Board of Supervisors:
Michael Lawson - Chairman
Doug Draper - Vice Chairman
Lori Price - Vice Chairwoman
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, November 9, 2026 at 6:00 P.M.
Hilton Garden Inn, 4328 Garden Vista Drive, Riverview, Florida 33578
Teams:

Teams Link: Meeting Link
Meeting ID: 220 556 927 005 184
Passcode: FY7DG9ke

Dial In: +1 312-667-7136
Conference ID: 499 524 024#

Dear Supervisors:

A meeting of the Board of Supervisors of the Southshore Bay Community Development District is scheduled for **Monday, November 9, 2026, at 6:00 p.m.** at the **Hilton Garden Inn, 4328 Garden Vista Drive, Riverview, Florida 33578**. The following is the agenda for this meeting for your review and consideration. The Advanced Meeting Package is a working document, and thus all materials are considered drafts. Any additional support material will be distributed at the meeting.

A. Roll Call

B. Audience Comments – (limited to 3 minutes per individual for agenda items)

C. Business Items

A. Consideration for Adoption – **Resolution 2027-01,** District Objectives and Goals for FY 2027 **Exhibit 1**

B. Consideration for Adoption – **Resolution 2027-02,** Canvassing and Certifying the Results of the Landowner's Election **Exhibit 2**

C. Consideration for Adoption – **Resolution 2027-03,** Designating Officers **Exhibit 3**

D. Consent Agenda

A. Consideration for Acceptance – August 2026 Financials **Exhibit 4**

B. Consideration for Acceptance – September 2026 Financials **Exhibit 5**

C. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting and Public Hearing Held September 14, 2026 **Exhibit 6**

D. Ratification of Annual Arbitrage Calculations from July 2, 2024 to July 2, 2025 - $475.00 **Exhibit 7**

E. Southshore Bay CDD FY 2026-2027 Insurance Policy Coverage **Exhibit 8**

E. Staff Reports

Board of Supervisors:
Michael Lawson - Chairman
Doug Draper - Vice Chairman
Lori Price - Vice Chairwoman
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

A. District Counsel

B. District Engineer

C. Kai Field Staff – Luis Martinez

- Safety Culture Report Dated October 1, 2026 **Exhibit 9**
- Consideration of Proposals

1. Groundup Leveling – Concrete Replacement - $1,543.29 **Exhibit 10**
2. Florida Commercial Care – Sidewalk Repair - $2,986.00 **Exhibit 11**
3. Florida Commercial Care – Bishop Entrance Middle Island Landscape Installation - $7,119.82 **Exhibit 12**

D. District Manager

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

EXHIBIT 1

AGENDA

Resolution No. 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE DISTRICT OBJECTIVES AND GOALS FOR FISCAL YEAR 2027; PROVIDING FOR TRANSMITTAL TO THE APPLICABLE LOCAL GOVERNING AUTHORITY; AND PROVIDING AN EFFECTIVE DATE.

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

1. The attached District Objectives and Goals for Fiscal Year 2027 are hereby adopted.

2. District staff is directed to transmit the adopted objectives and goals to the Hillsborough County for record purposes.

3. This Resolution shall become effective upon its passage and adoption.

PASSED AND ADOPTED this ___ day of _____, 2026.

_____
Chairperson

ATTEST:

_____
Secretary

Southshore Bay Community Development District

2502 N Rocky Point Drive Suite 1000, Tampa, FL 33607

Performance Measures/Standards & Annual Reporting Form

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes No

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes No

2 . Infrastructure and Facilities Maintenance

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

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

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

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

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes No

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes No

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes No

Chair/Vice Chair:_____ Date:_____

Print Name:_____

_____District

District Manager:_____ Date:_____

Print Name:_____

_____District

EXHIBIT 2

AGENDA

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' MEETING FOR THE ELECTION OF SUPERVISORS, DESIGNATING SEAT NUMBERS, AND DESIGNATING TERMS OF OFFICE.

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; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, there shall be a meeting of the landowners of the District held every 2 years after the establishment of the District for the purpose of electing individuals to serve on the Board of Supervisors of the District (the "**Board**"); and

WHEREAS, the landowners meeting was properly noticed and held on November 9, 2026, and the Board desires to canvass and certify the results of the landowners' election, designate the seat numbers assigned to each Board member, and designate terms of office.

NOW THEREFORE BE IT RESOLVED BY THE BOARD:

Section 1. Incorporation of Recitals. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

Section 2. Canvassing and Certifying the Election Results, Designating Seat Numbers, Designating Terms of Office.

a. All valid ballots cast in the election are accurately counted and included in the final election results shown below.
b. The election results are hereby canvassed and certified, and the individuals listed below are found to have been duly elected as Board members.
c. The seat number assigned to each Board member is designated as shown below.
d. The designated term of office (commenced immediately upon election until the subsequent election in November of the year shown below) for each Board member is shown below.

Name of Board member	# of Votes	Seat #	Term of Office
Seat 5			2030

Passed and Adopted on November 9, 2026.

Attested By:

Southshore Bay Community Development District

_____
Print Name:_____
☐Secretary/☐Assistant Secretary

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

EXHIBIT 3

AGENDA

RESOLUTION 2027-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING OFFICERS OF THE DISTRICT 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*; and

WHEREAS, the Board of Supervisors of the District desire to designate the Officers of the District per *Section 190.006(6), Florida Statutes.*

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

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

_____	Chair
_____	Vice-Chair
_____	Secretary
_____	Treasurer
_____	Assistant Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

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

Passed and Adopted on November 9, 2026.

Attest:	**Southshore Bay Community Development District**
_____	_____
Name: _____	Name: _____
☐Secretary/☐Assistant Secretary	☐Chair/☐Vice Chair of the Board of Supervisors

EXHIBIT 4

AGENDA



Financial Reporting Package

Southshore Bay Community Development District

Period Ending: 08/31/2026

Southshore Bay Community Development District

Balance Sheet as of 8/31/2026

Assets	Operating	301 - Debt Service 2024 (AA2) Fund	Total
Cash - Operating			
101001 - Operating VNB #9802	$392,363.77		$392,363.77
Total Cash - Operating	**$392,363.77**		**$392,363.77**
Cash - Money Market, Reserves and Other			
101201 - Reserve BU #6930	$555.86		$555.86
Total Cash - Money Market, Reserves and Other	**$555.86**		**$555.86**
Accounts Receivable & Other Assets			
115100 - Accounts Receivable - Other	$129,023.45		$129,023.45
131101 - Due From 101 General Fund		$2,645.06	$2,645.06
155000 - Prepaid Items	$20,343.87		$20,343.87
156900 - Deposits - Non-Current	$6,800.00		$6,800.00
Total Accounts Receivable & Other Assets	**$156,167.32**	**$2,645.06**	**$158,812.38**
Investments			
151100 - Series 2024 (AA2) Revenue Account		$249,472.42	$249,472.42
151104 - Series 2024 (AA2) Debt Service Reserve Account		$255,277.21	$255,277.21
Total Investments		**$504,749.63**	**$504,749.63**
Total Assets	**$549,086.95**	**$507,394.69**	**$1,056,481.64**

Southshore Bay Community Development District

Balance Sheet as of 8/31/2026

Liabilities / Equity	Operating	301 - Debt Service 2024 (AA2) Fund	501 - Acquisition & Construction 2024 (AA2) Fund	Total
Current Liability				
202000 - Accounts Payable	$21,721.71			$21,721.71
207301 - Due To 301 - Debt Service 2024 (AA2) Fund	$2,645.06			$2,645.06
218000 - Accrued Expenses	$11,600.00			$11,600.00
Total Current Liability	**$35,966.77**			**$35,966.77**
Fund Balance				
280000 - Fund Balance - Nonspendable	$9,043.03			$9,043.03
281000 - Fund Balance - Restricted	$14,553.81	$743,458.78	$3,134.84	$761,147.43
284000 - Fund Balance - Unassigned	($76,864.23)			($76,864.23)
Total Fund Balance	**($53,267.39)**	**$743,458.78**	**$3,134.84**	**$693,326.23**
Net Change in Fund Balance				
33750 - Net Income	$566,387.57	($236,064.09)	($3,134.84)	$327,188.64
Total Net Change in Fund Balance	**$566,387.57**	**($236,064.09)**	**($3,134.84)**	**$327,188.64**
Total Liabilities / Equity	**$549,086.95**	**$507,394.69**	**-**	**$1,056,481.64**

