	510,181
DUE FROM OTHER GOV'T FUNDS	2,292	-	-	2,292
12 DEBT SERVICE:				
13 REVENUE	-	40,575	-	40,575
14 COST OF ISSUANCE	-	-	-	-
15 INTEREST	-	-	-	-
16 PREPAYMENT	-	-	-	-
17 RESERVE	-	511,963	-	511,963
18 TOTAL ASSETS	\$ 1,651,044	\$ 1,064,538	\$ -	\$ 2,715,582
19				
20 LIABILITIES:				
21 ACCOUNTS PAYABLE	\$ 15,746	\$ -	\$ -	\$ 15,746
22 ACCRUED EXPENSES	480	-	-	480
23 DEFERRED REVENUE	3,518	1,819	-	5,338
24 DUE TO DEBT SERVICE FUND	510,181	-	-	510,181
25				
26 FUND BALANCE:				
27 NONSPENDABLE:				
28 PREPAID AND DEPOSITS	10,525	-	-	10,525
29 RESTRICTED FOR:				
30 GAP LOAN	394,608	-	-	394,608
31 CAPITAL PROJECTS	-	-	-	-
32 DEBT SERVICE	-	1,062,718	-	1,062,718
33 ASSIGNED:	-	-	-	-
34 UNASSIGNED:	715,987	-	-	715,987
35 TOTAL LIABILITIES & FUND BALANCE	\$ 1,651,044	\$ 1,064,538	\$ -	\$ 2,715,582

Southshore Bay CDD
Statement of Revenues, Expenditures and Changes in Fund Balance
General Fund
For Period October 1, 2025 through February, 28, 2026

	FY2026 ADOPTED BUDGET	FY2026 BUDGET YEAR-TO-DATE	FY2026 ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
SPECIAL ASSESSMENTS - ON-ROLL	\$ 994,310	\$ 894,879	\$ 990,792	95,913
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	-	-	730	730
INTEREST	-	-	326	326
TOTAL REVENUE	\$ 1,374,364	\$ 1,274,933	\$ 1,455,691	\$ 180,758
EXPENDITURES				
GENERAL ADMINISTRATIVE				
SUPERVISORS COMPENSATION	\$ 12,000	\$ 5,000	\$ 4,400	\$ 600
PAYROLL TAXES	918	383	474	(92)
PAYROLL PROCESSING	715	298	300	(2)
MANAGEMENT CONSULTING SERVICES	32,000	13,333	13,333	-
PLANNING, COORDINATING & CONTRACT SERVICES	24,000	10,000	10,000	-
ADMINISTRATIVE SERVICES	3,500	1,458	1,458	-
BANK FEES	300	125	-	125
MISCELLANEOUS	500	208	-	208
AUDITING SERVICES	4,400	4,400	-	4,400
TRAVEL PER DIEM	300	125	449	(324)
INSURANCE	40,000	16,667	8,978	7,688
REGULATORY AND PERMIT FEES	175	175	175	-
LEGAL ADVERTISEMENTS	1,500	625	-	625
ENGINEERING SERVICES	4,000	1,667	-	1,667
LEGAL SERVICES	15,000	6,250	5,216	1,034
WEBSITE HOSTING	2,015	840	840	-
ADMINISTRATIVE CONTINGENCY	14,500	6,042	915	5,127
TOTAL GENERAL ADMINISTRATIVE	155,823	67,595	46,539	21,056
DEBT ADMINISTRATION:				
DISSEMINATION AGENT	8,500	3,542	2,042	1,500
TRUSTEE FEES	4,256	1,773	1,773	-
ARBITRAGE	475	198	-	198
GAP LOAN REPAYMENT (GAP LOAN):				
LOAN REPAYMENT (GAP LOAN)	230,571	96,071	-	96,071
HURRICANE DAMANGE (GAP LOAN):	149,483	62,285	-	62,285
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	7,855	-	7,855
TOTAL DEBT SERVICE ADMINISTRATION	434,492	194,078	26,169	167,909
PHYSICAL ENVIRONMENT EXPENDITURES				
COMPREHENSIVE FIELD SERVICES	15,000	6,250	6,250	-
AMENITY MANAGEMENT SERVICES	5,000	2,083	2,083	-
STREETPOLE LIGHTING	141,732	59,055	69,255	(10,200)
ELECTRICITY (IRRIGATION & POND PUMPS)	6,000	2,500	395	2,105
WATER	6,000	2,500	-	2,500
LANDSCAPING MAINTENANCE	294,856	122,857	93,690	29,167
LANDSCAPE ENHANCEMENT	60,000	25,000	11,689	13,311
TREE TRIMMING	5,000	2,083	-	2,083
MULCH	30,000	12,500	-	12,500
IRRIGATION MAINTENANCE	25,000	10,417	8,500	1,916
POND MAINTENANCE	14,100	5,875	5,250	625
EROSION REPAIR	15,000	6,250	-	6,250
GATE MAINTENANCE AND MONITORING	34,348	14,312	3,763	10,549
SECURITY SERVICES	23,760	9,900	-	9,900
CAMERAS	660	275	330	(55)
GATE CLICKERS	10,000	4,167	-	4,167
HOLIDAY DECORATIONS/EVENTS	25,000	10,417	-	10,417
ROAD MAINTENANCE COST SHARE	1,800	750	-	750
MAINTENANCE SERVICE	12,000	5,000	-	5,000
CONTINGENCY FOR PHYSICAL ENVIRONMENT	58,793	24,497	7,390	17,107
TOTAL PHYSICAL ENVIRONMENT	784,049	326,687	208,596	118,092
UNBUDGETED EXPENDITURES	-	-	-	-
TOTAL EXPENDITURES	\$ 1,374,364	\$ 588,360	\$ 281,304	\$ 307,057
OTHER FINANCING SOURCES (USES)				
TRANSFER IN	-	-	-	-
TRANSFER-OUT	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-
EXCESS REVENUE OVER (UNDER) EXPEND.	-	686,573	1,174,387	487,815
GAP LOAN REQUIRED RESERVE	-	-	14,554	14,554
FUND BALANCE - BEGINNING	-	-	(67,821)	(67,821)
FUND BALANCE - ENDING	\$ -	\$ 686,573	\$ 1,121,119	\$ -

