

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

Southshore Bay Community Development District

Regular Meeting Agenda

Monday, June 8, 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, June 8, 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 for Adoption – **Resolution 2026-07**, Designating Officers **Exhibit 1**
 - B. Consideration for Adoption – **Resolution 2026-08**, Authorizing Bank Account Signatories **Exhibit 2**
 - C. Consideration for Adoption – **Resolution 2026-09**, Setting Landowners Election and Meeting **Exhibit 3**
 - Exhibit A – Sample Notice, Instructions, Sample Proxy and Sample Ballot
 - D. Consideration for Adoption – **Resolution 2026-10**, Approving Proposed Budget and Setting Public Hearing **Exhibit 4**
 - **Exhibit A – Proposed Budget for Fiscal Year 2026/2027**
 - E. Discussion on 17309 Auburn Dove Lane
 - Diagram **Exhibit 5**
 - Options **Exhibit 6**
- D. Consent Agenda

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:

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
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- A. Consideration for Acceptance – The Unaudited March 2026 Financials **Exhibit 7**
 - The Negative Variance for March 2026
- B. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held April 13, 2026 **Exhibit 8**
- C. Ratification of Florida Commercial Care – Irrigation Controller Repair - \$1,992.83 **Exhibit 9**
- D. Ratification of ECS Integrations – Bishop Gate Picket Weld - \$855.00 **Exhibit 10**
- E. Ratification of Florida Commercial Care – Staking of Oak Tree - \$139.97 **Exhibit 11**

E. Staff Reports

- A. District Counsel
- B. District Engineer
- C. Kai Field Staff
 - Landscaping Report Dated May 1, 2026 **Exhibit 12**
 - Consideration of Florida Commercial Care Proposals
 - 1. Palm Tree Trimming - \$4,950.00 **Exhibit 13**
 - 2. Installation of New Irrigation Lines for 15 New Trees - \$3,714.42 **Exhibit 14**
- D. District Manager
 - Presentation of Number of Registered Voters - 593 **Exhibit 15**
 - Affidavit of Notice of Qualifying Period for Candidates for the Board of Supervisors **Exhibit 16**

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

RESOLUTION 2026-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF SOUTHSHORE BAY
COMMUNITY DEVELOPMENT DISTRICT, AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Southshore Bay Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF CURIOSITY CREEK
COMMUNITY DEVELOPMENT DISTRICT:**

1. The following persons are elected to the offices shown, to wit:

<u>Michael Lawson</u>	Chair
<u>Doug Draper</u>	Vice-Chair
<u>Audette Bruce</u>	Secretary
<u>Ken Joines</u>	Treasurer
<u>Sonia Valentin</u>	Assistant Treasurer
<u>Lauren Parsons</u>	Assistant Treasurer
<u>Lori Price</u>	Assistant Secretary
<u>Christie Ray</u>	Assistant Secretary
<u>Brittany Crutchfield</u>	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 8th day of June 2026.

ATTEST:

**SOUTHSHORE BAY COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____
Secretary / Assistant Secretary

Michael S. Lawson
Chair of the Board of Supervisors

EXHIBIT 2

AGENDA

RESOLUTION 2026-08

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF SOUTHSHORE BAY
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE
AUTHORIZED SIGNATORIES FOR THE DISTRICT’S OPERATING BANK
ACCOUNT(S), AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Southshore Bay Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District (the “Board”) previously adopted a resolution appointing certain employees of the District management company as officers of the District to perform services on behalf of the District; and

WHEREAS, the Board desires to designate new authorized officers for the District’s accounts.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Incorporation of Recitals.** The above recitals are true and correct and by this reference are incorporated into and form a material part of this resolution.
2. **Additional Authorized Officers for District Accounts.** As District officers, Audette Bruce (Secretary), Ken Joines (Treasurer), Lauren Parsons (Assistant Treasurer) and Sonia Valentin (Assistant Treasurer) are authorized to administer the District’s accounts, as soon as practical and effective immediately.
3. **Expiration for Previous Authorized Officers for District Accounts** All previous signers on the District’s accounts will be automatically removed effective as of June 8, 2026.
4. **Conflicts.** Resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.
5. **Effective Date.** This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 8TH DAY OF JUNE, 2026.

ATTEST:

**SOUTHSHORE BAY
COMMUNITY DEVELOPMENT DISTRICT**

Print Name: _____
 Secretary / Assistant Secretary

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

EXHIBIT 3

AGENDA

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR A LANDOWNERS’ MEETING FOR THE PURPOSE OF ELECTING ONE MEMBER OF THE BOARD; PROVIDING FOR PUBLICATION; PROVIDING SAMPLE NOTICE, INSTRUCTIONS, PROXY, AND BALLOTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Southshore Bay Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes;

WHEREAS, the District was established on December 14, 2017 by Ordinance No. 17-35 of the Hillsborough County Board of County Commissioners;

WHEREAS, the terms for Board **seat 5** is set to expire in November 2026; and

WHEREAS, the District is statutorily required to announce a meeting of the landowners of the District for the purpose of electing one (1) member of the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. In accordance with Section 190.006(2)(b), Florida Statutes the landowners’ meeting to elect one member of the Board, to Board **seat 5**, will be held on Monday, November 9, 2026, at 6:00 p.m. at the Hilton Garden Inn, 4328 Garden Vista Drive, Riverview, Florida 33578.

Section 2. The District’s Secretary is hereby directed to publish notice of this landowners’ meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

Section 3. Pursuant to Section 190.006(2)(b), Florida Statutes, a sample notice of landowners’ meeting and election, instructions on how all landowners may participate in the election, a sample proxy, and sample ballot forms are attached hereto as **Exhibit A**. Copies of such documents can be obtained from the District Manager’s office.

Section 4. This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on June 8, 2026.

Attest:

**Southshore Bay
Community Development District**

Print Name: _____
Secretary/ Assistant Secretary

Michael Lawson
Chair of the Board of Supervisors

Exhibit A

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Southshore Bay Community Development District

Notice is hereby given to the public and all landowners within the Southshore Bay Community Development District (the "**District**"), comprised of approximately 263.92 acres in Hillsborough County, Florida, advising that a landowners' meeting will be held for the purpose of electing one (1) member of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: Monday, November 9, 2026

Time: 6:00 p.m.

Place: Hilton Garden Inn
4328 Garden Vista Drive
Riverview, FL 33578

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 565-4663, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

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

Audette Bruce, District Manager
Run Date(s): October 16 and 23, 2026

Exhibit A
**Instructions Relating to Landowners' Meeting
of the Southshore Bay Community Development District
for the Election of Members of the Board of Supervisors**

Date: Monday, November 9, 2026
Time: 6:00 p.m.
Location: Hilton Garden Inn
4328 Garden Vista Drive
Riverview, FL 33578

Pursuant to Chapter 190, Florida Statutes, and after a community development district (“**District**”) has been established and the landowners have held their initial election, there shall be subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors of the District (“**Board**”) every 2 years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner within the District may vote in person at the landowners’ meeting or the landowner may nominate a proxy holder to vote in person at the meeting in place of the landowner. Landowners or proxy holders need to bring a government issued ID for verification purposes.

Whether in person or by proxy, each landowner shall be entitled to cast 1 vote per un-platted acre of land owned by him or her and located within the District, for each seat on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as 1 acre, entitling the landowner to 1 vote with respect thereto. Please note that a particular parcel of real property is entitled to only 1 vote for each eligible acre of land or fraction thereof; therefore, 2 or more people who own real property in common, that is 1 acre or less, are together entitled to only 1 vote for that real property. Platted lots shall be counted individually and entitled to 1 vote. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy.

At the landowners’ meeting, the landowners will elect a chair to conduct the meeting. The meeting chair can be any person present at the meeting and does not need to be a landowner. If the meeting chair is a landowner or proxy holder of a landowner, they may also nominate candidates, make or second motions, and participate in the voting process. Candidates must be nominated and then shall be elected by a vote of the landowners. Mailed in ballots or proxies are not accepted because the landowners or proxy holders nominate candidates first for each seat in the election and then the ballots are casted. Furthermore, the District does not have the ability to verify the signatures of mailed in ballots or request clarification if there is an issue with any ballot or proxy.

This year, one seat on the Board will be up for election by landowners. The candidate receiving the highest number of votes will receive a 4-year term. The term of office for the successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by 1 of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property, or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than 1 vote, each property must be listed and the number of un-platted acres of each property must be included. The signature on a proxy does not need to be notarized. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Exhibit A

Landowner Proxy

Southshore Bay Community Development District Landowners' Meeting – November 9, 2026

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Southshore Bay Community Development District to be held at Hilton Garden Inn, 4328 Garden Vista Drive, Riverview, Florida 33578, on November 9, 2026, at 6:00 p.m., and at any adjournments thereof, according to the number of un-platted acres of land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Address/Legal/or Parcel ID #

of Un-platted Acreage/
or # of Platted Lots

Authorized
Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES:

1. Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as 1 acre entitling the landowner to 1 vote with respect thereto.
2. 2 or more persons who own real property in common that is 1 acre or less are together entitled to only 1 vote for that real property.
3. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).
4. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Official Ballot for Landowners

Southshore Bay Community Development District Landowners' Meeting – November 9, 2026 (Election of One Supervisor)

The undersigned certifies that he/she/it is a fee simple owner of land located within the Southshore Bay Community Development District and described as follows:

Address/Legal/or Parcel ID #	# of Un-platted Acreage/ or # of Platted Lots	Authorized Votes
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

I do cast my votes as a Landowner as follows:

	Name of Candidate	Number of Votes
Seat 5	_____	_____

Date: _____

Signature: _____

Printed Name: _____

Official Ballot for Proxy Holders

Southshore Bay Community Development District

Landowners' Meeting – November 9, 2026

(Election of 1 Supervisor)

The undersigned certifies that he/she/it is the proxy holder for fee simple owners of land located within the Southshore Bay Community Development District and described in the attached proxies.

Information in the dotted line below is to be filled out by District Staff prior to being returned to the proxy holder for casting the ballot:

Total Number of Proxies _____

Total Number of Un-platted Acreage _____

Total Number of Platted Lots _____

Total Number of Authorized Votes _____

I do cast my votes, in my capacity as a proxy holder for certain Landowners, as follows:

	Name of Candidate	Number of Votes
Seat 5	_____	_____

Date: _____

Signature: _____

Printed Name: _____

EXHIBIT 4

AGENDA

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Southshore Bay Community Development District (“**District**”) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

- 1. Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Monday, August 10, 2026 at 6:00 p.m. at Hilton Garden Inn, 4328 Garden Vista Drive, Riverview, Florida 33578.
- 3. Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.
- 4. Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.
- 5. Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. Effective Date.** This Resolution shall take effect immediately upon adoption.

Passed and Adopted on June 8, 2026.