Southshore Bay Community Development District

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Income							
325201 - Special Assessments - On-Roll	-	82,859.18	(82,859.18)	997,071.60	911,450.98	85,620.62	994,310.13
325202 - Special Assessments - Off-Roll	-	-	-	83,788.79	-	83,788.79	-
361100 - Interest	1,240.17	-	1,240.17	10,057.73	-	10,057.73	-
369900 - Miscellaneous Revenues	-	-	-	985.14	-	985.14	-
Total Income	**1,240.17**	**82,859.18**	**(81,619.01)**	**1,091,903.26**	**911,450.98**	**180,452.28**	**994,310.13**
Other Financing Sources							
384011 - Gap Loan Proceeds - Other Financing Source	-	-	-	380,054.00	380,054.00	-	380,054.00
Total Other Financing Sources	**-**	**-**	**-**	**380,054.00**	**380,054.00**	**-**	**380,054.00**
Total Income	**1,240.17**	**82,859.18**	**(81,619.01)**	**1,471,957.26**	**1,291,504.98**	**180,452.28**	**1,374,364.13**
Operating Expense							
General Administration							
513001 - P/R - Board Of Supervisors	1,000.00	1,000.00	-	8,000.00	11,000.00	3,000.00	12,000.00
513002 - Payroll Taxes	76.50	76.50	-	749.70	841.50	91.80	918.00
513003 - Payroll Processing Fees	50.00	59.58	9.58	500.00	655.38	155.38	715.00
513101 - Professional Services - Management Consulting Services	2,666.67	2,666.67	-	32,000.04	29,333.37	(2,666.67)	32,000.00
513104 - Professional Services - Planning & Coordinating Service	2,000.00	2,000.00	-	24,000.00	22,000.00	(2,000.00)	24,000.00
513105 - Professional Services - Administrative Service	291.66	291.67	.01	3,499.92	3,208.37	(291.55)	3,500.00
513106 - Professional Services - Auditing Services	-	366.67	366.67	-	4,033.37	4,033.37	4,400.00
513107 - Professional Services - Engineering Services	522.50	333.33	(189.17)	3,733.75	3,666.63	(67.12)	4,000.00
513108 - Professional Services - Legal Services	667.50	1,250.00	582.50	8,712.55	13,750.00	5,037.45	15,000.00
513201 - Legal Advertisements	-	125.00	125.00	374.06	1,375.00	1,000.94	1,500.00
513202 - Insurance	2,258.81	3,333.33	1,074.52	22,523.30	36,666.63	14,143.33	40,000.00
513204 - Regulatory And Permit Fees	-	14.58	14.58	175.00	160.38	(14.62)	175.00
513205 - Bank Fees	2,127.13	25.00	(2,102.13)	8,491.06	275.00	(8,216.06)	300.00
513206 - Travel Per Diem	42.59	25.00	(17.59)	657.33	275.00	(382.33)	300.00
513208 - Postage And Printing	-	41.67	41.67	-	458.37	458.37	500.00
513209 - Website Compliance (dev & hosting)	376.25	167.92	(208.33)	2,930.44	1,847.12	(1,083.32)	2,015.00
513901 - Administrative Contingency	374.75	1,208.33	833.58	3,686.09	13,291.63	9,605.54	14,500.00
Total General Administration	**12,454.36**	**12,985.25**	**530.89**	**120,033.24**	**142,837.75**	**22,804.51**	**155,823.00**
Debt Administration							
517101 - Dissemination Agent	500.00	708.33	208.33	6,749.98	7,791.63	1,041.65	8,500.00
517102 - Trustee Fees	354.68	354.68	-	3,901.48	3,901.48	-	4,256.13
517103 - Arbitrage	-	39.58	39.58	-	435.38	435.38	475.00
517201 - Gap Loan Repayment	-	-	-	230,622.10	230,571.00	(51.10)	230,571.00

Southshore Bay Community Development District

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
517202 - Gap Loan Required Reserve	-	-	-	14,553.81	14,554.00	.19	14,554.00
517203 - Gap Loan - Cost Of Issuance	-	650.00	650.00	7,800.00	7,150.00	(650.00)	7,800.00
517204 - Gap Loan Interest	-	1,571.12	1,571.12	9,533.02	17,282.32	7,749.30	18,853.46
539901 - Hurricane Damage (GAP Loan)	-	12,456.92	12,456.92	-	137,026.12	137,026.12	149,483.00
Total Debt Administration	**854.68**	**15,780.63**	**14,925.95**	**273,160.39**	**418,711.93**	**145,551.54**	**434,492.59**
Security							
529102 - Contracts - Security Cameras & Monitoring Equipment	-	1,980.00	1,980.00	660.00	21,780.00	21,120.00	23,760.00
529201 - R&M Cameras And Monitoring	-	55.00	55.00	1,573.93	605.00	(968.93)	660.00
529202 - R&M - Gates	686.87	2,862.33	2,175.46	6,101.75	31,485.63	25,383.88	34,348.00
529301 - Key Fob / Entry System	-	833.33	833.33	-	9,166.63	9,166.63	10,000.00
Total Security	**686.87**	**5,730.66**	**5,043.79**	**8,335.68**	**63,037.26**	**54,701.58**	**68,768.00**
Utilities							
531101 - Electricity	169.34	500.00	330.66	1,065.42	5,500.00	4,434.58	6,000.00
531201 - Streetpole Lighting	17,473.10	11,811.00	(5,662.10)	160,387.66	129,921.00	(30,466.66)	141,732.00
533101 - Water (Metro) Service Address Meter #01	-	500.00	500.00	-	5,500.00	5,500.00	6,000.00
Total Utilities	**17,642.44**	**12,811.00**	**(4,831.44)**	**161,453.08**	**140,921.00**	**(20,532.08)**	**153,732.00**
Flood Control/Stormwater Management							
538101 - Contracts - Aquatic Maintenance	1,050.00	1,175.00	125.00	11,550.00	12,925.00	1,375.00	14,100.00
538301 - R&M - Ponds	-	1,250.00	1,250.00	-	13,750.00	13,750.00	15,000.00
Total Flood Control/Stormwater Management	**1,050.00**	**2,425.00**	**1,375.00**	**11,550.00**	**26,675.00**	**15,125.00**	**29,100.00**
Common Areas & Right of Ways							
539001 - Professional Services - Comprehensive Field Services	1,250.00	1,250.00	-	13,750.00	13,750.00	-	15,000.00
539101 - Contracts - Landscaping Maintenance	14,338.31	24,571.33	10,233.02	201,718.31	270,284.63	68,566.32	294,856.00
539201 - Landscape Replacement & Replenishment	11,369.82	5,000.00	(6,369.82)	75,803.12	55,000.00	(20,803.12)	60,000.00
539202 - Landscape - Mulch	-	2,500.00	2,500.00	-	27,500.00	27,500.00	30,000.00
539203 - Landscape - Tree/Palm Trimming	465.00	416.67	(48.33)	5,415.00	4,583.37	(831.63)	5,000.00
539212 - Maintenance Service	-	1,000.00	1,000.00	779.90	11,000.00	10,220.10	12,000.00
539301 - R&M - Irrigation	664.25	2,083.33	1,419.08	18,131.58	22,916.63	4,785.05	25,000.00
539402 - Misc - Holiday Lights & Decorations	-	2,083.33	2,083.33	-	22,916.63	22,916.63	25,000.00
539403 - Misc - Road Maintenance Cost Share	-	150.00	150.00	-	1,650.00	1,650.00	1,800.00
539990 - Physical Environment Contingency	1,014.00	4,899.39	3,885.39	10,856.02	53,893.29	43,037.27	58,792.73
Total Common Areas & Right of Ways	**29,101.38**	**43,954.05**	**14,852.67**	**326,453.93**	**483,494.55**	**157,040.62**	**527,448.73**
Amenity Center Operations							
579101 - Professional Services - Amenity Management	416.67	416.67	-	4,583.37	4,583.37	-	5,000.00

Southshore Bay Community Development District

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Amenity Center Operations	416.67	416.67	-	4,583.37	4,583.37	-	5,000.00
Total Expense	62,206.40	94,103.26	31,896.86	905,569.69	1,280,260.86	374,691.17	1,374,364.32
Operating Net Total	(60,966.23)	(11,244.08)	(49,722.15)	566,387.57	11,244.12	555,143.45	(.19)