Southshore Bay CDD
Statement of Revenues, Expenditures and Changes in Fund Balance
Debt Service Fund Series 2024 AA2
For Period October 1, 2025 through February, 28, 2026

	FY 2026 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
1 REVENUES				
2 On-Roll Assessments	\$ 512,000	\$ 460,800	\$ 510,181	\$ 49,381
3 Interest	-	-	9,685	9,685
4 Lot Closings	-	-	-	-
5 Total revenues	512,000	460,800	519,866	59,066
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	260,194	319,259	59,066
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	260,194	319,259	59,066
23				-
24				
25 Fund balance - beginning (unaudited)			743,458	
26 Fund balance - ending			<u>\$ 1,062,718</u>	

Southshore Bay CDD
2024 CAPITAL PROJECTS FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
For Period October 1, 2025 through February, 28, 2026

	ACTUAL YEAR-TO-DATE
1 REVENUE	
2 DEVELOPER FUNDING	\$ -
3 BOND PROCEEDS	-
4 INTEREST	48
5 TOTAL REVENUE	48
6	
7 EXPENDITURES	
8 CONSTRUCTION IN PROGRESS	3,183
9 TOTAL EXPENDITURES	3,183
10	
11 EXCESS REVENUE OVER (UNDER) EXPEND.	(3,135)
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)	(3,135)
18	
19 FUND BALANCE - BEGINNING	3,135
20 FUND BALANCE - ENDING	\$ (0)

Southshore Bay Community Development District
Cash Reconciliation - General Fund
February 28, 2026

	Bank United (Operating Acct)
Balance Per Bank Statement	\$ 1,537,760.62
Plus: Deposits in Transit	1,427.61
Less: Outstanding Checks	(48,056.65)
<i>Adjusted Bank Balance</i>	\$ 1,491,131.58
Beginning Cash Balance Per Books	\$ 1,647,291.15
Cash Receipts	5,748.73
Cash Disbursements	(161,908.30)
<i>Balance Per Books</i>	\$ 1,491,131.58