Attested By:

**Southshore Bay
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Michael Lawson
Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2026/2027

Southshore Bay

Community Development District

Proposed Budget
FY 2026–2027

Presented at the June 8, 2026 Meeting

**Southshore Bay Community Development District
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**Southshore Bay Community Development District
Fiscal Year 2027 Annual Budget
General Fund (Operations & Maintenance)**

Account Description	Actual FY 2024	Actual FY 2025	First Amendment FY 2026	Actual Thru 3/31/26	Projected April- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue							
Operations & Maintenance Assessments - On-Roll	\$ 142,015	\$ -	\$ 994,310	\$ 991,935	\$ 2,375	\$ 994,310	\$ 1,065,902
Special Assessments - On Roll - Other	-	208,392	-	-	-	-	-
Operations & Maintenance Assessments - Off-Roll	357,948	-	-	-	-	-	-
Operations & Maintenance Assessments - Lot Closings	56,844	352,336	-	-	-	-	-
Developer Funding Agreement	-	145,150	-	83,789	83,789	167,578	-
Miscellaneous Revenue	-	35,146	-	985	-	985	-
Tax Collector Excess Fees	1,162	1,419	-	-	-	-	-
Interest	101	354	-	846	846	1,693	-
Insurance Proceeds	-	-	-	-	-	-	-
Total Revenue	558,070	742,797	994,310	1,077,555	87,011	1,164,566	1,065,902
II. Expenditures							
General Administrative							
P/R- Board of Supervisors	5,793	13,600	12,000	5,200	5,200	10,400	12,000
Payroll Taxes	444	903	918	536	536	1,071	918
Payroll Processing	600	750	715	350	350	700	1,000
Professional Services - Management Consulting Services	23,000	32,000	32,000	16,000	16,000	32,000	62,400
Professional Services - Construction Accounting Services	9,000	-	-	-	-	-	-
Professional Services - Planning & Coordinating Service	24,000	24,000	24,000	12,000	12,000	24,000	-
Professional Services - Administrative	3,500	3,500	3,500	1,750	1,750	3,500	-
Professional Services - Auditing Services	7,300	4,600	4,400	-	4,650	4,650	4,900
Professional Services - Engineering Services	4,005	3,902	4,000	-	3,954	3,954	4,000
Professional Services - Legal Services	14,214	16,291	15,000	5,522	9,731	15,253	15,169
Legal Advertisements	1,807	1,041	1,500	-	1,424	1,424	1,500
Insurance	14,066	15,012	40,000	13,492	13,373	26,865	30,895
Regulatory & Permit Fees	175	200	175	175	-	175	175
Bank Fees	594	-	300	-	-	-	4,700
Travel Per Diem	-	-	300	572	572	1,144	1,300
Meeting Room Rental	-	-	-	-	-	-	4,400
Postage & Printing	1,499	742	500	-	-	-	1,000
Website Compliance	2,015	2,015	2,015	1,008	1,007	2,015	1,515
County Assessment Collection Fee	-	-	-	-	-	-	-
Administrative Contingency	1,859	2,780	14,500	1,284	2,320	3,604	5,000
Total Administrative	113,872	121,338	155,823	57,888	72,867	130,755	150,872
Debt Administration							
Dissemination Agent	6,000	7,500	8,500	2,750	5,750	8,500	7,500
Trustee Fees	4,041	709	4,256	2,128	2,128	4,256	4,256
Arbitrage	475	475	475	-	475	475	475
Professional Services - Trust Fund Accounting	-	-	-	-	-	-	-
Gap Loan - Cost of Issuance	-	-	7,800	7,800	-	7,800	-
Gap Loan Interest	-	-	18,853	-	18,853	18,853	10,464
Total Debt Administration	10,516	8,684	39,885	12,678	27,207	39,885	22,695

**Southshore Bay Community Development District
Fiscal Year 2027 Annual Budget
General Fund (Operations & Maintenance)**

Account Description	Actual FY 2024	Actual FY 2025	First Amendment FY 2026	Actual Thru 3/31/26	Projected April- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
Physical Environment							
Utilities							
Electricity (Irrigation & Pond Pumps)	855	923	6,000	527	527	1,054	1,100
Streetpole Lighting	99,675	150,034	141,732	83,106	83,106	166,212	158,698
Water	-	-	6,000	-	-	-	6,000
Solid Waste Collection & Refuse Services	-	-	-	-	-	-	400
Total Utilities	100,530	150,957	153,732	83,633	83,633	167,266	166,198
Common Areas & Right of Ways							
Professional Services - Comprehensive Field Services	13,750	15,000	15,000	7,500	7,500	15,000	15,600
Landscape Maintenance	246,683	224,856	294,856	112,428	112,428	224,856	-
Contracts - Landscape Maintenance	-	-	-	-	-	-	224,856
Contracts - Conservation & Preserve Maintenance	-	-	-	-	-	-	-
Contracts - Grounds Performance Monitoring	-	-	-	-	-	-	10,684
Contracts - Pet Waste Removal	-	-	-	-	-	-	-
Contracts - Rust Control	-	-	-	-	-	-	-
Landscape Replacement & Replenishment	-	88,216	60,000	15,243	15,243	30,486	60,000
Landscape - Mulch	-	54,096	30,000	-	30,000	30,000	30,000
Landscape - Tree/Palm Trimming	-	-	5,000	-	5,000	5,000	5,000
Landscape - Tree Removal & Replacement	-	-	-	-	-	-	-
R&M - Irrigation	3,504	15,111	25,000	8,500	8,500	17,000	25,000
R&M - Water Feature Fountain	-	-	-	-	-	-	-
R&M - Pressure Washing	-	-	-	-	-	-	-
R&M - Sidewalks / Hardscape	-	-	-	-	-	-	-
R&M - Bridge	-	-	-	-	-	-	-
R&M - Tot Lot	-	-	-	-	-	-	-
R&M - Dog Park	-	-	-	-	-	-	-
R&M - Signage	-	-	-	-	-	-	3,300
Maintenance Service	-	1,173	12,000	-	-	-	-
Misc - Pest Control & Wildlife Management	-	-	-	-	-	-	500
Misc - Holiday Lights & Decorations	-	4,490	25,000	-	25,000	25,000	10,000
Misc - Road Maintenance Cost Share	-	-	1,800	-	1,800	1,800	1,800
Total Common Areas & Right of Ways	263,937	402,943	468,656	143,671	205,471	349,142	386,740
Flood Control/Stormwater Management							
Lake/Pond Maintenance	20,697	8,621	14,100	6,300	6,300	12,600	-
Contracts - Aquatic Maintenance	-	-	-	-	-	-	12,600
Contracts - Wetland Monitoring	-	-	-	-	-	-	-
Contracts - Fountain	-	-	-	-	-	-	900
Pond Mowings	-	-	-	-	-	-	-
R&M - Pond	-	-	15,000	-	-	-	15,900
Total Flood Control/Stormwater Management	20,697	8,621	29,100	6,300	6,300	12,600	29,400

**Southshore Bay Community Development District
Fiscal Year 2027 Annual Budget
General Fund (Operations & Maintenance)**

Account Description	Actual FY 2024	Actual FY 2025	First Amendment FY 2026	Actual Thru 3/31/26	Projected April- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
Security							
Gate Maintenance & Perimeter Fence Repair	3,865	8,064	34,348	1,417	1,417	2,834	-
Contracts - Security Personnel	-	-	-	-	-	-	-
Contracts - Security Services & Monitoring Equipment	-	-	23,760	-	-	-	5,300
Contracts - Roving Patrols	-	-	-	-	-	-	-
R&M - Security Cameras & Equipment	350	1,320	660	330	330	660	18,460
R&M - Gates	-	-	-	-	-	-	3,500
R&M - Perimeter Fence	-	-	-	-	-	-	3,000
Key Fob / Entry System	-	-	10,000	-	10,000	10,000	10,000
Total Security	4,215	9,384	68,768	1,747	11,747	13,494	40,260
Capital & Contingency Reserves							
Capital Outlay Reserve	-	-	-	-	-	-	-
Emergency Response & Disaster Recovery	-	-	149,483	-	-	-	50,000
Physical Environment Contingency	3,074	142,797	58,793	7,814	50,979	58,793	50,000
Total Capital & Contingency Reserves	3,074	142,797	208,276	7,814	50,979	58,793	100,000
Total Physical Environment	392,452	714,701	928,532	243,165	358,130	601,295	722,598
Amenity Center Operations							
Professional Services - Amenity Management	4,239	5,000	5,000	2,500	2,500	5,000	5,000
Misc. Amenity Center Repairs & Maintenance	-	-	-	-	-	-	700
Total Amenity Center Operations	4,239	5,000	5,000	2,500	2,500	5,000	5,700
Total Expenditures	521,078	849,723	1,129,239	316,231	460,703	776,935	901,865
Excess (Deficiency) of Revenues Over (Under) Expenditures	36,992	(106,926)	(134,929)	761,324	(373,693)	387,631	164,037
III. Other Financing Sources (Uses)							
Developer Funding - Interim Operating	-	-	-	-	-	-	-
Developer Funding - Interim Repayment	-	-	-	-	-	-	-
Gap Loan Proceeds	-	-	380,054	380,054	-	380,054	-
Gap Loan Repayment	-	-	(230,571)	-	(230,571)	(230,571)	-
Gap Loan Repayment (Hurricane Damage)	-	-	-	-	-	-	(149,483)
Gap Loan Reserve	-	-	(14,554)	(14,554)	14,554	-	(14,554)
Interfund Transfer-In	-	-	-	-	-	-	-
Contribution To (Use of) Fund Balance	-	-	-	-	-	-	-
Total Other Financing Sources (Uses)	-	-	134,929	365,500	(216,017)	149,483	(164,037)
IV. Net Change in Fund Balance	36,992	(106,926)	-	1,126,824	(589,710)	537,114	-
Fund Balance - Beginning	2,113	39,105	(67,821)	(67,821)	-	(67,821)	469,293
Transfer for Gap Loan Reserve	-	-	-	14,554	(14,554)	-	-
Fund Balance - Ending	\$ 39,105	\$ (67,821)	\$ (67,821)	\$ 1,073,557	\$ (604,264)	\$ 469,293	\$ 469,293

**SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT
FY 2026 - 2027 BUDGET NARRATIVE**

REVENUE

SPECIAL ASSESSMENTS - ON-ROLL

The District levies annual Non-Ad Valorem assessments on all assessable property within the District. These assessments are collected through the County Tax Roll and provide the primary funding source for Operations and Maintenance (O&M) expenditures.

EXPENDITURES

GENERAL ADMINISTRATIVE

P/R - BOARD OF SUPERVISORS

Chapter 190 of the Florida Statutes permits Board Supervisors to receive \$200 per meeting attended. The budget assumes full attendance at all scheduled meetings for the fiscal year.

PAYROLL TAXES

Provides funding for required taxes associated with administrative, operational, or field staff payroll. This includes taxes on regular wages, overtime, and bonuses.

PAYROLL PROCESSING

Covers the cost of administering payroll for Supervisor compensation. This includes routine processing for each payroll cycle and additional year-end reporting and compliance filings.

PROFESSIONAL SERVICES - MANAGEMENT CONSULTING SERVICES

The District receives Management, Accounting, Administrative, and Assessment services as part of the KAI Management Agreement. This line also includes IT-related costs for processing the District's financial activities such as accounts payable, financial reporting, and budgeting, with the budget based on contracted fees outlined in the agreement.

PROFESSIONAL SERVICES - AUDITING SERVICES

Covers the cost for the District's annual independent audit, required by Florida Statutes and the Rules of the Auditor General. The audit is conducted by Grau & Associates in accordance with government auditing standards.

PROFESSIONAL SERVICES - ENGINEERING SERVICES

Provides funding for general engineering support to the District, including review of construction and maintenance activities, preparation for Board meetings, and general consultation. Services are provided by the District Engineer and the budget reflects expected usage and prior-year activity.