Southshore Bay Community Development District

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
301 - Debt Service 2024 (AA2) Fund Income							
Income							
325201 - Special Assessments - On-Roll	-	42,666.67	(42,666.67)	513,414.06	469,333.37	44,080.69	512,000.00
361100 - Interest	1,432.33	-	1,432.33	17,715.62	-	17,715.62	-
Total Income	**1,432.33**	**42,666.67**	**(41,234.34)**	**531,129.68**	**469,333.37**	**61,796.31**	**512,000.00**
Total Income	**1,432.33**	**42,666.67**	**(41,234.34)**	**531,129.68**	**469,333.37**	**61,796.31**	**512,000.00**
301 - Debt Service 2024 (AA2) Fund Expense							
Debt Administration							
517301 - Principal Debt Retirement	-	-	-	110,000.00	110,000.00	-	110,000.00
517311 - Interest Expense	-	-	-	401,212.52	398,600.02	(2,612.50)	398,600.02
Total Debt Administration	**-**	**-**	**-**	**511,212.52**	**508,600.02**	**(2,612.50)**	**508,600.02**
Other Financing Sources Uses							
581000 - Inter-Fund Transfer Out	-	-	-	255,981.25	-	(255,981.25)	-
Total Other Financing Sources Uses	**-**	**-**	**-**	**255,981.25**	**-**	**(255,981.25)**	**-**
Total Expense	**-**	**-**	**-**	**767,193.77**	**508,600.02**	**(258,593.75)**	**508,600.02**
301 - Debt Service 2024 (AA2) Fund Net Total	**1,432.33**	**42,666.67**	**(41,234.34)**	**(236,064.09)**	**(39,266.65)**	**(196,797.44)**	**3,399.98**

Southshore Bay Community Development District

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
501 - Acquisition & Construction 2024 (AA2) Fund Income							
Income							
361100 - Interest	-	-	-	290.44	-	290.44	-
Total Income	**-**	**-**	**-**	**290.44**	**-**	**290.44**	**-**
Other Financing Sources							
381000 - Inter-Fund Transfer In	-	-	-	255,981.25	-	255,981.25	-
Total Other Financing Sources	**-**	**-**	**-**	**255,981.25**	**-**	**255,981.25**	**-**
Total Income	**-**	**-**	**-**	**256,271.69**	**-**	**256,271.69**	**-**
501 - Acquisition & Construction 2024 (AA2) Fund Expense							
Common Areas & Right of Ways							
539999 - Construction in Progress	-	-	-	259,406.53	-	(259,406.53)	-
Total Common Areas & Right of Ways	**-**	**-**	**-**	**259,406.53**	**-**	**(259,406.53)**	**-**
Total Expense	**-**	**-**	**-**	**259,406.53**	**-**	**(259,406.53)**	**-**
501 - Acquisition & Construction 2024 (AA2) Fund Net Total	**-**	**-**	**-**	**(3,134.84)**	**-**	**(3,134.84)**	**-**
Net Total	**(59,533.90)**	**31,422.59**	**(90,956.49)**	**327,188.64**	**(28,022.53)**	**355,211.17**	**3,399.79**

Southshore Bay Community Development District

Bank Register Report 8/1/2026 - 8/31/2026

Date	Description	Type	R	Check No	Amount
Operating VNB #9802					
	Balance as of 8/1/2026				**$471,791.43**
8/3/2026	Transfer from Reserve BU #6930 - GF on roll assessment collection allocation	Transfer In	R	ACH	$729.42
8/3/2026	Transfer from Reserve BU #6930 - GF on roll assessment collection allocation	Transfer In	R	ACH	$364.71
8/4/2026	Business Observer, Inc.	Invoice Check	R	10012	($212.19)
8/4/2026	Stantec Consulting Services Inc.	Invoice ACH	R		($1,146.00)
8/4/2026	Business Observer, Inc.	Invoice Check	R	10012	($76.56)
8/4/2026	Straley Robin Vericker	Invoice Check	R	10013	($1,069.50)
8/4/2026	IPFS Corporation	Invoice (Expense/AutoDraft)	R		($2,258.81)
8/4/2026	Spectrum Business	Invoice (Expense/AutoDraft)	R		($231.69)
8/4/2026	Spectrum Business	Invoice (Expense/AutoDraft)	R		($227.44)
8/12/2026	Kai Connected LLC CDD	Invoice ACH	R		($500.00)
8/12/2026	Kai Connected LLC CDD	Invoice ACH	R		($5,000.00)
8/12/2026	Kai Connected LLC CDD	Invoice ACH	R		($2.07)
8/12/2026	Kai Connected LLC CDD	Invoice ACH	R		($1,666.67)
8/14/2026	Engage PEO - BOS meeting 8/10/26	Invoice (Expense/AutoDraft)	R	H126713	($968.44)
8/14/2026	Ira D Draper - BOS meeting 8/10/26	Invoice (Expense/AutoDraft)	R	43	($200.65)
8/17/2026	Transfer to Reserve BU #6930 - Cover shotfall	Transfer Out	R	ACH	($2,000.00)
8/20/2026	Gig Fiber LLC - Streetleaf	Invoice ACH	R		($1,854.72)
8/20/2026	Gig Fiber LLC - Streetleaf	Invoice ACH	R		($1,854.72)
8/20/2026	Steadfast Alliance, LLC	Invoice Check	R	10014	($1,050.00)
8/20/2026	Gig Fiber LLC - Streetleaf	Invoice ACH	R		($1,600.00)
8/20/2026	Straley Robin Vericker	Invoice Check	R	10015	($667.50)
8/20/2026	Compliance View 360, LLC	Invoice ACH	R		($507.00)
8/20/2026	Gig Fiber LLC - Streetleaf	Invoice ACH	R		($12,418.38)
8/20/2026	AG Hillsborough, LLC	Invoice Check	R	10016	($752.27)
8/20/2026	Gig Fiber LLC - Streetleaf	Invoice ACH	R		($12,418.38)
8/20/2026	Florida Commercial Care, INC.	Invoice ACH	R		($465.00)
8/20/2026	Florida Commercial Care, INC.	Invoice ACH	R		($398.79)
8/20/2026	Florida Commercial Care, INC.	Invoice ACH	R		($4,950.00)
8/26/2026	Optic Systems	Invoice Check	R	10017	($507.00)
8/26/2026	Florida Commercial Care, INC.	Invoice ACH	R		($4,266.00)
8/26/2026	Florida Commercial Care, INC.	Invoice ACH	R		($3,498.00)

Southshore Bay Community Development District

Bank Register Report 8/1/2026 - 8/31/2026

Date	Description	Type	R	Check No	Amount
8/26/2026	Florida Commercial Care, INC.	Invoice ACH	R		($10,974.00)
8/26/2026	Florida Commercial Care, INC.	Invoice ACH	R		($5,177.24)
8/26/2026	Steadfast Alliance, LLC	Invoice Check	R	10018	($1,050.00)
8/26/2026	Florida Commercial Care, INC.	Invoice ACH	R		($1,792.89)
8/31/2026	August Interest	Interest	R	ACH	$1,240.12
				Total	**($79,427.66)**
				Balance as of 8/31/2026	**$392,363.77**

Reserve BU #6930

	Balance as of 8/1/2026				**$1,777.07**
8/1/2026	August Bank Fees	Bank Fees	R	ACH	($2,127.13)
8/3/2026	Transfer to Operating VNB #9802 - GF on roll assessment collection allocation	Transfer Out	R	ACH	($729.42)
8/3/2026	Transfer to Operating VNB #9802 - GF on roll assessment collection allocation	Transfer Out	R	ACH	($364.71)
8/17/2026	Transfer from Operating VNB #9802 - Cover shotfall	Transfer In	R	ACH	$2,000.00
8/31/2026	August Interest	Interest	R	ACH	$0.05
				Total	**($1,221.21)**
				Balance as of 8/31/2026	**$555.86**

Trust 2024 (AA2) Debt Service Reserve Account

	Balance as of 8/1/2026				**$255,981.26**
8/1/2026	August Interest	Interest	R	ACH	$727.51
8/1/2026	Transfer to Trust 2024 (AA2) Revenue Account - interest transfer	Transfer Out	R	ACH	($727.51)
				Total	**$0.00**
				Balance as of 8/31/2026	**$255,981.26**