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/ln	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/	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
1/30/2026	300088	IPFS Corporation	Invoice: GAA-D81466-4 (Reference: Insurance premium payment-4 + \$5 processing fee.)	2,256.81		1,643,379.01
1/31/2026			Interest		140.01	1,643,519.02
#REF!				5,990.00	9,400.05	1,643,519.02
2/3/2026	100346	Straley Robin Vericker	Invoice: 27824 (Reference: General prof legal services December 31, 2025.)	948.00		1,642,571.02
2/3/2026	100347	Steadfast Alliance, LLC	Invoice: SA-19048 (Reference: Routine Aquatic Maintenance (Pond Spraying).)	1,050.00		1,641,521.02
2/3/2026	100348	Kai	Invoice: 21820 (Reference: 1.12.26 Meeting hotel.)	183.00		1,641,338.02
2/3/2026	100349	Kai Connected, LLC	Invoice: 4909 (Reference: Professional & Website management, Planning & Coordination and General A	6,666.67		1,634,671.35
2/3/2026	100350	Gig Fiber, LLC - Streetleaf	Invoice: 6063 (Reference: January 2026 Solar Equipment Lease.)	12,051.00		1,622,620.35
2/3/2026	100351	Florida Commercial Care, Inc.	Invoice: 251196A (Reference: November 2025 Monthly Lawn Maintenance.) Invoice: 251196B (Referen	87,822.70		1,534,797.65
2/3/2026	100352	ECS Integrations LLC	Invoice: 103436 (Reference: Camera Management Bishop Gate.) Invoice: 103499 (Reference: Door Ki	675.00		1,534,122.65
2/4/2026	113		to record assessments received		4,200.10	1,538,322.75
2/4/2026	113		to record assessments received	1,427.61		1,536,895.14
2/4/2026	113		to record assessments received		1,427.61	1,538,322.75
2/9/2026	300087	Spectrum Business	Invoice: 2544221122425-4421 (Reference: 16675 LAGOON SHORE 12/24/25 to 01/23/26.)	205.00		1,538,117.75
2/9/2026	300087	Spectrum Business	Invoice: 2544221012426-4421 (Reference: 16675 LAGOON SHORE 01/24/26 to 02/23/26.)	213.95		1,537,903.80
2/13/2026	112	Engage PEO	Ira Draper Ck # 39	200.65		1,537,703.15
2/13/2026	112	Engage PEO	2/9/26 BOS meeting	726.50		1,536,976.65
2/23/2026	300085	Tampa Electric	Invoice: 021326-3285 (Reference: 17364 Lagoon Shore Blvd Jan 10, 2026 to Feb 09, 2026.)	37.37		1,536,939.28
2/24/2026	100353	Gig Fiber, LLC - Streetleaf	Invoice: 6064 (Reference: Phase 6A_January 2026 Solar Equipment Lease.)	1,800.00		1,535,139.28
2/25/2026	300086	ECS Integrations LLC	Invoice: 103626 (Reference: FIELD WELD REPAIR / SPRAY PAINT BISHOP ROAD GATE .TH26548.)	815.00		1,534,324.28
2/26/2026	100354	Kai	Invoice: 22022 (Reference: Zenwork 1099.) Invoice: 22063 (Reference: 2.9.26 Meeting Hotel Room.	522.01		1,533,802.27
2/26/2026	100355	Compliance View 360 LLC	Invoice: 3309 (Reference: Landscape Inspection & Drone Scan.)	1,657.00		1,532,145.27
2/26/2026	100356	Kai Connected, LLC	Invoice: 4962 (Reference: Professional & Website management, Planning & Coordination and General A	6,666.67		1,525,478.60
2/26/2026	100357	Gig Fiber, LLC - Streetleaf	Invoice: 6283 (Reference: Southshore Bay CDD_Feb 2026- Solar Equipment Lease.)	12,051.00		1,513,427.60