PROFESSIONAL SERVICES - LEGAL SERVICES

Covers the cost of general counsel services, including attendance at Board meetings, review of contracts and agreements, and legal guidance on District operations. Services are provided by the District's legal counsel and the budget reflects anticipated legal activity.

LEGAL ADVERTISEMENTS

Provides funding for legally required notices such as public meetings, budget hearings, and other formal disclosures. These notices are published in a local newspaper in accordance with statutory requirements to ensure public transparency and compliance with Florida law.

INSURANCE

Covers premiums for the District’s general liability, public officials, and property coverage as required to protect District assets and operations. Coverage is placed with Egis Insurance Advisors LLC and premiums are renewed annually based on current rates and exposures.

REGULATORY & PERMIT FEES

Covers the State of Florida’s annual filing fee required to maintain the District’s active status. This statutory fee is paid to the Department of Economic Opportunity or its successor agency.

BANK FEES

Charges associated with the District’s bank accounts. These fees cover monthly account maintenance, transaction processing, and other banking services necessary for financial operations.

TRAVEL PER DIEM

Provides reimbursement for District-related travel expenses incurred by Board Members or staff. Eligible costs may include mileage, lodging, meals, and other expenses consistent with Florida Statutes and District policies.

MEETING ROOM RENTAL

Provides for the rental of facilities to host public Board of Supervisors meetings. This line item accounts for anticipated costs based on meeting frequency and location availability.

POSTAGE & PRINTING

Provides for the printing, postage, mailing, and courier costs associated with official District communications, including meeting notices, budget documents, compliance correspondence, and other required materials distributed to residents, Board members, government agencies, vendors, etc.

WEBSITE COMPLIANCE

The District is required by Florida law to post adopted budgets, meeting agendas, and other public records on a compliant website. ADA compliance services are provided by SchoolNow to maintain the District’s public-records obligations.

ADMINISTRATIVE CONTINGENCY

Provides a reserve for unexpected administrative expenses or shortfalls in other administrative line items. This funding allows the District flexibility to address unforeseen needs without requiring a formal budget amendment.

DEBT ADMINISTRATION EXPENDITURES

DISSEMINATION AGENT

Provides for the continuing disclosure services required under Rule 15c2-12 of the Securities and Exchange Commission for District bonds. Services are provided by Kai Connected, LLC and DTS and include preparation and filing of required annual financial information and material event notices.

TRUSTEE FEES

Provides for the fees charged by the bond Trustee for administration of the District’s bond indebtedness. Services are provided by US Bank and include trust accounting, disbursement, and reporting functions.

ARBITRAGE

Provides for arbitrage rebate calculation services required by the Internal Revenue Code for the District’s tax-exempt bonds. These services are provided by the District’s arbitrage rebate counsel on a recurring schedule over the life of the bonds.

GAP LOAN INTEREST

Provides for interest accrued on the outstanding balance of the gap loan during the period between issuance and repayment from annual tax collection proceeds.

PHYSICAL ENVIRONMENT EXPENDITURES

UTILITIES

ELECTRICITY

Provides for electric utility service to power District-owned facilities such as irrigation systems, entry features, fountains, or other common area infrastructure. Service is billed by Tampa Electric based on usage and applicable utility rates.

STREETPOLE LIGHTING

Provides for electric service and maintenance associated with streetlight poles located throughout the District. Service is billed by Gig Fiber, LLC based on the number of fixtures and applicable rate schedules.

WATER

Covers the cost of water utility services necessary to operate irrigation systems, fountains, and other common area features maintained by the District. Service is provided by the applicable utility provider and charges are based on usage and prevailing rates.

SOLID WASTE COLLECTION & REFUSE SERVICES

Provides for solid waste and refuse collection at District facilities and common areas. Service is provided by the District’s solid waste collection provider on a recurring schedule consistent with the service agreement.

COMMON AREAS & RIGHT OF WAYS

PROFESSIONAL SERVICES - COMPREHENSIVE FIELD SERVICES

Provides for a dedicated field services contractor to perform routine inspections of the District’s assets. Services are provided by Kai Connected, LLC and include coordinating with vendors, monitoring service levels, and reporting maintenance concerns.

CONTRACTS - LANDSCAPE MAINTENANCE

Provides for the contracted landscape maintenance services for the District. Includes routine mowing, fertilization, plant and turf care, and irrigation system inspections and minor repairs as outlined in the contract.

CONTRACTS - GROUNDS PERFORMANCE MONITORING

Provides recurring evaluations of overall grounds conditions, including landscape and pond areas, through scheduled monitoring and reporting. Supports early identification of maintenance needs to ensure consistent service quality and community appearance.

LANDSCAPE REPLACEMENT & REPLENISHMENT

Covers costs for the repair or replacement of landscaping materials outside of regular contractual services.

LANDSCAPE - MULCH

Covers the cost of repairing or replenishing mulch in common area landscape beds, separate from regularly scheduled landscape services.

LANDSCAPE - TREE/PALM TRIMMING

Covers the cost of trimming, pruning, and removing trees within the District’s common areas as needed to maintain safety, visibility, and aesthetic standards.

R&M - IRRIGATION

Provides funding for ongoing repair and maintenance of the District’s irrigation system, including valve replacement, line repairs, controller adjustments, and related service needs. This amount has been estimated based on historical trends, projected service levels, and anticipated cost changes.

R&M - SIGNAGE

Covers the cost of repairing, replacing, or maintaining community signage, including entry monuments, directional signs, and regulatory or informational signs located throughout the District.

MISC - PEST CONTROL & WILDLIFE MANAGEMENT

Provides for non-recurring pest and wildlife management services, including response to nuisance animals, rodents, or insect issues outside the scope of the routine pest-control contract. Services are performed by the District’s pest and wildlife management provider on an as-needed basis.

MISC - HOLIDAY LIGHTS & DECORATIONS

Provides funding for the purchase, installation, and removal of seasonal and holiday decorations throughout the District’s common areas to enhance community appearance and celebrate festive occasions.

MISC – 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.

FLOOD CONTROL/STORMWATER MANAGEMENT

CONTRACTS - AQUATIC MAINTENANCE

Provides for the contracted treatment and maintenance of the District’s stormwater ponds, lakes, and aquatic vegetation. Services may include algae control, shoreline management, water quality monitoring, and midge fly or invasive species treatment.

CONTRACTS - FOUNTAIN

Provides for contracted maintenance of the District’s pond and lake fountains that support water circulation and aeration. Services include routine inspections, cleaning, repairs, and operational adjustments to ensure proper functionality.

R&M - PONDS

Supports repairs, maintenance, and remediation of District stormwater ponds, including shoreline stabilization, minor erosion repairs, sediment buildup correction, and upkeep necessary to preserve proper function and appearance.

SECURITY

CONTRACTS - SECURITY SERVICES & MONITORING EQUIPMENT

Provides for contracted roving patrols of the District’s common areas. Also covers operation and maintenance of perimeter gates and resident key fob access equipment.

R&M - CAMERAS AND MONITORING

Provides for the routine maintenance, repair, and monitoring of the District’s security camera systems. This may include replacement of damaged equipment, software updates to ensure continued functionality and safety coverage throughout the community.

R&M - GATES

Covers the cost of maintaining, repairing, and servicing the District’s entry gates, including entry/exit arms, keypads, card readers, and related gate equipment to ensure reliable operation and resident access.

R&M - FENCING

Covers repairs and maintenance of perimeter, pool, or decorative fencing throughout the District, including gates, latches, and other hardware.

KEY FOB / ENTRY SYSTEM

Provides for the purchase and issuance of individual key fobs and barcodes for residents and authorized users to access District facilities and gated areas.

CAPITAL & CONTINGENCY RESERVES

EMERGENCY RESPONSE & DISASTER RECOVERY

Provides funding for non-recurring costs associated with hurricanes, severe weather, flooding, or other extraordinary events. These funds may be used for emergency response, temporary repairs, debris removal, and related services not otherwise included in routine maintenance contracts.

PHYSICAL ENVIRONMENT CONTINGENCY

Sets aside reserve funds to cover unforeseen or emergency repairs, cost overruns, or other unbudgeted physical environment expenses that may arise during the fiscal year.

AMENITY CENTER OPERATIONS

PROFESSIONAL SERVICES - AMENITY MANAGEMENT

Covers onsite management, staffing, and coordination of daily amenity operations. Responsibilities include tracking and managing facility access keys, coordinating janitorial services, overseeing facility rental activities, and implementing general operating rules for the amenity center. Services are provided under the KAI Management Agreement.

MISC. AMENITY CENTER REPAIRS & MAINTENANCE

Funds unexpected or minor repairs necessary to maintain the functionality and aesthetics of the amenity center. This may include light plumbing, HVAC repairs, minor painting, fixture replacements, and other small-scale tasks not otherwise categorized.

OTHER FINANCING SOURCES (USES)

GAP LOAN REPAYMENT

Provides for the repayment of principal associated with the short-term gap loan issued to fund District operations prior to the receipt of annual assessment revenues. The loan is repaid using tax collection proceeds once received and is expected to be fully satisfied within the fiscal year.

GAP LOAN REQUIRED RESERVE

Provides for the required reserve established in connection with the gap loan, as required by the loan agreement, to ensure timely payment of debt service and related obligations during the period the loan is outstanding.

**Southshore Bay Community Development District
Fiscal Year 2027 Annual Budget
Series 2024 Debt Service Fund**

Account Description	Actual FY 2025	Adopted FY 2026	Actual Thru 3/31/26	Projected April- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue						
Debt Service Assessments - On-Roll	\$ -	\$ 512,000	\$ 510,769	\$ 1,231	\$ 512,000	\$ 512,002
Debt Service Assessments - Off-Roll	-	-	-	-	-	-
Debt Service Assessments - Lot Closings	512,257	-	-	-	-	-
Prepayment Income	-	-	-	-	-	-
Developer Funding Agreement	81,439	-	-	-	-	-
Tax Collector Excess Fees	-	-	-	-	-	-
Interest	27,451	-	11,103	-	11,103	-
Total Revenue	621,147	512,000	521,872	1,231	523,103	512,002
II. Expenditures						
Debt Service						
Principal Debt Retirement	105,000	110,000	-	110,000	110,000	115,000
Interest Expense	337,372	398,600	200,606	200,606	401,213	395,988
Prepayment Expense	-	-	-	-	-	-
Total Debt Service	442,372	508,600	200,606	310,606	511,213	510,988
Total Expenditures	442,372	508,600	200,606	310,606	511,213	510,988
Excess (Deficiency) of Revenues Over (Under) Expenditures	178,775	3,400	321,266	(309,375)	11,891	1,015
III. Other Financing Sources (Uses)						
Interfund Transfer-In	-	-	-	-	-	-
Bond Proceeds	-	-	-	-	-	-
Bond Closeout Expense	(2,500)	-	-	-	-	-
Contribution to Fund Balance	-	-	-	-	-	-
Total Other Sources (Uses)	(2,500)	-	-	-	-	-
IV. Net Change In Fund Balance	176,275	3,400	321,266	(309,375)	11,891	1,015
Fund Balance - Beginning	567,183	743,458	743,458	-	743,458	755,349
Fund Balance - Ending	\$ 743,458	\$ 746,858	\$ 1,064,724	\$ (309,375)	\$ 755,349	\$ 756,364