Trust 2024 (AA2) Revenue Account

	Balance as of 8/1/2026				**$248,040.09**
8/1/2026	August Interest	Interest	R	ACH	$704.82
8/1/2026	Transfer from Trust 2024 (AA2) Debt Service Reserve Account - interest transfer	Transfer In	R	ACH	$727.51
				Total	**$1,432.33**
				Balance as of 8/31/2026	**$249,472.42**

Southshore Bay Community Development District

Bank Account Reconciliation for Period 8/31/2026

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
Operating VNB #9802	394,673.04	-2,309.27	392,363.77	392,363.77	Balanced
Reserve BU #6930	555.86	0.00	555.86	555.86	Balanced
Trust 2024 (AA2) Revenue Account	249,472.42	0.00	249,472.42	249,472.42	Balanced
Trust 2024 (AA2) Sinking Fund Account	0.00	0.00	0.00	0.00	Balanced
Trust 2024 (AA2) Interest Account	0.00	0.00	0.00	0.00	Balanced
Series 2024 (AA2) Prepayment Account	0.00	0.00	0.00	0.00	Balanced
Trust 2024 (AA2) Debt Service Reserve Account	255,981.26	0.00	255,981.26	255,981.26	Balanced
Trust 2024 (AA2) Acquisition & Construction Account	0.00	0.00	0.00	0.00	Balanced

Unreconciled Items

Date	Description	Check No	Amount
Operating VNB #9802			
8/20/2026	AG Hillsborough, LLC	10016	-752.27
8/26/2026	Optic Systems	10017	-507.00
8/26/2026	Steadfast Alliance, LLC	10018	-1,050.00
	Total Operating VNB #9802		**-2,309.27**

Reconciled Items

Date	Description	Check No	Amount
Operating VNB #9802			
8/3/2026	Transfer from Reserve BU #6930 - GF on roll assessment collection allocation		729.42
8/3/2026	Transfer from Reserve BU #6930 - GF on roll assessment collection allocation		364.71
8/31/2026	August Interest		1,240.12
7/27/2026	Steadfast Alliance, LLC	10011	-1,050.00
8/4/2026	Business Observer, Inc.	10012	-212.19
8/4/2026	Stantec Consulting Services Inc.	ACH	-1,146.00
8/4/2026	Business Observer, Inc.	10012	-76.56

Southshore Bay Community Development District

Bank Account Reconciliation for Period 8/31/2026

Date	Description	Check No	Amount
8/4/2026	Straley Robin Vericker	10013	-1,069.50
8/4/2026	IPFS Corporation		-2,258.81
8/4/2026	Spectrum Business		-231.69
8/4/2026	Spectrum Business		-227.44
8/12/2026	Kai Connected LLC CDD	ACH	-500.00
8/12/2026	Kai Connected LLC CDD	ACH	-5,000.00
8/12/2026	Kai Connected LLC CDD	ACH	-2.07
8/12/2026	Kai Connected LLC CDD	ACH	-1,666.67
8/14/2026	Engage PEO - BOS meeting 8/10/26	H126713	-968.44
8/14/2026	Ira D Draper - BOS meeting 8/10/26	43	-200.65
8/17/2026	Transfer to Reserve BU #6930 - Cover shotfall		-2,000.00
8/20/2026	Gig Fiber LLC - Streetleaf	ACH	-1,854.72
8/20/2026	Gig Fiber LLC - Streetleaf	ACH	-1,854.72
8/20/2026	Steadfast Alliance, LLC	10014	-1,050.00
8/20/2026	Gig Fiber LLC - Streetleaf	ACH	-1,600.00
8/20/2026	Straley Robin Vericker	10015	-667.50
8/20/2026	Compliance View 360, LLC	ACH	-507.00
8/20/2026	Gig Fiber LLC - Streetleaf	ACH	-12,418.38
8/20/2026	Gig Fiber LLC - Streetleaf	ACH	-12,418.38
8/20/2026	Florida Commercial Care, INC.	ACH	-465.00
8/20/2026	Florida Commercial Care, INC.	ACH	-398.79
8/20/2026	Florida Commercial Care, INC.	ACH	-4,950.00
8/26/2026	Florida Commercial Care, INC.	ACH	-4,266.00
8/26/2026	Florida Commercial Care, INC.	ACH	-3,498.00
8/26/2026	Florida Commercial Care, INC.	ACH	-10,974.00
8/26/2026	Florida Commercial Care, INC.	ACH	-5,177.24
8/26/2026	Florida Commercial Care, INC.	ACH	-1,792.89
		Total Operating VNB #9802	**-78,168.39**

Reserve BU #6930

8/17/2026	Transfer from Operating VNB #9802 - Cover shotfall		2,000.00
8/31/2026	August Interest		0.05
8/1/2026	August Bank Fees		-2,127.13
8/3/2026	Transfer to Operating VNB #9802 - GF on roll assessment collection allocation		-729.42
8/3/2026	Transfer to Operating VNB #9802 - GF on roll assessment collection allocation		-364.71
		Total Reserve BU #6930	**-1,221.21**

Trust 2024 (AA2) Debt Service Reserve Account

8/1/2026	August Interest		727.51

Southshore Bay Community Development District

Bank Account Reconciliation for Period 8/31/2026

Date	Description	Check No	Amount
8/1/2026	Transfer to Trust 2024 (AA2) Revenue Account - interest transfer		-727.51
	Total Trust 2024 (AA2) Debt Service Reserve Account		**0.00**

Trust 2024 (AA2) Revenue Account

8/1/2026	August Interest		704.82
8/1/2026	Transfer from Trust 2024 (AA2) Debt Service Reserve Account - interest transfer		727.51
	Total Trust 2024 (AA2) Revenue Account		**1,432.33**

EXHIBIT 5

AGENDA



Financial Reporting Package

Southshore Bay Community Development District

Period Ending: 09/30/2026

Southshore Bay Community Development District

Balance Sheet as of 9/30/2026

Assets	Operating	301 - Debt Service 2024 (AA2) Fund	Total
Cash - Operating			
101001 - Operating VNB #9802	$312,205.38		$312,205.38
Total Cash - Operating	**$312,205.38**		**$312,205.38**
Cash - Money Market, Reserves and Other			
101201 - Reserve BU #6930	($1,648.30)		($1,648.30)
Total Cash - Money Market, Reserves and Other	**($1,648.30)**		**($1,648.30)**
Accounts Receivable & Other Assets			
115100 - Accounts Receivable - Other	$129,023.45		$129,023.45
155000 - Prepaid Items	$43,009.22		$43,009.22
156900 - Deposits - Non-Current	$6,800.00		$6,800.00
Total Accounts Receivable & Other Assets	**$178,832.67**		**$178,832.67**
Investments			
151100 - Series 2024 (AA2) Revenue Account		$253,553.62	$253,553.62
151104 - Series 2024 (AA2) Debt Service Reserve Account		$255,277.21	$255,277.21
Total Investments		**$508,830.83**	**$508,830.83**
Total Assets	**$489,389.75**	**$508,830.83**	**$998,220.58**

Southshore Bay Community Development District

Balance Sheet as of 9/30/2026

Liabilities / Equity	Operating	301 - Debt Service 2024 (AA2) Fund	501 - Acquisition & Construction 2024 (AA2) Fund	Total
Current Liability				
202000 - Accounts Payable	$26,217.03			$26,217.03
218000 - Accrued Expenses	$12,872.02			$12,872.02
Total Current Liability	**$39,089.05**			**$39,089.05**
Fund Balance				
280000 - Fund Balance - Nonspendable	$49,769.22			$49,769.22
281000 - Fund Balance - Restricted	$14,553.81	$743,458.78	$3,134.84	$761,147.43
284000 - Fund Balance - Unassigned	($117,590.42)			($117,590.42)
Total Fund Balance	**($53,267.39)**	**$743,458.78**	**$3,134.84**	**$693,326.23**
Net Change in Fund Balance				
33750 - Net Income	$503,568.09	($234,627.95)	($3,134.84)	$265,805.30
Total Net Change in Fund Balance	**$503,568.09**	**($234,627.95)**	**($3,134.84)**	**$265,805.30**
Total Liabilities / Equity	**$489,389.75**	**$508,830.83**	**-**	**$998,220.58**