2/26/2026	100358	Steadfast Alliance, LLC	Invoice: SA-19666 (Reference: Routine Aquatic Maintenance (Pond Spraying) for the month dated on t	1,050.00		1,512,377.60
2/27/2026	100359	Florida Commercial Care, Inc.	Invoice: 260288 (Reference: February 2026 Monthly Lawn Maintenance.) Invoice: 260287 (Reference	21,367.04		1,491,010.56
2/28/2026			Interest		121.02	1,491,131.58
2/28/2026				47,107.19	121.02	1,491,131.58

Southshore Bay CDD
 Negative Variance Report
 2/28/2026

	<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	383	474	(92)	Prior year back pay taxes and mileage not accrued - immaterial to overall financials
24 TRAVEL PER DIEM	300	125	449	(324)	Prior year back pay taxes and mileage not accrued - immaterial to overall financials
50 STREETPOLE LIGHTING	141,732	59,055	69,255	(10,200)	Monthly billing 270 streetlights, total \$13,851 per month.
62 CAMERAS	660	275	330	(55)	2 quarterly installments paid (6 months services) - timing difference

EXHIBIT 4

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, March 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 6:00 p.m.

9 Present and constituting a quorum were:

10 Doug Draper	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 Vasili Kostakis (<i>Virtual</i>)	District Engineer, Stantec

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

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

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

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

23 A. Exhibit 1: Consideration for Acceptance – The Unaudited January 2026 Financials

24 ➤ Exhibit 2: The Negative Variance for January 2026

25 B. Exhibit 3: Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular
26 Meeting Held February 9, 2026

27 C. Exhibit 4: Ratification of Florida Commercial Care – Installation of Annuals - \$4,399.69

28 On a MOTION by Mr. Draper, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board **approved**
29 **the Consent Agenda Items A-C**, for the Southshore Bay Community Development District.

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

31 A. District Counsel

32 There being none, the next item followed.

33 B. District Engineer

34 There being none, the next item followed.

35 C. Kai Field Staff

36 ➤ Exhibit 5: Kai Field Inspection Report

37 There being none, the next item followed.

38

39 D. District Manager

40 Ms. Bruce said that discussion regarding the potential relocation would wait until the Chair was
41 present and that the easement request would be discussed in April to allow the resident to attend.

42 **FIFTH ORDER OF BUSINESS – Supervisors Requests**

43 There being none, the next item followed.

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

46 There being none, the next item followed.

47 **SEVENTH ORDER OF BUSINESS –Adjournment**

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

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

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

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

57

Signature

Signature

58 _____
Printed Name

Printed Name

59 **Title:** Secretary Assistant Secretary

Title: Chairman Vice Chairman

EXHIBIT 5

AGENDA



Customer:
 Southshore Bay CDD
 HiKai
 2502 North Rocky Point Drive
 Tampa, FL 33607

Property:
 Southshore Bay CDD
 16881 Lagoon Shore Boulevard
 Wimauma, FL 33598

Southshore plants replacement due to cold front wind damage

- Dispatch the 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 (35) 3 gal Dwarf Ixoras median island Lagoon Shores and Heirloom Valley due to cold front wind damage.
- Installation of (307) 3 gal Sweet Viburnum along the Lagoon Shores islands right and left
- Installation of (32) 3 gal Dwarf Ixora median island Lagoon Shores and Southern Heaven Dr. Due to cold front wind damage.
- Installation of (15) 25 gal Live Oak trees along Lagoon Shore and Cataline Cove.
- Installation of (20) pallets of premium Floratam sod right side along Lagoon Shores and Cataline Cove.
- Installation of (26) 3 gal Dwarf Ixora median island Lagoon Shore and Cataline Cove due to cold front wind damage.
- Installation of (2) pallets of Pine Bark.
- Clean all debris from work completed and haul all debris to a local landfill.