Southshore Bay Community Development District
\$7,475,000 Capital Improvement Revenue Assessment Bonds, Series 2024

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Total Bond Value
5/1/26	110,000		200,606	310,606	310,606	7,260,000
11/1/26			197,994	197,994		7,260,000
5/1/27	115,000		197,994	312,994	510,988	7,145,000
11/1/27			195,263	195,263		7,145,000
5/1/28	120,000		195,263	315,263	510,525	7,025,000
11/1/28			192,413	192,413		7,025,000
5/1/29	130,000		192,413	322,413	514,825	6,895,000
11/1/29			189,325	189,325		6,895,000
5/1/30	135,000		189,325	324,325	513,650	6,760,000
11/1/30			186,119	186,119		6,760,000
5/1/31	140,000		186,119	326,119	512,238	6,620,000
11/1/31			182,794	182,794		6,620,000
5/1/32	150,000		182,794	332,794	515,588	6,470,000
11/1/32			178,763	178,763		6,470,000
5/1/33	155,000		178,763	333,763	512,525	6,315,000
11/1/33			174,597	174,597		6,315,000
5/1/34	165,000		174,597	339,597	514,194	6,150,000
11/1/34			170,163	170,163		6,150,000
5/1/35	175,000		170,163	345,163	515,325	5,975,000
11/1/35			165,459	165,459		5,975,000
5/1/36	185,000		165,459	350,459	515,919	5,790,000
11/1/36			160,488	160,488		5,790,000
5/1/37	195,000		160,488	355,488	515,975	5,595,000
11/1/37			155,247	155,247		5,595,000
5/1/38	205,000		155,247	360,247	515,494	5,390,000
11/1/38			149,738	149,738		5,390,000
5/1/39	215,000		149,738	364,738	514,475	5,175,000
11/1/39			143,959	143,959		5,175,000
5/1/40	225,000		143,959	368,959	512,919	4,950,000
11/1/40			137,913	137,913		4,950,000
5/1/41	240,000		137,913	377,913	515,825	4,710,000
11/1/41			131,463	131,463		4,710,000
5/1/42	255,000		131,463	386,463	517,925	4,455,000
11/1/42			124,609	124,609		4,455,000
5/1/43	270,000		124,609	394,609	519,219	4,185,000
11/1/43			117,353	117,353		4,185,000
5/1/44	280,000		117,353	397,353	514,706	3,905,000
11/1/44			109,828	109,828		3,905,000
5/1/45	300,000		109,828	409,828	519,656	3,605,000
11/1/45			101,391	101,391		3,605,000
5/1/46	315,000		101,391	416,391	517,781	3,290,000
11/1/46			92,531	92,531		3,290,000
5/1/47	335,000		92,531	427,531	520,063	2,955,000
11/1/47			83,109	83,109		2,955,000
5/1/48	355,000		83,109	438,109	521,219	2,600,000
11/1/48			73,125	73,125		2,600,000
5/1/49	375,000		73,125	448,125	521,250	2,225,000
11/1/49			62,578	62,578		2,225,000
5/1/50	395,000		62,578	457,578	520,156	1,830,000
11/1/50			51,469	51,469		1,830,000
5/1/51	420,000		51,469	471,469	522,938	1,410,000
11/1/51			39,656	39,656		1,410,000
5/1/52	445,000		39,656	484,656	524,313	965,000
11/1/52			27,141	27,141		965,000
5/1/53	470,000		27,141	497,141	524,281	495,000
11/1/53			13,922	13,922		495,000
5/1/54	495,000		13,922	508,922	522,844	0
Total	7,370,000		7,417,419	14,787,419	14,787,419	

**Southshore Bay Community Development District
Fiscal Year 2027 ERU Allocation & Assessment Summary Comparison**

		TH Phase 6	TH Phase 5	Active Adult
AR = Total Expenditures - Net:	\$1,065,902.02	\$791,752.19	\$24,014.08	\$250,135.75
Plus: Early Payment Discount (4.0%)	\$45,357.53	\$33,691.58	\$10,644.07	\$10,644.07
Plus: County Collection Charges (2.0%)	\$22,678.77	\$22,678.77	\$22,678.77	\$22,678.77
Total Expenditures - GROSS	\$1,133,938.32 [a]	\$842,289.56	\$25,546.90	\$266,101.86
Total ERU:	680.05 [b]	210.66	6.39	463.00
Total AR / ERU - GROSS (as if all On-Roll):	\$1,667.45 [a] / [b]	\$3,998.41	\$3,998.41	\$574.73
Total AR / ERU - NET:	\$1,567.40	\$3,758.51	\$122.52	\$540.25

1. Equivalent Residential Unit (ERU) Allocation of Annual Operations and Maintenance Assessments

Product ¹	Units	ERU	Total ERU	% ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
Active Adult	463	1.00	463.00	68.08%	\$540.25	\$250,135.75	\$574.73	\$266,101.86
Production 22' (TH Phase 5)	196	0.03	6.39	0.94%	\$122.52	\$24,014.08	\$130.34	\$25,546.90
Production 22' (TH Phase 6)	464	0.45	210.66	30.98%	\$1,706.36	\$791,752.19	\$1,815.28	\$842,289.56
Total	1123		680.05	100.00%		\$1,065,902.02		\$1,133,938.32

2. Assessment Comparison Summary by Fiscal Year

Assessment Area 1 - Phases 4B, 5A, 5B, 6A, 6B, 7, and 8B

Product	Units	Operations & Maintenance ²			Debt Service ²			Total ²			
		FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	\$ Change	% Change
Active Adult	363	\$574.73	\$547.36	5%	\$0.00	\$0.00	N/A	\$574.73	\$547.36	\$27.37	5%
Total	363										

Active Adult Phase 8A

Product	Units	Operations & Maintenance ²			Debt Service ²			Total ²			
		FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	\$ Change	% Change
Active Adult	100	\$574.73	\$547.36	5%	\$0.00	\$0.00	N/A	\$574.73	\$547.36	\$27.37	5%
Total	100										

Assessment Area 2 - Phases 5, 6A, 6B and 6C

Product	Units	Operations & Maintenance ²			Series 2024 Debt Service ²			Total ²			
		FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	\$ Change	% Change
Production 22' (TH Phase 5)	196	\$130.34	\$124.13	5%	\$638.30	\$638.30	0%	\$768.64	\$762.43	\$6.21	1%
Production 22' (TH Phase 6)	464	\$1,815.28	\$1,681.07	8%	\$904.26	\$904.26	0%	\$2,719.54	\$2,585.33	\$134.21	5%
Total	660										

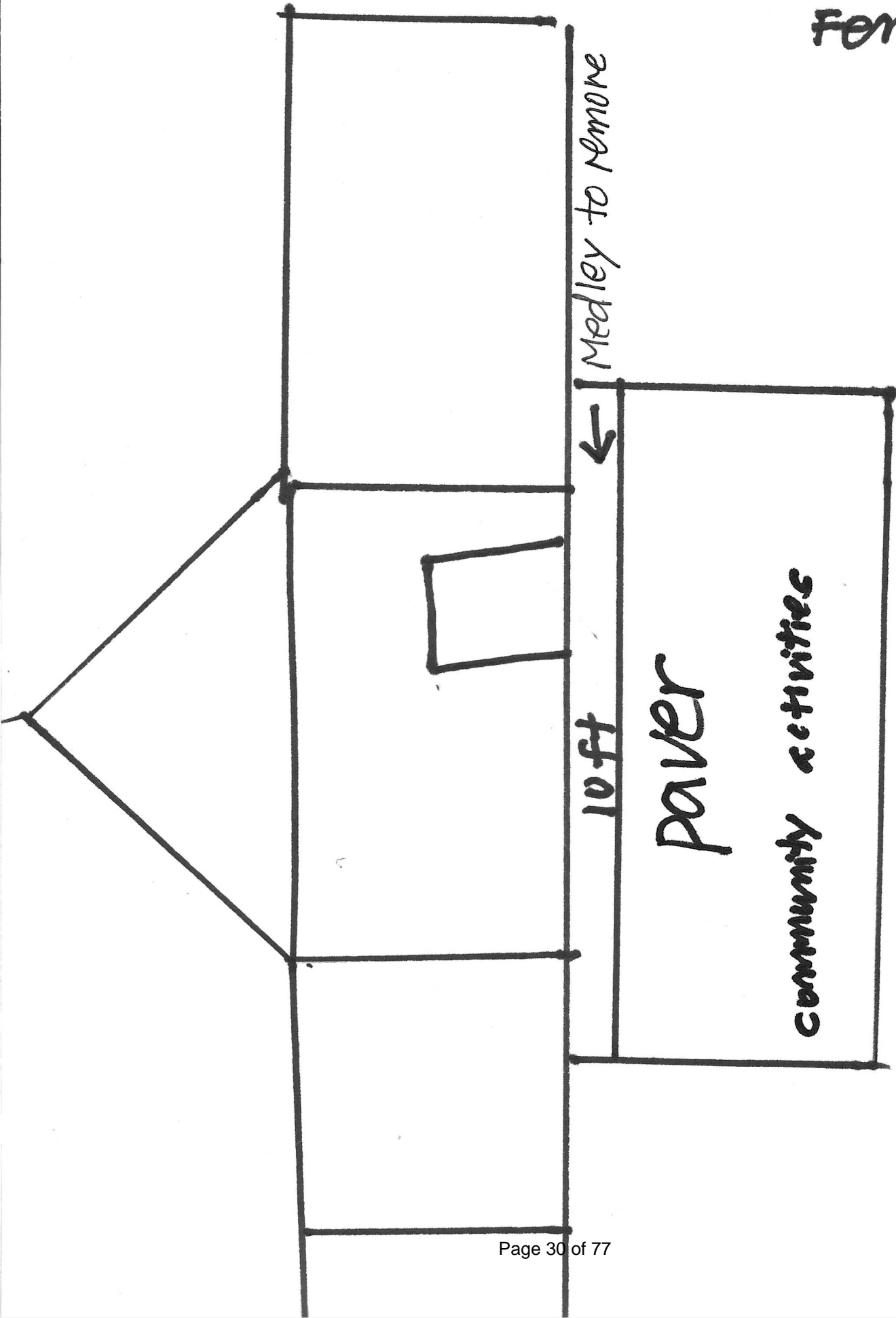
1. The amounts shown are presented as if on roll and grossed up to account for collection costs and early payment discounts.

2. FY Proposed Fiscal Year Administrative Cost calculated at \$540.25 per platted lot applied to 196 platted lots, reflecting a five percent annual increase from the \$111.13 per lot rate established in January 2025 pursuant to the Administrative Cost Sharing Agreement.

EXHIBIT 5

AGENDA

Auburn Dove Lane



X X X Grass
X X X

EXHIBIT 6

AGENDA

Medley Southshore Bay 17309 Auburn Dove Lane Paver Discussion
June 8, 2026

Option 1

Use the space for open community activity such as stretch/relaxation, afternoon tea socials, and evening movie nights.

The resident, property owner will provide/manage the programs and equipment including furniture and movie screens.

CDD can consider providing the fence as the diagram shows.

Option 2

Removal of the paver stone at the resident's cost. CDD to provide sods and irrigation.