Southshore Bay Community Development District

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Income							
325201 - Special Assessments - On-Roll	-	82,859.34	(82,859.34)	997,071.60	994,310.32	2,761.28	994,310.32
325202 - Special Assessments - Off-Roll	-	-	-	83,788.79	-	83,788.79	-
361100 - Interest	1,012.27	-	1,012.27	11,070.00	-	11,070.00	-
369900 - Miscellaneous Revenues	-	-	-	985.14	-	985.14	-
Total Income	**1,012.27**	**82,859.34**	**(81,847.07)**	**1,092,915.53**	**994,310.32**	**98,605.21**	**994,310.32**
Other Financing Sources							
384011 - Gap Loan Proceeds - Other Financing Source	-	-	-	380,054.00	380,054.00	-	380,054.00
Total Other Financing Sources	**-**	**-**	**-**	**380,054.00**	**380,054.00**	**-**	**380,054.00**
Total Income	**1,012.27**	**82,859.34**	**(81,847.07)**	**1,472,969.53**	**1,374,364.32**	**98,605.21**	**1,374,364.32**
Operating Expense							
General Administration							
513001 - P/R - Board Of Supervisors	800.00	1,000.00	200.00	8,800.00	12,000.00	3,200.00	12,000.00
513002 - Payroll Taxes	61.20	76.50	15.30	810.90	918.00	107.10	918.00
513003 - Payroll Processing Fees	50.00	59.62	9.62	550.00	715.00	165.00	715.00
513101 - Professional Services - Management Consulting Services	-	2,666.63	2,666.63	32,000.04	32,000.00	(.04)	32,000.00
513104 - Professional Services - Planning & Coordinating Service	-	2,000.00	2,000.00	24,000.00	24,000.00	-	24,000.00
513105 - Professional Services - Administrative Service	-	291.63	291.63	3,499.92	3,500.00	.08	3,500.00
513106 - Professional Services - Auditing Services	4,650.00	366.63	(4,283.37)	4,650.00	4,400.00	(250.00)	4,400.00
513107 - Professional Services - Engineering Services	530.00	333.37	(196.63)	4,263.75	4,000.00	(263.75)	4,000.00
513108 - Professional Services - Legal Services	1,431.00	1,250.00	(181.00)	10,143.55	15,000.00	4,856.45	15,000.00
513201 - Legal Advertisements	96.25	125.00	28.75	470.31	1,500.00	1,029.69	1,500.00
513202 - Insurance	4,515.65	3,333.37	(1,182.28)	27,038.95	40,000.00	12,961.05	40,000.00
513204 - Regulatory And Permit Fees	-	14.62	14.62	175.00	175.00	-	175.00
513205 - Bank Fees	2,192.00	25.00	(2,167.00)	10,683.06	300.00	(10,383.06)	300.00
513206 - Travel Per Diem	72.19	25.00	(47.19)	729.52	300.00	(429.52)	300.00
513208 - Postage And Printing	10.05	41.63	31.58	10.05	500.00	489.95	500.00
513209 - Website Compliance (dev & hosting)	334.58	167.88	(166.70)	3,265.02	2,015.00	(1,250.02)	2,015.00
513901 - Administrative Contingency	369.00	1,208.37	839.37	4,055.09	14,500.00	10,444.91	14,500.00
Total General Administration	**15,111.92**	**12,985.25**	**(2,126.67)**	**135,145.16**	**155,823.00**	**20,677.84**	**155,823.00**
Debt Administration							
517101 - Dissemination Agent	500.00	708.37	208.37	7,249.98	8,500.00	1,250.02	8,500.00
517102 - Trustee Fees	354.68	354.65	(.03)	4,256.16	4,256.13	(.03)	4,256.13
517103 - Arbitrage	-	39.62	39.62	-	475.00	475.00	475.00
517201 - Gap Loan Repayment	-	-	-	230,622.10	230,571.00	(51.10)	230,571.00

Southshore Bay Community Development District

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
517202 - Gap Loan Required Reserve	-	-	-	14,553.81	14,554.00	.19	14,554.00
517203 - Gap Loan - Cost Of Issuance	-	650.00	650.00	7,800.00	7,800.00	-	7,800.00
517204 - Gap Loan Interest	-	1,571.14	1,571.14	9,533.02	18,853.46	9,320.44	18,853.46
539901 - Hurricane Damage (GAP Loan)	-	12,456.88	12,456.88	-	149,483.00	149,483.00	149,483.00
Total Debt Administration	**854.68**	**15,780.66**	**14,925.98**	**274,015.07**	**434,492.59**	**160,477.52**	**434,492.59**
Security							
529102 - Contracts - Security Cameras & Monitoring Equipment	-	1,980.00	1,980.00	660.00	23,760.00	23,100.00	23,760.00
529201 - R&M Cameras And Monitoring	-	55.00	55.00	1,573.93	660.00	(913.93)	660.00
529202 - R&M - Gates	1,647.74	2,862.37	1,214.63	7,521.75	34,348.00	26,826.25	34,348.00
529301 - Key Fob / Entry System	-	833.37	833.37	-	10,000.00	10,000.00	10,000.00
Total Security	**1,647.74**	**5,730.74**	**4,083.00**	**9,755.68**	**68,768.00**	**59,012.32**	**68,768.00**
Utilities							
531101 - Electricity	82.02	500.00	417.98	1,147.44	6,000.00	4,852.56	6,000.00
531201 - Streetpole Lighting	15,873.10	11,811.00	(4,062.10)	176,260.76	141,732.00	(34,528.76)	141,732.00
533101 - Water (Metro) Service Address Meter #01	-	500.00	500.00	-	6,000.00	6,000.00	6,000.00
Total Utilities	**15,955.12**	**12,811.00**	**(3,144.12)**	**177,408.20**	**153,732.00**	**(23,676.20)**	**153,732.00**
Flood Control/Stormwater Management							
538101 - Contracts - Aquatic Maintenance	1,050.00	1,175.00	125.00	12,600.00	14,100.00	1,500.00	14,100.00
538301 - R&M - Ponds	-	1,250.00	1,250.00	-	15,000.00	15,000.00	15,000.00
Total Flood Control/Stormwater Management	**1,050.00**	**2,425.00**	**1,375.00**	**12,600.00**	**29,100.00**	**16,500.00**	**29,100.00**
Common Areas & Right of Ways							
539001 - Professional Services - Comprehensive Field Services	1,250.00	1,250.00	-	15,000.00	15,000.00	-	15,000.00
539101 - Contracts - Landscaping Maintenance	18,738.00	24,571.37	5,833.37	220,456.31	294,856.00	74,399.69	294,856.00
539201 - Landscape Replacement & Replenishment	7,999.36	5,000.00	(2,999.36)	83,802.48	60,000.00	(23,802.48)	60,000.00
539202 - Landscape - Mulch	-	2,500.00	2,500.00	-	30,000.00	30,000.00	30,000.00
539203 - Landscape - Tree/Palm Trimming	-	416.63	416.63	5,415.00	5,000.00	(415.00)	5,000.00
539212 - Maintenance Service	-	1,000.00	1,000.00	779.90	12,000.00	11,220.10	12,000.00
539301 - R&M - Irrigation	529.00	2,083.37	1,554.37	18,660.58	25,000.00	6,339.42	25,000.00
539402 - Misc - Holiday Lights & Decorations	-	2,083.37	2,083.37	-	25,000.00	25,000.00	25,000.00
539403 - Misc - Road Maintenance Cost Share	-	150.00	150.00	-	1,800.00	1,800.00	1,800.00
539990 - Physical Environment Contingency	507.00	4,899.44	4,392.44	11,363.02	58,792.73	47,429.71	58,792.73
Total Common Areas & Right of Ways	**29,023.36**	**43,954.18**	**14,930.82**	**355,477.29**	**527,448.73**	**171,971.44**	**527,448.73**
Amenity Center Operations							
579101 - Professional Services - Amenity Management	416.67	416.63	(.04)	5,000.04	5,000.00	(.04)	5,000.00

Southshore Bay Community Development District

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Amenity Center Operations	416.67	416.63	(.04)	5,000.04	5,000.00	(.04)	5,000.00
Total Expense	64,059.49	94,103.46	30,043.97	969,401.44	1,374,364.32	404,962.88	1,374,364.32
Operating Net Total	(63,047.22)	(11,244.12)	(51,803.10)	503,568.09	-	503,568.09	-