Default Group

Plant Installation

Items	Quantity	Unit	Price/Unit	Price
Dwarf Ixora's Red, Yellow	93.00	3 Gal	\$24.01	\$2,232.93
Viburnum Suspensum	307.00	3 Gal	\$24.01	\$7,371.07
Labor - Enhancement	90.00	hr	\$59.00	\$5,310.05
Oak Tree (Live)	15.00	25-30 Gal	\$575.01	\$8,625.12
Plant Installation:				\$23,539.17

Mulch Install

Mulch Installation-

Supplied and installed mulch in landscape beds, evenly distributed to proper depth for appearance and moisture retention. Work area cleaned and excess material removed.

Items	Quantity	Unit	Price/Unit	Price
Pine Bark	10.50	Ea	\$65.00	\$682.50
Mulch Install :				\$682.50

Sod Installation

Sod Installation-

Completed sod installation consisting of site preparation, grading and leveling of soil, installation of fresh sod for even coverage, and initial watering. Work area cleaned and debris removed.

Items	Quantity	Unit	Price/Unit	Price
Floritam Sod	20.00	Pallet	\$962.50	\$19,250.00
Sod Installation:				\$19,250.00

	Subtotal	\$43,471.67
	Estimated Tax	\$0.00
	Total	\$43,471.67

Terms & Conditions

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.

By _____

Israel Vega

Date _____

4/7/2026

By 

Date _____

4/8/26

Southshore Bay CDD

EXHIBIT 6

AGENDA



Customer:
 Southshore Bay CDD
 HiKai
 2502 North Rocky Point Drive
 Tampa, FL 33607

Property:
 Southshore Bay CDD
 16881 Lagoon Shore Boulevard
 Wimauma, FL 33598

17309 Auburn Dove Ln behind property sod replacemet.

- Dispatch the 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.
- Removal and disposal of damaged sod.
- Installation of (4) pallets of premium Floratam sod at the back of the property CDD area.
- Clean all debris from work completed and haul all debris to a local landfill.

Default Group

Sod Installation

Sod Installation-

Completed sod installation consisting of site preparation, grading and leveling of soil, installation of fresh sod for even coverage, and initial watering. Work area cleaned and debris removed.

Items	Quantity	Unit	Price/Unit	Price
Floratam Sod	4.00	Pallet	\$962.50	\$3,850.00
Sod Installation:				\$3,850.00

Irrigation Enhancement

Items	Quantity	Unit	Price/Unit	Price
Trip Charge	2.00	Ea	\$60.00	\$120.00
Labor - Irrigation	8.00	hr	\$79.00	\$632.01
Reclaim Rotor 4"	3.00	Ea	\$20.29	\$60.86
3/4" PVC Parts	3.00	Ea	\$2.42	\$7.27
1/2" K-Flex Pipe	12.00	Ea	\$2.27	\$27.22
1/2" PVC Parts	3.00	Ea	\$1.58	\$4.75

1-1/4" PVC Pipe	1.00	Ea	\$3.74	\$3.74
1-1/4" PVC Parts	1.00	Ea	\$4.62	\$4.62
Adjustable Coupling (Slip Fix) 1 1/4"	1.00	Ea	\$22.40	\$22.40

Irrigation Enhancement: \$882.87

Subtotal	\$4,732.87
Estimated Tax	\$0.00
Total	\$4,732.87

Terms & Conditions

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.

By _____
Israel Vega

Date 4/7/2026

By  Chairman

Date 4/8/26
Southshore Bay CDD

EXHIBIT 7

AGENDA



Southshore Bay CDD

Gary Schwartz

Complete

Score	84 / 94 (89.36%)	Flagged items	2	Actions	2
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31 Mar 2026 10:11 EDT

Prepared by

Gary Schwartz

Ponds	48 / 48 (100%)
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Ponds 1	3 / 3 (100%)
---------	--------------

Ponds

Good

The pond is well maintained overall, except for the dead filamentous algae within the pond.