Option 3

Purchasing of the 30X30 paver space or the entire yard space that CDD owns.

EXHIBIT 7

AGENDA

Southshore Bay Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2026

Southshore Bay CDD
Balance Sheet
March 31, 2026

	GENERAL FUND	2024 AA2 DEBT SERVICE	2024 AA2 CONSTRUCTION FUND	CONSOLIDATED TOTAL
1 ASSETS:				
2 CASH	\$ 121,275	\$ -	\$ -	\$ 121,275
3 RESTRICTED CASH	2,016	-	-	2,016
5 VALLEY BANK	1,331,106	-	-	1,331,106
6 CONSTRUCTION CASH	-	-	6	6
6 ACCOUNTS RECEIVABLE	129,023	-	-	129,023
7 ASSESSEMENTS RECEIVABLE	2,375	1,231	-	3,606
8 ASSESSEMENTS RECEIVABLE-EXCESS FEES	-	-	-	-
9 DEPOSITS	3,600	-	-	3,600
10 PREPAID	5,683	-	-	5,683
11 DUE FROM GENERAL FUND	-	510,769	-	510,769
12 DUE FROM OTHER GOV'T FUNDS	-	-	-	-
12 DEBT SERVICE:				
13 REVENUE	-	41,993	-	41,993
14 COST OF ISSUANCE	-	-	-	-
15 INTEREST	-	-	-	-
16 PREPAYMENT	-	-	-	-
17 RESERVE	-	511,963	-	511,963
18 TOTAL ASSETS	\$ 1,595,080	\$ 1,065,956	\$ 6	\$ 2,661,041
19				
20 LIABILITIES:				
21 ACCOUNTS PAYABLE	\$ 8,379	\$ -	\$ -	\$ 8,379
22 ACCRUED EXPENSES	-	-	-	-
23 DEFERRED REVENUE	2,375	1,231	-	3,606
24 DUE TO DEBT SERVICE FUND	510,769	-	-	510,769
25				
26 FUND BALANCE:				
27 NONSPENDABLE:				
28 PREPAID AND DEPOSITS	9,283	-	-	9,283
29 RESTRICTED FOR:				
30 GAP LOAN REQUIRED RESERVE	-	-	-	-
31 CAPITAL PROJECTS	-	-	6	6
32 DEBT SERVICE	510,769	1,064,725	-	1,575,494
33 ASSIGNED FOR GAP LOAN REPAYMENT	380,054	-	-	380,054
34 UNASSIGNED:	173,450	-	-	173,450
35 TOTAL LIABILITIES & FUND BALANCE	\$ 1,595,080	\$ 1,065,956	\$ 6	\$ 2,661,041

Southshore Bay CDD
Statement of Revenues, Expenditures and Changes in Fund Balance
General Fund
For Period October 1, 2025 through March, 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	\$ 894,879	\$ 991,935	97,056
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	-	-	985	985
INTEREST	-	-	846	846
TOTAL REVENUE	\$ 1,374,364	\$ 1,274,933	\$ 1,457,609	\$ 182,676
EXPENDITURES				
GENERAL ADMINISTRATIVE				
SUPERVISORS COMPENSATION	\$ 12,000	\$ 6,000	\$ 5,200	\$ 800
PAYROLL TAXES	918	459	536	(77)
PAYROLL PROCESSING	715	358	350	8
MANAGEMENT CONSULTING SERVICES	32,000	16,000	16,000	-
PLANNING, COORDINATING & CONTRACT SERVICES	24,000	12,000	12,000	-
ADMINISTRATIVE SERVICES	3,500	1,750	1,750	-
BANK FEES	300	150	-	150
MISCELLANEOUS	500	250	-	250
AUDITING SERVICES	4,400	4,400	-	4,400
TRAVEL PER DIEM	300	300	572	(272)
INSURANCE	40,000	20,000	13,492	6,508
REGULATORY AND PERMIT FEES	175	175	175	-
LEGAL ADVERTISEMENTS	1,500	750	-	750
ENGINEERING SERVICES	4,000	2,000	-	2,000
LEGAL SERVICES	15,000	7,500	5,522	1,978
WEBSITE HOSTING	2,015	1,008	1,008	-
ADMINISTRATIVE CONTINGENCY	14,500	7,250	1,284	5,966
TOTAL GENERAL ADMINISTRATIVE	155,823	80,349	57,888	22,461
DEBT ADMINISTRATION:				
DISSEMINATION AGENT	8,500	4,250	2,750	1,500
TRUSTEE FEES	4,256	2,128	2,128	-
ARBITRAGE	475	238	-	238
GAP LOAN REPAYMENT (GAP LOAN):				
LOAN REPAYMENT (GAP LOAN)	230,571	115,286	-	115,286
HURRICANE DAMANGE (GAP LOAN):	149,483	74,742	-	74,742
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	9,427	-	9,427
TOTAL DEBT SERVICE ADMINISTRATION	434,492	228,423	27,232	201,191
PHYSICAL ENVIRONMENT EXPENDITURES				
COMPREHENSIVE FIELD SERVICES	15,000	7,500	7,500	-
AMENITY MANAGEMENT SERVICES	5,000	2,500	2,500	-
STREETPOLE LIGHTING	141,732	70,866	83,106	(12,240)
ELECTRICITY (IRRIGATION & POND PUMPS)	6,000	3,000	527	2,473
WATER	6,000	3,000	-	3,000
LANDSCAPING MAINTENANCE	294,856	147,428	112,428	35,000
LANDSCAPE ENHANCEMENT	60,000	30,000	15,243	14,757
TREE TRIMMING	5,000	2,500	-	2,500
MULCH	30,000	15,000	-	15,000
IRRIGATION MAINTENANCE	25,000	12,500	8,500	4,000
POND MAINTENANCE	14,100	7,050	6,300	750
EROSION REPAIR	15,000	7,500	-	7,500
GATE MAINTENANCE AND MONITORING	34,348	17,174	1,417	15,757
SECURITY SERVICES	23,760	11,880	-	11,880
CAMERAS	660	330	330	-
GATE CLICKERS	10,000	5,000	-	5,000
HOLIDAY DECORATIONS/EVENTS	25,000	12,500	-	12,500
ROAD MAINTENANCE COST SHARE	1,800	900	-	900
MAINTENANCE SERVICE	12,000	6,000	-	6,000
CONTINGENCY FOR PHYSICAL ENVIRONMENT	58,793	29,397	7,814	21,582
TOTAL PHYSICAL ENVIRONMENT	784,049	392,025	245,665	146,359
UNBUDGETED EXPENDITURES	-	-	-	-
TOTAL EXPENDITURES	\$ 1,374,364	\$ 700,797	\$ 330,785	\$ 370,011
OTHER FINANCING SOURCES (USES)				
TRANSFER IN	-	-	-	-
TRANSFER-OUT	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-
EXCESS REVENUE OVER (UNDER) EXPEND.	-	574,137	1,126,824	552,687
GAP LOAN REQUIRED RESERVE	-	-	14,554	-
FUND BALANCE - BEGINNING	-	-	(67,821)	-
FUND BALANCE - ENDING	\$ -	\$ 574,137	\$ 1,073,557	\$ -

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

	FY 2026			YTD
	ADOPTED			YTD
	BUDGET			ACTUAL
				VARIANCE
				FAV (UNFAV)
1 REVENUES				
2 On-Roll Assessments	\$ 512,000	\$ 460,800	\$ 510,769	\$ 49,969
3 Interest	-	-	11,103	11,103
4 Lot Closings	-	-	-	-
5 Total revenues	512,000	460,800	521,872	61,072
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	321,266	61,072
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	321,266	61,072
23				
24				
25 Fund balance - beginning (unaudited)			743,458	
26 Fund balance - ending			<u>\$ 1,064,724</u>	

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

	ACTUAL YEAR-TO-DATE
1 REVENUE	
2 DEVELOPER FUNDING	\$ -
3 BOND PROCEEDS	-
4 INTEREST	54
5 TOTAL REVENUE	54
6	
7 EXPENDITURES	
8 CONSTRUCTION IN PROGRESS	3,183
9 TOTAL EXPENDITURES	3,183
10	
11 EXCESS REVENUE OVER (UNDER) EXPEND.	(3,129)
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)	(3,129)
18	
19 FUND BALANCE - BEGINNING	3,135
20 FUND BALANCE - ENDING	\$ 6

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

	Bank United (Operating Acct)
Balance Per Bank Statement	\$ 127,763.41
Plus: Deposits in Transit	-
Less: Outstanding Checks	(4,472.00)
<i>Adjusted Bank Balance</i>	\$ 123,291.41
Beginning Cash Balance Per Books	\$ 1,537,760.62
Cash Receipts	939,735.96
Cash Disbursements	(2,354,205.17)
<i>Balance Per Books</i>	\$ 123,291.41