Southshore Bay Community Development District

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
301 - Debt Service 2024 (AA2) Fund Income							
Income							
325201 - Special Assessments - On-Roll	-	42,666.63	(42,666.63)	513,414.06	512,000.00	1,414.06	512,000.00
361100 - Interest	1,436.14	-	1,436.14	19,151.76	-	19,151.76	-
Total Income	**1,436.14**	**42,666.63**	**(41,230.49)**	**532,565.82**	**512,000.00**	**20,565.82**	**512,000.00**
Total Income	**1,436.14**	**42,666.63**	**(41,230.49)**	**532,565.82**	**512,000.00**	**20,565.82**	**512,000.00**
301 - Debt Service 2024 (AA2) Fund Expense							
Debt Administration							
517301 - Principal Debt Retirement	-	-	-	110,000.00	110,000.00	-	110,000.00
517311 - Interest Expense	-	-	-	401,212.52	398,600.02	(2,612.50)	398,600.02
Total Debt Administration	**-**	**-**	**-**	**511,212.52**	**508,600.02**	**(2,612.50)**	**508,600.02**
Other Financing Sources Uses							
581000 - Inter-Fund Transfer Out	-	-	-	255,981.25	-	(255,981.25)	-
Total Other Financing Sources Uses	**-**	**-**	**-**	**255,981.25**	**-**	**(255,981.25)**	**-**
Total Expense	**-**	**-**	**-**	**767,193.77**	**508,600.02**	**(258,593.75)**	**508,600.02**
301 - Debt Service 2024 (AA2) Fund Net Total	**1,436.14**	**42,666.63**	**(41,230.49)**	**(234,627.95)**	**3,399.98**	**(238,027.93)**	**3,399.98**

Southshore Bay Community Development District

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
501 - Acquisition & Construction 2024 (AA2) Fund Income							
Income							
361100 - Interest	-	-	-	290.44	-	290.44	-
Total Income	**-**	**-**	**-**	**290.44**	**-**	**290.44**	**-**
Other Financing Sources							
381000 - Inter-Fund Transfer In	-	-	-	255,981.25	-	255,981.25	-
Total Other Financing Sources	**-**	**-**	**-**	**255,981.25**	**-**	**255,981.25**	**-**
Total Income	**-**	**-**	**-**	**256,271.69**	**-**	**256,271.69**	**-**
501 - Acquisition & Construction 2024 (AA2) Fund Expense							
Common Areas & Right of Ways							
539999 - Construction in Progress	-	-	-	259,406.53	-	(259,406.53)	-
Total Common Areas & Right of Ways	**-**	**-**	**-**	**259,406.53**	**-**	**(259,406.53)**	**-**
Total Expense	**-**	**-**	**-**	**259,406.53**	**-**	**(259,406.53)**	**-**
501 - Acquisition & Construction 2024 (AA2) Fund Net Total	**-**	**-**	**-**	**(3,134.84)**	**-**	**(3,134.84)**	**-**
Net Total	**(61,611.08)**	**31,422.51**	**(93,033.59)**	**265,805.30**	**3,399.98**	**262,405.32**	**3,399.98**

Southshore Bay Community Development District

Bank Register Report 9/1/2026 - 9/30/2026

Date	Description	Type	R	Check No	Amount
Operating VNB #9802					
	Balance as of 9/1/2026				**$392,363.77**
9/4/2026	Tampa Electric	Invoice (Expense/AutoDraft)	R		($43.69)
9/4/2026	Transfer from Reserve BU #6930 - FY26 on roll assessments - interest - GF allocations 7/16/26	Transfer In	R	ACH	$12.17
9/4/2026	Tampa Electric	Invoice (Expense/AutoDraft)	R		($37.12)
9/9/2026	Spectrum Business	Invoice (Expense/AutoDraft)	R		($227.74)
9/10/2026	Kai Connected LLC CDD	Invoice ACH	R		($1,666.67)
9/10/2026	Kai Connected LLC CDD	Invoice ACH	R		($366.00)
9/10/2026	Kai Connected LLC CDD	Invoice ACH	R		($5,000.00)
9/10/2026	IPFS Corporation	Invoice (Expense/AutoDraft)	R		($2,258.81)
9/10/2026	Stantec Consulting Services Inc.	Invoice ACH	R		($522.50)
9/10/2026	Kai Connected LLC CDD	Invoice ACH	R		($500.00)
9/10/2026	Kai Connected LLC CDD	Invoice ACH	R		($5,000.00)
9/10/2026	Kai Connected LLC CDD	Invoice ACH	R		($8.75)
9/10/2026	Florida Commercial Care, INC.	Invoice ACH	R		($664.25)
9/23/2026	Southshore Bay CDD c/o US Bank	Invoice Check	R	10019	($2,645.06)
9/25/2026	Florida Commercial Care, INC.	Invoice ACH	R		($4,266.00)
9/25/2026	Steadfast Alliance, LLC	Invoice Check	R	10020	($1,050.00)
9/25/2026	Florida Commercial Care, INC.	Invoice ACH	R		($3,498.00)
9/25/2026	Florida Commercial Care, INC.	Invoice ACH	R		($10,974.00)
9/30/2026	Straley Robin Vericker	Invoice Check	R	10021	($771.00)
9/30/2026	Dibartolomeo, McBee, Hartley & Barnes,PA	Invoice Check	R	10022	($4,650.00)
9/30/2026	Optic Systems	Invoice Check	R	10023	($507.00)
9/30/2026	U.S. Bank- Trustee	Invoice Check	R	10024	($4,256.13)
9/30/2026	Kai Connected LLC CDD	Invoice ACH	R		($5,000.00)
9/30/2026	Gig Fiber LLC - Streetleaf	Invoice ACH	R		($12,418.38)
9/30/2026	Business Observer, Inc.	Invoice Check	R	10025	($96.25)
9/30/2026	Kai Connected LLC CDD	Invoice ACH	R		($369.00)
9/30/2026	Gig Fiber LLC - Streetleaf	Invoice ACH	R		($1,854.72)
9/30/2026	Gig Fiber LLC - Streetleaf	Invoice ACH	R		($1,600.00)
9/30/2026	Florida Commercial Care, INC.	Invoice ACH	R		($529.00)
9/30/2026	ECS INTEGRATIONS LLC	Invoice ACH	R		($1,420.00)
9/30/2026	Florida Commercial Care, INC.	Invoice ACH	R		($7,999.36)

Southshore Bay Community Development District

Bank Register Report 9/1/2026 - 9/30/2026

Date	Description	Type	R	Check No	Amount
9/30/2026	September Interest	Interest	R	ACH	$1,012.26
9/30/2026	Engage PEO - BOS Meeting 9/23/2026	Invoice (Expense/AutoDraft)	R		($782.74)
9/30/2026	Ira D Draper - BOS Meeting 9/23/2026	Invoice (Expense/AutoDraft)	R	44	($200.65)
				Total	**($80,158.39)**
				Balance as of 9/30/2026	**$312,205.38**

Reserve BU #6930

	Balance as of 9/1/2026				**$555.86**
9/1/2026	September Bank Fees	Bank Fees	R	ACH	($2,192.00)
9/4/2026	Transfer to Operating VNB #9802 - FY26 on roll assessments - interest - GF allocations 7/16/26	Transfer Out	R	ACH	($12.17)
9/30/2026	September Interest	Interest	R	ACH	$0.01
				Total	**($2,204.16)**
				Balance as of 9/30/2026	**($1,648.30)**

Trust 2024 (AA2) Debt Service Reserve Account

	Balance as of 9/1/2026				**$255,981.26**
9/1/2026	September Interest	Interest	R	ACH	$727.52
9/2/2026	Transfer to Trust 2024 (AA2) Revenue Account - Interest transfer	Transfer Out	R	ACH	($727.52)
				Total	**$0.00**
				Balance as of 9/30/2026	**$255,981.26**

Trust 2024 (AA2) Revenue Account

	Balance as of 9/1/2026				**$249,472.42**
9/1/2026	September Interest	Interest	R	ACH	$708.62
9/2/2026	Transfer to Trust 2024 (AA2) Revenue Account - Interest transfer	Transfer In	R	ACH	$727.52
9/23/2026	Cash Receipt - Miscellaneous Receipt via Check, CHECK NO 0000010019 SOUTHSHORE BAY 2024 REV ACCT CHECK DTD 9/23/2026 TKMARUS	Misc Deposit	R	10019	$2,645.06
				Total	**$4,081.20**
				Balance as of 9/30/2026	**$253,553.62**