Photo 1



Photo 2

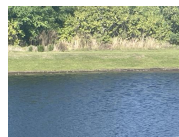


Photo 3

Pond Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.69871828108349,
-82.32589330512991)

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

Ponds

Good

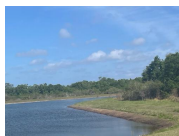


Photo 4



Photo 5



Photo 6

Pond Location

Southern Haven Dr
Wimauma FL 33598
United States
(27.693858023954128,
-82.33029610214287)

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

Ponds

Good



Photo 7



Photo 8



Photo 9

Pond Location

Cataline Cove Ave
Wimauma FL 33598
United States
(27.692295142848522,
-82.3255611558187)

Ponds 4

3 / 3 (100%)

Ponds

Good



Photo 10



Photo 11



Photo 12

Pond Location

5528 Silent Crest Dr
Wimauma FL 33598
United States
(27.691424433167736,
-82.32228549204983)

Ponds 5

3 / 3 (100%)

Ponds

Good



Photo 13



Photo 14



Photo 15

Pond Location

17316 Scuba Crest St
Wimauma FL 33598
United States
(27.692581890176694,
-82.32339274145879)

Ponds 6

3 / 3 (100%)

Ponds

Good



Photo 16



Photo 17



Photo 18

Pond Location

Little Path Dr
Wimauma FL 33598
United States
(27.693813401300172,

-82.32236704796769)

Ponds 7

3 / 3 (100%)

Ponds

Good



Photo 19



Photo 20



Photo 21

Pond Location

17227 Sparrow Case St
Wimauma FL 33598
United States
(27.693867527906917,
-82.32120036351967)

Ponds 8

3 / 3 (100%)

Ponds

Good



Photo 22



Photo 23



Photo 24

Pond Location

5344 Windy Grove Dr
Wimauma FL 33598
United States
(27.69554527013348,
-82.32519367717423)

Ponds 9

3 / 3 (100%)

Ponds

Good



Photo 25



Photo 26



Photo 27

Pond Location

5321 Windy Grove Dr
Wimauma FL 33598
United States
(27.69732150567273,
-82.32461104626636)

Ponds 10

3 / 3 (100%)

Ponds

Good



Photo 28



Photo 29



Photo 30

Pond Location

17003-17029 Clear Cork Dr
Wimauma FL 33598
United States
(27.699326675425954,
-82.32421200573263)

Ponds 11

3 / 3 (100%)

Ponds

Good



Photo 31



Photo 32



Photo 33

Pond Location

17026 Clear Cork Dr
Wimauma FL 33598
United States
(27.699327448230317,
-82.32394245172587)

Ponds 12

3 / 3 (100%)

Ponds

Good



Photo 34



Photo 35



Photo 36

Pond Location

16949 Scuba Crest St
Wimauma FL 33598
United States
(27.699682661357986,
-82.32107992291667)

Ponds 13

3 / 3 (100%)

Ponds

Good



Photo 37



Photo 38



Photo 39

Pond Location

16919 Clear Cork Dr
Wimauma FL 33598
United States
(27.7011518212304,

-82.32265347416298)

Ponds 14

3 / 3 (100%)

Ponds

Good

There's beneficial Spikerush in the pond.



Photo 40



Photo 41



Photo 42

Pond Location

16919 Scuba Crest St
Wimauma FL 33598
United States
(27.702352739120986,
-82.32093195113947)

Ponds 15

3 / 3 (100%)

Ponds

Good

The Pond is overall well maintained. There is beneficial. Spikerush in the. pond.



Photo 43



Photo 44



Photo 45

Pond Location

16840 Scuba Crest St
Wimauma FL 33598
United States
(27.706040489726256,
-82.32057017705223)

Ponds 16

3 / 3 (100%)

Ponds

Good

There is beneficial Spikerush in the pond.



Photo 46



Photo 47



Photo 48

Pond Location

Sailor Pines Ct
Wimauma FL 33598
United States
(27.703486778370802,
-82.32188577179397)

Landscaping

2 flagged, 2 actions, 20 / 27 (74.07%)

Landscaping 1

3 / 3 (100%)

Landscaping

Good



Photo 49



Photo 50



Photo 51

Landscaping Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.69872350703735,
-82.32589423538107)

Landscaping 2

2 / 3 (66.67%)

Landscaping

Fair

Annuals need to be replaced. Cutbacks are needed. plant replacement is needed.