**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			Gate pros void check		1,050.00	8,635.25
10/31/2025	108		bank analysis charge	1,291.79		7,343.46
10/31/2025	112	Doug Draper	Ira Draper Ck # 36 July BOS meeting 7/14/25	184.70		7,158.76
10/31/2025	112	Doug Draper	Ira Draper Ck # 35 Sept BOS meeting 9/8/25	215.50		6,943.26
10/31/2025	112	Engage PEO	July 25, Sept 25, and Oct 25 payroll and mileage	2,829.73		4,113.53
10/31/2024				4,726.72	1,050.67	4,113.53
11/3/2025	300056	Spectrum Business	Invoice: 2544221102425-4221 (Reference: 16675 LAGOON SHORE 10/24/25 to 11/23/25.)	213.95		3,899.58
11/3/2025	114		FY25 Excess Fees		1,419.25	5,318.83
11/3/2025	114		FY25 Excess Fees			5,318.83
11/3/2025	114		FY25 Excess Fees			5,318.83
11/4/2025	300058	Tampa Electric	Invoice: 101325-3285 (Reference: 17364 Lagoon Shore Blvd Sept 09, 2025 to Oct 07, 2025.)	41.56		5,277.27
11/4/2025	300059	Tampa Electric	Invoice: 101325-7789 (Reference: 16896 Lagoon Shore Blvd Sept 09, 2025 to Oct 07, 2025.)	39.18		5,238.09
11/7/2025	100324	Business Observer	Invoice: 25-02688H (Reference: Notice of Meetings Fiscal Year 2025-2026.)	96.25		5,141.84
11/7/2025	100325	Florida Commercial Care, Inc.		62,660.58		-57,518.74
11/7/2025	100326	Egis Insurance Advisors, LLC	Invoice: 30380 (Reference: DP-Policy #100125340 10/01/2025-10/01/2026.)	2,095.42		-59,614.16
11/12/2025		Dune FB Debt LLC			4,347.23	-55,266.93
11/14/2025	300071	IPFS Corporation	Reference: Insurance premium payment-1. https://clientname(FILLIN).payableslockbox.com/DocView/In	2,369.40		-57,636.33
11/14/2025	110		to record assessments received		18,538.46	-39,097.87
11/14/2025	110		to record assessments received	6,301.22		-45,399.09
11/14/2025	112	Doug Draper	Ira Draper Ck # 36 July BOS meeting 7/14/25			-45,399.09
11/14/2025	112	Doug Draper	Ira Draper Ck # 35 Sept BOS meeting 9/8/25			-45,399.09
11/14/2025	112	Engage PEO	11/10/25 BOS meeting	911.20		-46,310.29
11/14/2025	114		bank analysis charge fees refunded from bank		0.62	-46,309.67
11/14/2025	114		bank analysis charge fees refunded from bank		22.00	-46,287.67
11/14/2025	114		bank analysis charge fees refunded from bank		151.00	-46,136.67
11/14/2025	110		to record assessments received		6,301.22	-39,835.45
11/17/2025		Southshore Bay Homeowners' Association			62,660.58	22,825.13
11/17/2025	90		to record assessments received		3,964.65	26,789.78
11/17/2025	90		to record assessments received	1,347.58		25,442.20
11/17/2025	90		to record assessments received		1,347.58	26,789.78
11/19/2025		Dune FB Debt LLC			2,360.00	29,149.78
11/19/2025	111925WIRE	Gig Fiber, LLC - Streetleaf	Invoice: 5021 (Reference: August 2025 Solar Equipment Lease.)	11,536.00		17,613.78
11/19/2025	111925WIRE	Gig Fiber, LLC - Streetleaf	Invoice: 5022 (Reference: Phase 6A_August 2025.)	1,800.00		15,813.78
11/19/2025	111925WIRE	Gig Fiber, LLC - Streetleaf	Invoice: 5209 (Reference: Phase 6A_Sept 2025.)	1,800.00		14,013.78
11/21/2025	89		to record assessments received		16,478.65	30,492.43
11/21/2025	89		to record assessments received	5,601.09		24,891.34
11/21/2025	89		to record assessments received		5,601.09	30,492.43
11/24/2025	100327	Dept of Economic Opportunity	Invoice: 93375 (Reference: Annual District Filing Fee.)	175.00		30,317.43
11/26/2025	300075	Tampa Electric	Invoice: 111325-3285 (Reference: 17364 Lagoon Shore Blvd Oct 08, 2025 - Nov 07, 2025.)	45.47		30,271.96
11/26/2025	300076	Tampa Electric	Invoice: 111325-7789 (Reference: 16896 Lagoon Shore Blvd Oct 08, 2025 - Nov 07, 2025.)	42.59		30,229.37
11/26/2025	300077	IPFS Corporation	Invoice: GAA-D81466-2 (Reference: Insurance premium payment-2 + \$5 processing fee.)	2,256.81		27,972.56
11/30/2025			To write off Reed electric		0.32	27,972.88
11/30/2025			Interest		3.58	27,976.46
11/30/2025	113		bank analysis charge	1,356.81		26,619.65
11/30/2025				100,690.11	123,196.23	26,619.65
12/3/2025	100328	Kai	Invoice: 20495 (Reference: Service Area CDD & Amenity Mgmt.) Invoice: 20598 (Reference: Service	5,876.92		20,742.73
12/4/2025	88		to record assessments received		33,987.22	54,729.95
12/4/2025	88		to record assessments received	11,552.26		43,177.69
12/4/2025	88		to record assessments received		11,552.26	54,729.95
12/5/2025	300078	Grandview Environmental LLC	Invoice: 20514 (Reference: Pine bark mulch installed at common areas.)	54,096.00		633.95
12/5/2025	91		to record assessments received		279,112.73	279,746.68
12/5/2025	91		to record assessments received	94,870.42		184,876.26
12/5/2025	91		to record assessments received		94,870.42	279,746.68
12/8/2025	100329	Stantec Consulting Services Inc.	Invoice: 2452693 (Reference: Engineering services.)	391.50		279,355.18

12/8/2025	100330	Kai Connected, LLC	Invoice: 4694 (Reference: Professional & Website management, Planning & Coordination and General A	20,000.00	259,355.18
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	202,666.18

12/8/2025	100332	Gate Pros, Inc	VOID: bill was paid by HOA vendor did not cash check Invoice: 10396 (Reference: SERVICE CALL ON 6/			202,666.18
12/8/2025	100333	Disclosure Technology Services	Invoice: 1621 (Reference: DTS MUNI ? CDA SaaS, 1 Year Subscription, Year 2026 Continuing Disclosur	2,500.00		200,166.18
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		195,566.18
12/8/2025	100335	SchoolNow	Invoice: INV-SN-942 (Reference: SchoolNow CDD ADA-PDF Subscription.)	1,515.00		194,051.18
12/8/2025	100336	US Bank Trustee	Invoice: 7870663 (Reference: Trustee Fees and Incidental Expenses.)	4,256.13		189,795.05
12/8/2025	100337	Florida Commercial Care, Inc.	Invoice: 25100128 (Reference: Landscape Enhancements.) Invoice: 2510341 (Reference: Irrigation	3,491.17		186,303.88
12/8/2025	100338	ECS Integrations LLC		3,880.00		182,423.88
12/8/2025	100339	Straley Robin Vericker	Invoice: 26944 (Reference: General prof Legal services.) Invoice: 27104 (Reference: General pro	6,575.10		175,848.78
12/8/2025	100340	Steadfast Alliance, LLC	Invoice: SA-14989 (Reference: Routine Aquatic Maintenance (Pond Spraying).) Invoice: SA-16026 (10,437.80		165,410.98
12/8/2025	100341	Florida Brothers Maintenance & Repair	Invoice: 1325 (Reference: Replace and remount new soffit.)	738.45		164,672.53
12/8/2025	100342	Kai	Invoice: 21141 (Reference: Service Area CDD & Amenity Mgmt.) Invoice: 21334 (Reference: cdd mee	5,183.01		159,489.52
12/10/2025	300079	Spectrum Business	Invoice: 2544221112425-4221 (Reference: 16675 LAGOON SHORE 11/24/25 to 12/23/25.)	205.00		159,284.52
12/10/2025	300080	IPFS Corporation	Invoice: GAA-D81466-3 (Reference: Insurance premium payment-3 + \$5 processing fee.)	2,256.81		157,027.71
12/15/2025	112	Engage PEO	Ira Draper Ck # 37 12/8/25 BOS meeting	192.40		156,835.31
12/15/2025	112	Engage PEO	12/8/25 BOS meeting	967.70		155,867.61
12/19/2025	92		to record assessments received		1,137,779.60	1,293,647.21
12/19/2025	92		to record assessments received	386,731.29		906,915.92
12/19/2025	92		to record assessments received		386,731.29	1,293,647.21
12/22/2025	100343	Kai	Invoice: 21653 (Reference: 2.8.25 Meeting room hotel.)	183.00		1,293,464.21
12/26/2025	93		Gap Loan proceeds -		357,700.19	1,651,164.40
12/31/2025			Interest		60.99	1,651,225.39
12/31/2025	100344	Florida Commercial Care, Inc.	Invoice: 2511302 (Reference: Irrigation-11/24/2025.) Invoice: 2512777 (Reference: Irrigation-12	6,100.72		1,645,124.67
12/31/2025	100345	Straley Robin Vericker	Invoice: 27599 (Reference: General prof Legal services November 30, 2025.)	1,937.95		1,643,186.72
12/31/2025	113		bank analysis charge	1,562.43		1,641,624.29
12/31/2025	119		to move cash to restricted for GAP loan repayment	380,054.00		1,261,570.29
12/31/2025	119		to move cash to restricted for GAP loan repayment		380,054.00	1,641,624.29
#REF!				1,066,844.06	2,681,848.70	1,641,624.29
1/6/2026	118		to record assessments received		4,674.80	1,646,299.09
1/6/2026	118		to record assessments received	1,588.96		1,644,710.13
1/6/2026	118		to record assessments received		1,588.96	1,646,299.09
1/15/2026	112	Engage PEO	Ira Draper Ck # 38	200.65		1,646,098.44
1/15/2026	112	Engage PEO	1/12/26 BOS meeting	994.53		1,645,103.91
1/16/2026	116		to record assessments received		2,236.20	1,647,340.11
1/16/2026	116		to record assessments received	760.08		1,646,580.03
1/16/2026	116		to record assessments received		760.08	1,647,340.11
1/29/2026	300081	Tampa Electric	Invoice: 121525-3285 (Reference: 17364 Lagoon Shore Blvd Nov 08, 2025 - Dec 09, 2025.)	45.84		1,647,294.27
1/29/2026	300081	Tampa Electric	Invoice: 011526-3285 (Reference: 17364 Lagoon Shore Blvd Dec 10, 2025 - Jan 09, 2026.)	49.06		1,647,245.21
1/29/2026	300083	Tampa Electric	Invoice: 121525-7789 (Reference: 16896 Lagoon Shore Blvd Nov 08, 2025 - Dec 09, 2025.)	43.46		1,647,201.75
1/29/2026	300084	Tampa Electric	Invoice: 011526-7789 (Reference: 16896 Lagoon Shore Blvd Dec 10, 2025 - Jan 09, 2026.)	50.61		1,647,151.14
1/30/2026	300088	IPFS Corporation	Invoice: GAA-D81466-4 (Reference: Insurance premium payment-4 + \$5 processing fee.)	2,256.81		1,644,894.33
1/31/2026			Interest		140.01	1,645,034.34
1/31/2026				5,990.00	9,400.05	1,645,034.34
2/3/2026	100346	Straley Robin Vericker	Invoice: 27824 (Reference: General prof legal services December 31, 2025.)	948.00		1,644,086.34
2/3/2026	100347	Steadfast Alliance, LLC	Invoice: SA-19048 (Reference: Routine Aquatic Maintenance (Pond Spraying).)	1,050.00		1,643,036.34
2/3/2026	100348	Kai	Invoice: 21820 (Reference: 1.12.26 Meeting hotel.)	183.00		1,642,853.34
2/3/2026	100349	Kai Connected, LLC	Invoice: 4909 (Reference: Professional & Website management, Planning & Coordination and General A	6,666.67		1,636,186.67
2/3/2026	100350	Gig Fiber, LLC - Streetleaf	Invoice: 6063 (Reference: January 2026 Solar Equipment Lease.)	12,051.00		1,624,135.67
2/3/2026	100351	Florida Commercial Care, Inc.	Invoice: 251196A (Reference: November 2025 Monthly Lawn Maintenance.) Invoice: 251196B (Referen	87,822.70		1,536,312.97
2/3/2026	100352	ECS Integrations LLC	Invoice: 103436 (Reference: Camera Management Bishop Gate.) Invoice: 103499 (Reference: Door Ki	675.00		1,535,637.97
2/4/2026	113		to record assessments received		4,200.10	1,539,838.07
2/4/2026	113		to record assessments received	1,427.61		1,538,410.46
2/4/2026	113		to record assessments received		1,427.61	1,539,838.07
2/9/2026	300087	Spectrum Business	Invoice: 2544221122425-4421 (Reference: 16675 LAGOON SHORE 12/24/25 to 01/23/26.)	205.00		1,539,633.07
2/9/2026	300087	Spectrum Business	Invoice: 2544221012426-4421 (Reference: 16675 LAGOON SHORE 01/24/26 to 02/23/26.)	213.95		1,539,419.12
2/13/2026	112	Engage PEO	Ira Draper Ck # 39	200.65		1,539,218.47
2/13/2026	112	Engage PEO	2/9/26 BOS meeting	726.50		1,538,491.97
2/23/2026	300085	Tampa Electric	Invoice: 021326-3285 (Reference: 17364 Lagoon Shore Blvd Jan 10, 2026 to Feb 09, 2026.)	37.37		1,538,454.60
2/24/2026	100353	Gig Fiber, LLC - Streetleaf	Invoice: 6064 (Reference: Phase 6A_January 2026 Solar Equipment Lease.)	1,800.00		1,536,654.60
2/25/2026	300086	ECS Integrations LLC	Invoice: 103626 (Reference: FIELD WELD REPAIR / SPRAY PAINT BISHOP ROAD GATE .TH26548.)	815.00		1,535,839.60
2/26/2026	100354	Kai	Invoice: 22022 (Reference: Zenwork 1099.) Invoice: 22063 (Reference: 2.9.26 Meeting Hotel Room.	522.01		1,535,317.59
2/26/2026	100355	Compliance View 360 LLC	Invoice: 3309 (Reference: Landscape Inspection & Drone Scan.)	1,657.00		1,533,660.59
2/26/2026	100356	Kai Connected, LLC	Invoice: 4962 (Reference: Professional & Website management, Planning & Coordination and General A	6,666.67		1,526,993.92
2/26/2026	100357	Gig Fiber, LLC - Streetleaf	Invoice: 6283 (Reference: Southshore Bay CDD_Feb 2026- Solar Equipment Lease.)	12,051.00		1,514,942.92