Southshore Bay Community Development District

Bank Account Reconciliation for Period 9/30/2026

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
Operating VNB #9802	354,926.87	-42,721.49	312,205.38	312,205.38	Balanced
Reserve BU #6930	-1,648.30	0.00	-1,648.30	-1,648.30	Balanced
Trust 2024 (AA2) Revenue Account	253,553.62	0.00	253,553.62	253,553.62	Balanced
Trust 2024 (AA2) Sinking Fund Account	0.00	0.00	0.00	0.00	Balanced
Trust 2024 (AA2) Interest Account	0.00	0.00	0.00	0.00	Balanced
Series 2024 (AA2) Prepayment Account	0.00	0.00	0.00	0.00	Balanced
Trust 2024 (AA2) Debt Service Reserve Account	255,981.26	0.00	255,981.26	255,981.26	Balanced
Trust 2024 (AA2) Acquisition & Construction Account	0.00	0.00	0.00	0.00	Balanced

Unreconciled Items

Date	Description	Check No	Amount
Operating VNB #9802			
9/25/2026	Steadfast Alliance, LLC	10020	-1,050.00
9/30/2026	Straley Robin Vericker	10021	-771.00
9/30/2026	Dibartolomeo, McBee, Hartley & Barnes,PA	10022	-4,650.00
9/30/2026	Optic Systems	10023	-507.00
9/30/2026	U.S. Bank- Trustee	10024	-4,256.13
9/30/2026	Kai Connected LLC CDD	ACH	-5,000.00
9/30/2026	Gig Fiber LLC - Streetleaf	ACH	-12,418.38
9/30/2026	Business Observer, Inc.	10025	-96.25
9/30/2026	Kai Connected LLC CDD	ACH	-369.00
9/30/2026	Gig Fiber LLC - Streetleaf	ACH	-1,854.72
9/30/2026	Gig Fiber LLC - Streetleaf	ACH	-1,600.00
9/30/2026	Florida Commercial Care, INC.	ACH	-529.00
9/30/2026	ECS INTEGRATIONS LLC	ACH	-1,420.00
9/30/2026	Florida Commercial Care, INC.	ACH	-7,999.36
9/30/2026	Ira D Draper - BOS Meeting 9/23/2026	44	-200.65
		Total Operating VNB #9802	**-42,721.49**

Reconciled Items

Southshore Bay Community Development District

Bank Account Reconciliation for Period 9/30/2026

Date	Description	Check No	Amount
Operating VNB #9802			
9/4/2026	Transfer from Reserve BU #6930 - FY26 on roll assessments - interest - GF allocations 7/16/26		12.17
9/30/2026	September Interest		1,012.26
8/20/2026	AG Hillsborough, LLC	10016	-752.27
8/26/2026	Optic Systems	10017	-507.00
8/26/2026	Steadfast Alliance, LLC	10018	-1,050.00
9/4/2026	Tampa Electric		-43.69
9/4/2026	Tampa Electric		-37.12
9/9/2026	Spectrum Business		-227.74
9/10/2026	Kai Connected LLC CDD	ACH	-1,666.67
9/10/2026	Kai Connected LLC CDD	ACH	-366.00
9/10/2026	Kai Connected LLC CDD	ACH	-5,000.00
9/10/2026	IPFS Corporation		-2,258.81
9/10/2026	Stantec Consulting Services Inc.	ACH	-522.50
9/10/2026	Kai Connected LLC CDD	ACH	-500.00
9/10/2026	Kai Connected LLC CDD	ACH	-5,000.00
9/10/2026	Kai Connected LLC CDD	ACH	-8.75
9/10/2026	Florida Commercial Care, INC.	ACH	-664.25
9/23/2026	Southshore Bay CDD c/o US Bank	10019	-2,645.06
9/25/2026	Florida Commercial Care, INC.	ACH	-4,266.00
9/25/2026	Florida Commercial Care, INC.	ACH	-3,498.00
9/25/2026	Florida Commercial Care, INC.	ACH	-10,974.00
9/30/2026	Engage PEO - BOS Meeting 9/23/2026		-782.74
	Total Operating VNB #9802		**-39,746.17**
Reserve BU #6930			
9/30/2026	September Interest		0.01
9/1/2026	September Bank Fees		-2,192.00
9/4/2026	Transfer to Operating VNB #9802 - FY26 on roll assessments - interest - GF allocations 7/16/26		-12.17
	Total Reserve BU #6930		**-2,204.16**
Trust 2024 (AA2) Debt Service Reserve Account			
9/1/2026	September Interest		727.52
9/2/2026	Transfer to Trust 2024 (AA2) Revenue Account - Interest transfer		-727.52
	Total Trust 2024 (AA2) Debt Service Reserve Account		**0.00**
Trust 2024 (AA2) Revenue Account			

Southshore Bay Community Development District

Bank Account Reconciliation for Period 9/30/2026

Date	Description	Check No	Amount
9/1/2026	September Interest		708.62
9/2/2026	Transfer to Trust 2024 (AA2) Revenue Account - Interest transfer		727.52
9/23/2026	Cash Receipt - Miscellaneous Receipt via Check, CHECK NO 0000010019 SOUTHSHORE BAY 2024 REV ACCT CHECK DTD 9/23/2026 TKMARUS	10019	2,645.06
	Total Trust 2024 (AA2) Revenue Account		**4,081.20**

EXHIBIT 6

AGENDA

MINUTES OF MEETING

SOUTHSHORE BAY

COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Southshore Bay Community Development District was held on Monday, September 14, 2026 at 6:00 p.m. at Hilton Garden Inn, 4328 Garden Vista Drive, Riverview, Florida 33578.

FIRST ORDER OF BUSINESS – Roll Call

Ms. Bruce called the meeting to order and conducted roll call at 6:02 p.m.

Present and constituting a quorum were:

Doug Draper	Board Supervisor, Vice Chairman
Lori Price	Board Supervisor, Assistant Secretary
Christie Ray *(virtual)*	Board Supervisor, Assistant Secretary
Brittany Crutchfield	Board Supervisor, Assistant Secretary

Also present was:

Audette Bruce	District Manager, Kai
Luis Martinez	Field Services Manager, Kai

The following is a summary of the discussions and actions taken at the September 14, 2026 Southshore Bay CDD Board of Supervisors Regular Meeting.

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

There were no audience members present in person, and three online.

THIRD ORDER OF BUSINESS – Business Items

A. Exhibit 1: Consideration for Adoption – **Resolution 2026-14,** Designating Officers

Ms. Bruce clarified that the resolution is not for adding another Board member, but rather for a Secondary Vice Chair position.

On a MOTION by Mr. Draper, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board **approved** the appointment of Supervisor Price as the new Vice Chair**,** for the Southshore Bay Community Development District.

Ms. Bruce then added that Supervisor Price would move from the Assistant Secretary position to Vice Chair.

On a MOTION by Mr. Draper, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board **adopted Resolution 2026-14, Designating Officers,** for the Southshore Bay Community Development District.

B. Consideration of Motion to Authorize Draw Against Revolving Line of Credit with Valley National Bank

This item was not included in the discussion.

FOURTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 2: Consideration for Acceptance – July 2026 Financials

B. Exhibit 3: Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting and Public Hearing Held August 10, 2026

C. Exhibit 4: Ratification of Florida Commercial Care – Irrigation Repair - $664.25
D. Exhibit 5: Ratification of Florida Commercial Care – Irrigation Repair - $529.00
E. Exhibit 6: Ratification of ECS Integrations – Bishop Rd Entrance NVR Replacement - $2,840.00

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

FIFTH ORDER OF BUSINESS – Staff Reports

A. District Counsel

There being none, the next item followed.

B. District Engineer

There being none, the next item followed.

C. Kai Field Staff – Luis Martinez

- Exhibit 7: Safety Culture Report Dated September 4, 2026
- Consideration of Landscaping Proposals
  1. Exhibit 8: Red Tree – Fall Seasonal Color Rotation - $5,925.00
  2. Exhibit 9: Red Tree – First Island Sod Renovation - $5,750.00
  3. Exhibit 10: Red Tree – Plant Replacement - $35,077.00
  4. Exhibit 11: Florida Commercial Care – Plant Replacement - $34,548.57
  5. Exhibit 12: Florida Commercial Care – Bishop Entrance Middle Island Landscape Installation - $7,999.36

On a MOTION by Mr. Draper, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board **approved Florida Commercial Care – Bishop Entrance Middle Island Landscape Installation proposal in the amount of $7,999.36,** for the Southshore Bay Community Development District.