Photo 52



Photo 53



Photo 54

Landscaping Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.69870661619115,
-82.32577929147052)

Landscaping 3

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

Landscaping

Poor



Photo 55

To do | Assignee: Gary Schwartz | Priority: Low | Due: 7 Apr 2026 10:42 EDT | Created by: Gary Schwartz

Turf replacement is needed.

Landscaping Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.69642608241647,
-82.32597964823462)

Landscaping 4

2 / 3 (66.67%)

Landscaping

Fair

Plant replacement is needed.



Photo 56

Landscaping Location

17201-17299 Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.694272594279447,
-82.32568044520181)

Landscaping 5

3 / 3 (100%)

Landscaping

Good

Landscaping Location

Landscaping 6

3 / 3 (100%)

Landscaping

Good

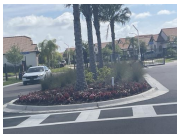


Photo 57

Landscaping Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.692241850555508,
-82.32537248949409)

Landscaping 7

2 / 3 (66.67%)

Landscaping

Fair

Cutbacks are needed. The dead annuals need to be replaced under warranty.



Photo 58



Photo 59



Photo 60

Landscaping Location

Scuba Crest St
Wimauma FL 33598
United States
(27.692432668882038,
-82.324760073775)

Landscaping 8

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

Landscaping

Poor



Photo 61



Photo 62

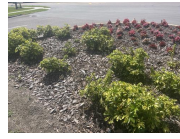


Photo 63

To do | Assignee: Gary Schwartz | Priority: Low | Due: 7 Apr 2026 11:14 EDT | Created by: Gary Schwartz

Turf replacement is needed.

Landscaping Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.691091378245215,
-82.32512108989276)

Landscaping 9

3 / 3 (100%)

Landscaping

Good



Photo 64

Landscaping Location

17306 Banded Gold Ln
Wimauma FL 33598
United States
(27.690533472803555,
-82.31880313488706)

Mailbox

Mailbox Location

Streetlights

Working

Streetlights Location

Hidden Creek Blvd
Wimauma FL 33598
United States
(27.69882304476842,
-82.32599133412441)



Photo 65

Signage

Good



Photo 66

Gates

Good



Photo 67



Photo 68

Sidewalks

Good



Photo 69



Photo 70

Sidewalks Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.69877166562651,
-82.32581891894212)

Common Area Fence

Good



Photo 71

Roads

Good



Photo 72



Photo 73

Roads Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.698727206309,
-82.32575438354476)

Sign Off



Gary Schwartz
3 Apr 2026 13:59 EDT

Flagged items & Actions

2 flagged, 2 actions

Flagged items

2 flagged, 2 actions

Page 1: Initial questions / Landscaping / Landscaping 3

Landscaping

Poor



Photo 55

To do | Assignee: Gary Schwartz | Priority: Low | Due: 7 Apr 2026 10:42 EDT | Created by: Gary Schwartz

Turf replacement is needed.

Page 1: Initial questions / Landscaping / Landscaping 8

Landscaping

Poor

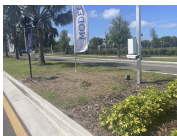


Photo 61



Photo 62



Photo 63

To do | Assignee: Gary Schwartz | Priority: Low | Due: 7 Apr 2026 11:14 EDT | Created by: Gary Schwartz

Turf replacement is needed.

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

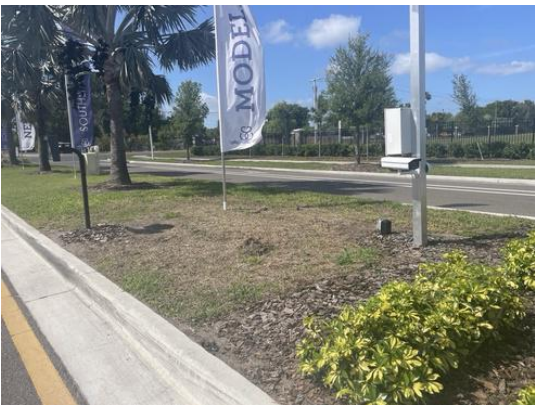


Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73