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		1,513,892.92
2/27/2026	100359	Florida Commercial Care, Inc.	Invoice: 260288 (Reference: February 2026 Monthly Lawn Maintenance.) Invoice: 260287 (Reference	21,367.04		1,492,525.88
2/28/2026			Interest		121.02	1,492,646.90
2/28/2026	123	IPFS Corporation	Feb IPFS payment	2,256.81		1,490,390.09
2/28/2026				36,724.85	121.02	1,490,390.09
3/1/2026	117R		refund of bank fees 30 districts \$84.89 each of prior year bank fees		984.27	1,491,374.36
3/1/2026	117R		refund of bank fees 30 districts \$84.89 each of prior year bank fees		1,562.43	1,492,936.79
3/5/2026	122		to record assessments received		1,731.36	1,494,668.15
3/5/2026	122		to record assessments received	588.49		1,494,079.66
3/5/2026	122		to record assessments received		588.49	1,494,668.15
3/11/2026	100360	Kai Connected, LLC		13,166.67		1,481,501.48
3/11/2026	100361	Gig Fiber, LLC - Streetleaf	Invoice: 6515 (Reference: Phase 6A_March 2026.) Invoice: 6514 (Reference: Southshore Bay CDD_Ma	13,851.00		1,467,650.48
3/12/2026	126		wire sent to CDD in error and returned next day		42,311.24	1,509,961.72
3/12/2026	126		wire sent to CDD in error and returned next day	42,311.24		1,467,650.48
3/13/2026	112	Engage PEO	Ira Draper Ck # 40	200.65		1,467,449.83
3/13/2026	112	Engage PEO	3/9/26 BOS meeting	833.44		1,466,616.39
3/18/2026			Funds Transfer		508,752.90	1,975,369.29
3/18/2026			Funds Transfer		380,054.00	2,355,423.29
3/18/2026			Funds Transfer	508,752.90		1,846,670.39
3/18/2026			Funds Transfer	380,054.00		1,466,616.39
3/19/2026	100362	Gig Fiber, LLC - Streetleaf	Invoice: 6284 (Reference: Phase 6A_Feb 2026- Solar Equipment Lease. Check Stub Notes: canceled.	1,800.00		1,464,816.39
3/19/2026	100363	Steadfast Alliance, LLC	Invoice: SA-20713 (Reference: Routine Aquatic Maintenance (Pond Spraying) for the month dated on t	1,050.00		1,463,766.39
3/19/2026	100364	Southshore Bay CDD c/o Valley	Invoice: 030926- (Reference: To transfer funds to Valley National Bank.)	1,316,156.38		147,610.01
3/19/2026	100365	Florida Commercial Care, Inc.	Invoice: 2602717 (Reference: Maintenance Work Order- New Post & Signs.) Invoice: 260402 (Refere	19,732.81		127,877.20
3/25/2026	300090	Tampa Electric	Invoice: 031626-3285 (Reference: 17364 Lagoon Shore Blvd Feb 10, 2026 to Mar 10, 2026.)	39.94		127,837.26
3/27/2026	100366	Kai	Invoice: 22271 (Reference: 3.9.26 Meeting Room Hotel.)	369.00		127,468.26
3/27/2026	100367	ECS Integrations LLC	Invoice: 103714 (Reference: The tech replaced the entrance tag camera with a new one.)	470.00		126,998.26
3/27/2026	100368	Compliance View 360 LLC	Invoice: 3426 (Reference: Landscape Inspection.)	507.00		126,491.26
3/27/2026	100369	Straley Robin Vericker	Invoice: 27979 (Reference: General prof Legal services January 31, 2026.) Invoice: 28001 (Refer	1,326.00		125,165.26
3/31/2026			Deposit		815.00	125,980.26
3/31/2026			Deposit		123.93	126,104.19
3/31/2026		Florida Commercial Care, Inc.	QuickBooks generated zero amount transaction for bill payment stub			126,104.19
3/31/2026	124	IPFS Corporation	March ins payment	2,256.81		123,847.38
3/31/2026	124	Spectrum Business	Spectrum ACH	464.03		123,383.35
3/31/2026	125	Tampa Electric	Teco ACH	91.94		123,291.41
3/31/2026			Funds Transfer interest to operating account	334.41		122,957.00
3/31/2026			Funds Transfer interest to operating account		334.41	123,291.41
3/31/2026				2,304,356.71	937,258.03	123,291.41

Southshore Bay CDD
 Negative Variance Report
 3/31/2026

	<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	459	536	(77)	Prior year back pay taxes and mileage not accrued - immaterial to overall financials
24 TRAVEL PER DIEM	300	150	572	(422)	Prior year back pay taxes and mileage not accrued - immaterial to overall financials
50 STREETPOLE LIGHTING	141,732	70,866	83,106	(12,240)	Montly billing 270 streetlights, total \$13,851 per month.

EXHIBIT 8

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, April 13, 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 6:04 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 (<i>Virtual</i>)	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 April 13, 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 two audience members present, and one online.

22 Mr. Susic spoke in opposition to the proposed easement for a specific property, stating that it does
23 not provide a community benefit. He explained that the patio in question was constructed without
24 approval, does not comply with established community standards, and had already been denied by
25 the ACC Committee and cited with violations. He questioned the justification for granting an
26 easement for a non-compliant, privately constructed improvement.

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

28 A. Consideration of Easement – 17309 Auburn Dove Lane

- 29 ➤ Exhibit 1: Letter of Request
- 30 ➤ Exhibit 2: Lot Survey and Photos

31 The Board discussed the request for an easement at 17309 Auburn Dove Lane. Staff confirmed the
32 area is CDD property, with further verification pending from the Water Management District. The
33 homeowner explained the circumstances behind the unapproved patio, citing prior confusion, lack
34 of response from management, and the need to accommodate a handicapped family member.

35 Board members expressed concern about granting an easement on district property, noting potential
36 precedent and fiduciary responsibilities. Alternatives such as requiring removal, possible purchase
37 of the land, or future use by the district were discussed.

38 The Board agreed to table the item to allow additional research, including confirmation from the
39 Water Management District, and to give the homeowner time to explore options such as submitting
40 a proposal or considering purchase of the affected area.

43 On a MOTION by Mr. Draper, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board **approved**
44 **to table the Consideration of Easement- 17309 Auburn Dove Lane awaiting purchased proposal from**
45 **the resident**, for the Southshore Bay Community Development District.

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

- 47 A. Exhibit 3: Consideration for Acceptance – The Unaudited February 2026 Financials
48 ➤ Exhibit 2: The Negative Variance for February 2026
49 B. Exhibit 4: Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular
50 Meeting Held March 9, 2026
51 C. Exhibit 5: Ratification of Florida Commercial Care – Plants Replacement Due to Cold Front Wind
52 Damage - \$43,471.67
53 D. Exhibit 6: Ratification of Florida Commercial Care – 17309 Auburn Dove Ln Sod Replacement -
54 \$4,732.87

55 On a MOTION by Mr. Draper, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board
56 **approved Consent Agenda Items A-D**, for the Southshore Bay Community Development District.

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

- 58 A. District Counsel
59 There being none, the next item followed.
60 B. District Engineer
61 There being none, the next item followed.
62 C. Kai Field Staff
63 ➤ Exhibit 7: Kai Field Inspection Report
64 There being none, the next item followed.
65 D. District Manager
66 Ms. Bruce presented alternative meeting location options due to current costs of approximately
67 \$369.00 per month. Options included Vista Palms at \$150.00 and Fairfield Inn & Suites near Big
68 Bend Road at \$175.00, noting all are within budget but may require schedule adjustments.
69 Mr. Draper noted his resignation from the Hidden Creek CDD and suggested deferring any decision
70 on meeting location until after the upcoming election, when potentially new Board members can
71 participate in the decision.

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

73 Mr. Draper inquired about the number of registered voters and was informed that it exceeds 500,
74 indicating that three Board seats will be up for election in November. He recommended adding
75 clear information on the website outlining the process for interested candidates to qualify and run
76 for the Board, noting that the qualifying period is approaching in early June. Staff confirmed that
77 the qualifying fee is \$25.

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

80 A resident asked about the number of supervisory positions, prompting the Board to explain that
81 there are five seats in total, with three up for election in November. Mr. Draper clarified that two
82 seats are for resident electors and one is a landowner election, with voting done in person or by
83 proxy. The Board also noted that serving on both the HOA and CDD is not a conflict of interest,
84 though it requires time commitment, required financial disclosure filings and highlighted that while
85 service involves some obligations, it provides valuable insight and an opportunity to contribute to
86 the community.

87 Ms. Chong thanked the Board for their work and asked about possible costs or options to purchase
88 district property related to her request. Mr. Draper explained that if the District were to sell land,
89 pricing would typically be based on a front-foot value (about \$1,200–\$1,500 per foot), though the
90 District does not usually sell property. The Board also reminded her to keep any future proposal
91 within reasonable cost limits for the District.

92 **EIGHTH ORDER OF BUSINESS –Adjournment**

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

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

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

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

102

Signature

Signature

103 _____
Printed Name

Printed Name

104 **Title:** **Secretary** **Assistant Secretary**

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

EXHIBIT 9

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 Bay CDD

PROPOSAL - irrigation controller had decoder errors at the controller for zone 8,9,15, 31, 34,89 for Southshore Bay CDD.

Below is a description of work to be completed and cost if approved.

SCOPE OF WORK:

Troubleshooting non-functional valves

- Run a system test to see if the clock is reading decoder.
- Disconnect the irrigation wires from the timer.
- Using a wire tracking device follows the path of the wire to locate each valve.
- Verify each junction box and connection.
- Test and check connections.
- Verify continuity from the timer to the junctions and valves.
- Check for power to decoder and at solenoid. Replace decoder if needed.
- Check functioning of valve.
- Send report of findings.

Decoder Replacement-

- Using an electronic wire tracking device follow the wire path to identify the valve location.

- Excavate the area around the valve to remove the valve box.
- Expose the communication wire and connections.
- Using a handheld decoder programmer verify the decoder programming.
- Cut the decoder from the solenoid connections and communication wire connections.
- Program the replacement decoder with the appropriate information.
- Connect the solenoid and communication leads to the decoder.
- Using a DBY6 direct burial connector seal all connections.
- Test operation of the decoder and valve from the timer.
- Backfill the excavation and reset the valve box to grade.
- Restore the area.
- Remove all debris from the work completed.

NOT TO EXCEED-

Subtotal	\$1,992.83
Estimated Tax	\$0.00
Total	\$1,992.83

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 _____
Clair Cunningham

Date 5/20/2026
Florida Commercial Care

By  _____

Date 5/20/2026
Southshore Bay CDD

EXHIBIT 10

AGENDA



Integrations

Phone: (863) 797-7525 (863) 968-6713

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + LOCKS + GATES

LIC. EG13000790

ECSINTEGRATIONS.COM

Southshore Bay CDD - Bishop Gate Picket Weld



DSC



COSTAR TECHNOLOGIES, INC.

		PROPOSAL		Proposal No: TH26428	
Date:	4/15/2026				
Submitted to:	Southshore Bay CDD	Job Location:	Southshore Bay CDD - Bishop Gate Picket Weld		
Attention:	Gary Schwartz Title: LCAM	Attention:	Gary Schwartz Title:		
Email:	gary@hikai.com	Email:	gary@hikai.com		
Phone:	813-565-4663 Fax:	Phone:	813-565-4663 Fax:		
Address:	1540 International Parkway # 2000	Address:	Bishop Rd Gate		
City / ST	Lake Mary / FL Zip: 32746	City / ST	Wimauma / FL Zip: 33598		

SCOPE OF WORK:

WELD BROKEN PICKETS ON ENTRY AND EXIT GATES AS NEEDED . PAINT BLACK .

INCLUDED MATERIALS:

ALL PICKET REPLACEMENT NEEDED . WELDING AND PAINT .

INCLUSIONS:

• Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

CONSIDERATIONS & EXCLUSIONS:

- All work described in this proposal is to be performed during normal business hours unless otherwise noted.
- Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of \$85/man hour.
- ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing. ECSI will accept payments with a credit card. These are subject to a 4% processing fee.
- Permit documents and fees are not included as specified above. Tax is excluded.
- This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
- The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
- Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

Additional notes added at time of acceptance: 50% DEPOSIT DUE PRIOR TO INSTALL.

Terms:	First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.	GRAND TOTAL:	\$855.00
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This proposal is valid through 5/15/2026

ECSI Sales Rep: _____ (Sales Representative) ECSI Officer: _____ (Authorizing Officer Signature) _____ Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes ECSI to perform the work specified herein.

Customer Name: Andette Bruce District mgr
 ECS INTEGRATIONS- rev 2021-10-11

Signature: Andette Bruce 4/16/26
 Date

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon ECSI until signed by an officer of ECSI. In the event this Contract is not approved by said officer of ECSI, ECSI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Standard Warranty. ECSI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon ECSI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by ECSI performs work on any item installed by ECSI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by ECSI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify ECSI immediately. When ECSI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform ECSI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform ECSI, in writing, of any change in the list of people that ECSI is to call in the event of alarm activation. ECSI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. ECSI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, ECSI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay ECSI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which ECSI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM ECSI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency. 8.A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the ECSI assume responsibility for any loss or damage sustained through burglary.

8. ECSI'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT ECSI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that ECSI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of ECSI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of ECSI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes ECSI to assume greater liability, Subscriber may obtain from ECSI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of ECSI and the additional charges. However, any such additional obligation does not make ECSI an insurer.

B. Interruption of Service. ECSI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including ECSI's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. ECSI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that ECSI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

ECSI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth ECSI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification. In the event any person, not a party to this contract, shall make any claim or file any lawsuit against ECSI for any reason relating to ECSI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against ECSI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: ECSI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. ECSI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by ECSI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to ECSI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for ECSI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on the their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

EXHIBIT 11

AGENDA



June 01, 2026

Contract No. - 2407

Southshore Bay CDD

- 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.
- Re stake (1) Oak tree at Southshore Bay CDD.
- Clean all debris from work completed and haul all debris to a local landfill.


ITEM	QTY	UNIT PRICE	TOTAL PRICE
Lodge Poles	3.00	\$7.32	\$21.97
Labor - Enhancement	2.00	\$59.00	\$118.00
			\$139.97

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Plant Installation	\$0.00	\$139.97
		\$0.00
		\$139.97

Sale	\$139.97
Sales Tax	\$0.00
Total	\$139.97

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

By 

Date 6/1/2026

Date 6/1/2026

Florida Commercial Care

Southshore Bay CDD

EXHIBIT 12

AGENDA



Landscaping weekly maintenance

1 May 2026 / Israel Vega

Complete

Score	25 / 29 (86.21%)	Flagged items	1	Actions	0
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Site conducted Southshore CDD

Conducted on 01.05.2026 08:32 EDT

Prepared by Israel Vega

Location 17201-17299 Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.695012559389447,
-82.32579661338441)

Flagged items

1 flagged

Turf

Are there any weeds that are present?

Yes

Turf 1 flagged, 24 / 26 (92.31%)

Mowing lines are straight?

Yes



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7

The grass is cut at the appropriate height?

Yes

The sidewalks and borders are properly edged?

Yes

The grass exemplifies good color?

Yes

The grass is thick with no bare areas?

Yes

Are there any insects or disease present?

No

Are there any weeds that are present?

Yes

Turf Fertilization?

Yes

Turf Weed control?

Yes

Turf Insect control?

Yes

Flower beds.

1 / 1 (100%)

Beds are weed free?

Yes

Beds are edged and even?

Yes

Is there a proper amount of mulch?

Yes

Dead plants are removed from beds?

Yes

The shrubs are correctly trimmed and prune?

Yes

Are there any insect or disease?

No

New shrubs, are correctly planted?

Yes

Hardscapes areas		1 / 1 (100%)
Excess debris is removed from mowing path?		Yes
Sidewalks are weed free?		Yes
Curbs are weed free?		Yes
Parking lots are weed free?		Yes
Rip rap and gravel areas are free of weeds?		Yes
Walls are free of overgrown vines?		Yes
Palm trees		1 / 1 (100%)
Are seed pots removed?		Yes
Are palm trees trimmed?		Yes
Hardwood trees.		1 / 1 (100%)
Are hardwoods trimmed and canopy is raised? parking lot areas.		Yes

Trees/Palms IPM/Pest Control	0 / 1 (0%)
Are there any signs of insects on the trees?	No
What type of insects?	N/A
What type of fungus?	N/A

Shrubs, flowers IPM/Pest Control	1 / 2 (50%)
Are there any signs of insects on plants and shrubs?	No
What type of insects?	N/A
What type of fungus?	N:A
How many back packs were used?	4
Pond mowing	1 / 1 (100%)
Pond mowing completed?	Yes

Property map

What section of the property was trimmed?

Blvd

Property trimming map

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7

EXHIBIT 13

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 Bay Palm tree trimming

- 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.
- Palm tree trimming of (90) palms outside perimeter along West Lake and Bishop rd.
- Clean all debris from work completed and haul all debris to a local landfill.

Subtotal	\$4,950.00
Estimated Tax	\$0.00
Total	\$4,950.00

Terms & Conditions

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By _____
Israel Vega
Date 5/7/2026

Florida Commercial Care

By _____
Date _____

Southshore Bay CDD

EXHIBIT 14

AGENDA



May 12, 2026
Southshore Bay CDD

Contract No. - 2079

PROPOSAL - Installation of new irrigation zone lines and bubbler lines for 15 new trees being installed at Southshore Bay CDD.

Below is a description of work to be completed and cost if approved.

SCOPE OF WORK:

Bubbler line installation for new trees

- Excavate to locate a POC off exiting zone line.
- Cut each end clean leaving space between.
- Add new zone line and kflex and fitting the cuts to fit the damaged area.
- Using the appropriate PVC connections and a solvent weld cement makes the connection.
- Install a new bubbler if needed.
- Allow the cement to cure and turn on the zone to test for leaks.
- Install drip line staples to secure the line to the ground.
- Cover the line with surrounding mulch.
- Turn on the zone to verify repair is complete.
- Remove debris from site.

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Labor - Irrigation	32.00	\$79.00	\$2,528.04
Trip Charge	2.00	\$60.00	\$120.00
Fittings, Pipe, tree bubblers	1.00	\$1,066.38	\$1,066.38
			\$3,714.42

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Irrigation Repair	\$0.00	\$3,714.42
	\$0.00	\$3,714.42

Sale	\$3,714.42
Sales Tax	\$0.00
Total	\$3,714.42

By _____
Clair Cunningham

Date 5/12/2026

Florida Commercial Care

By _____

Date _____

Southshore Bay CDD

EXHIBIT 15

AGENDA



Craig Latimer
Supervisor of Elections

Our Vision: To be the best place in America to vote

GOVERNOR'S STERLING
AWARD RECIPIENT

April 20, 2026

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2026, listed below.

Community Development District	Number of Registered Electors
Southshore Bay CDD	593

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 367-8829 or pthomas@votehillsborough.gov.

Respectfully,

Patricia "Patti" Thomas
Administrative Assistant/Candidate Services

EXHIBIT 16

AGENDA

Serial Number
26-01535H

Business Observer

Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

STATE OF FLORIDA

Before the undersigned authority personally appeared Kelly Martin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Tampa, Hillsborough County, Florida; that the attached copy of advertisement,


being a Notice of Qualifying Period for Candidates for the Board of Supervisors

in the matter of Southshore Bay CDD Board of Supervisors Qualifying Period Commence at noon on Monday 6/8/26 and Close at noon on 6/12/26

in the Court, was published in said newspaper by print in the issues of 5/8/2026

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

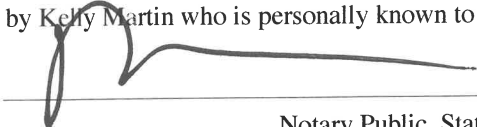
*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Kelly Martin

Sworn to and subscribed, and personally appeared by physical presence before me,

8th day of May, 2026 A.D.

by Kelly Martin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Pamela A Nelson
Comm.: HH 277515
Expires: Aug. 23, 2026
Notary Public - State of Florida

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the Southshore Bay Community Development District (the "District") will commence at noon on Monday June 8, 2026 and close at noon on Friday June 12, 2026. Candidates may qualify for the office of board member of the District with the Hillsborough County Supervisor of Elections by mail to the Robert L. Gilder Elections Service Center (Attn: Candidate Services) or in person at the following office locations:

Fred B. Karl County Center
601 E. Kennedy Blvd, 16th Floor
Tampa, FL 33602

Northwest Regional Office
4575 Gunn Hwy.
Tampa, FL 33624

Robert L. Gilder Elections Service Center
2514 North Falkenburg Rd.
Tampa, FL 33619

Southeast Regional Office
10020 South U.S. Hwy. 301
Riverview, FL 33578

SouthShore Regional Service Center
410 30th Street SE
Ruskin, FL 33570

All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The District has two (2) seats up for election, specifically seats 1 and 2. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, in the manner prescribed by law for general elections.

Please note that information in this notice is subject to change. For the latest information and additional information, please contact the office of the Hillsborough County Supervisor of Elections or visit their website at <https://www.votehillsborough.gov>.

May 8, 2026

26-01535H