D. District Manager

There being none, the next item followed.

SIXTH ORDER OF BUSINESS – Supervisors Requests

There being none, the next item followed.

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

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS –Adjournment

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

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

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

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

Signature	**Signature**
Printed Name	**Printed Name**
Title: □ **Secretary** □ **Assistant Secretary**	**Title:** □ **Chairman** □ **Vice Chairman**

EXHIBIT 7

AGENDA

Arbitrage Rebate Counselors, LLC

Arbitrage Regulations Compliance for Issuers of Tax-Exempt Bonds

January 26, 2026

Southshore Bay Community Development District
c/o Kai
2502 N. Rocky Point Drive
Tampa, FL 33607

Re: Proposal – Annual Arbitrage Calculations – Southshore Bay CDD – $7,475,000 Capital Improvement Revenue Bonds, Series 2024 ("Series 2024")

Dear Southshore Bay Community Development District:

Arbitrage Rebate Counselors is pleased to provide you with this proposal to perform Annual Arbitrage Calculations for the above-referenced Series 2024.

We understand that proceeds of Series 2024 were issued to: (1) finance a portion of the cost of acquiring, constructing, and equipping assessable improvements, (2) pay costs associated with the issuance of Series 2024, and (3) fund the Series 2024 Reserve Account.

The Annual Arbitrage Calculations will cover the initial annual period July 2, 2024 to July 2, 2025, and each successive annual period thereafter ending on July 2nd.

Our services include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, (5) performing "spending exceptions" analyses, (6) preparing arbitrage opinion letter, and (7) assisting with making arrangements for paying any arbitrage due.

Our fee to prepare each Annual Arbitrage Calculation is a "flat-fee" of $475.00. Southshore Bay CDD may terminate this contract at any time at its discretion.

Sincerely yours,

John C Rogers

John C. Rogers
President

Acknowledged and accepted:

Signed: _____
Name: Audette Bruce
Title: District Manager
Date: 9/23/2026

32 Whitemarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: jcrogers279@gmail.com

EXHIBIT 8

AGENDA

INVOICE

Customer	Southshore Bay Community Development District
Acct #	804
Date	09/21/2026
Customer Service	Charisse Bitner
Page	1 of 1

Southshore Bay Community Development District
c/o Kai
2502 N. Rocky Point Dr. Ste 1000
Tampa, FL 33607

Payment Information	
Invoice Summary	$ 24,006.00
Payment Amount	
Payment for:	Invoice#34331
100126340	

Thank You

Please detach and return with payment

Customer: Southshore Bay Community Development District

Invoice	Effective	Transaction	Description	Amount
34331	10/01/2026	Renew policy	Policy #100126340 10/01/2026-10/01/2027 Florida Insurance Alliance Package - Renew policy Due Date: 10/1/2026	24,006.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
$ 24,006.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors
P.O. Box 748555
Atlanta, GA 30374-8555

(321)233-9939
accounting@egisadvisors.com

Date
09/21/2026

FLORIDA INSURANCE ALLIANCE

PROPERTY VALUATION AUTHORIZATION

Southshore Bay Community Development District
c/o Kai 2502 N. Rocky Point Drive Ste. 1000
Tampa, FL 33607

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

☑	Building and Content TIV	$1,010,366	As per schedule attached
☑	Inland Marine	$1,300,225	As per schedule attached
☐	Auto Physical Damage	Not Included	

Signature: Andette B Date: 9/29/2026

Name: Andette Bruce

Title: District Manager

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

Southshore Bay Community Development District

Policy No.: 100126340
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Total Insured Value / Roof Yr Blt
1	Fencing Westlake and Bishop Buffers Wimauma FL 33598			2020 Non combustible	10/01/2026 10/01/2027	$125,499			$125,499
2	Irrigation Westlake and Bishop Buffers Wimauma FL 33598			2020 Pump / lift station	10/01/2026 10/01/2027	$64,929			$64,929
3	Wall / Column & Rail East Side Lagoon Shores Blvd Wimauma FL 33598			2020 Non combustible	10/01/2026 10/01/2027	$265,125			$265,125
4	Irrigation East Side Lagoon Shores Blvd Wimauma FL 33598			2020 Pump / lift station	10/01/2026 10/01/2027	$32,465			$32,465
5	Gate with Electrical Pedestal Bishop Road Wimauma FL 33598			2020 Non combustible	10/01/2026 10/01/2027	$119,036			$119,036
6	Wall Buffer Blocking Pedestal Bishop Road Wimauma FL 33598			2020 Non combustible	10/01/2026 10/01/2027	$16,232			$16,232
7	Gate AA6A/AA7 Wimauma FL 33598			2020 Non combustible	10/01/2026 10/01/2027	$75,751			$75,751

Sign: Andette Bruce Print Name: Andette Bruce Date: 9/29/2026

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

Southshore Bay Community Development District

Policy No.: 100126340
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
8	Irrigation including well & Electrical Pedestal Lagoon Shore Blvd (S. of Hidden Creek) Wimauma FL 33598			2020 Pump / lift station	10/01/2026 10/01/2027	$99,557				$99,557
9	Well – Phase 5 – Electrical Equipment Phase 5, SE corner by Amenity Center Wimauma FL 33598			2024 Pump / lift station	10/01/2026 10/01/2027	$21,013				$21,013
10	Irrigation Controller – Phase 5 – Electrical Equipment Phase 5, SE corner by Amenity Center Wimauma FL 33598			2024 Pump / lift station	10/01/2026 10/01/2027	$15,759				$15,759
11	6' wall w/ 10' column spacing precast concrete - Phase 6 West Phase 5, SE corner by Amenity Center Wimauma FL 33598			Joisted masonry	10/01/2026 10/01/2027	$175,000				$175,000

Total:	Building Value	Contents Value	Insured Value
	$1,010,366	$0	$1,010,366

Sign: _____ Print Name: Andrea Bruce Date: 9/29/2026

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Inland Marine Schedule

Southshore Bay Community Development District

Policy No.: 100126340
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department / Description	Serial Number	Classification Code	Eff. date / Term Date	Value	Deductible
1	Camera System		Electronic data processing equipment	10/01/2026 / 10/01/2027	$7,000	$1,000
2	Vehicle Gate Camera		Electronic data processing equipment	10/01/2026 / 10/01/2027	$15,000	$1,000
3	Streetlamps (257 @$5,175)		Other inland marine	10/01/2026 / 10/01/2027	$1,278,225	$1,000
				Total	**$1,300,225**	

Sign: Print Name: Antoinette Bruce Date: 9/29/2026

EXHIBIT 9

AGENDA



Southshore Bay CDD

Luis Martinez

Complete

Score	58 / 61 (95.08%)	Flagged items	0	Actions	0

1 Oct 2026 10:43 EDT

Prepared by	Luis Martinez
Ponds	28 / 30 (93.33%)
Ponds 1	3 / 3 (100%)
Ponds	Good


Photo 1

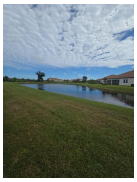

Photo 2

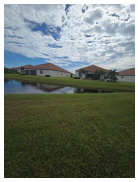
Pond Location	Corner Of Catherine Cove/Lagoon Shore Boulevard
Ponds 2	3 / 3 (100%)
Ponds	Good


Photo 3


Photo 4

Pond Location	Behind Star Banks/Lagoon Shore Boulevard
Ponds 3	3 / 3 (100%)
Ponds	Good


Photo 5


Photo 6

Pond Location Behind Windy Grove/Lagoon Shore Boulevard

Ponds 4 2 / 3 (66.67%)

Ponds Fair


Photo 7


Photo 8


Photo 9

Pond Location Auburn Arch Loop/ Skymor

Ponds 5 2 / 3 (66.67%)

Ponds Fair

The pond has visible patches of algae or aquatic vegetation along the shoreline. Grass near the water's edge appears partially submerged, with areas of thinning turf and exposed soil along the bank that warrant monitoring for potential erosion.


Photo 10


Photo 11

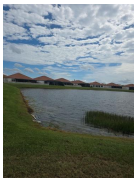

Photo 12

Pond Location Behind Auburn Arch Loop/Skymor

Ponds 6 3 / 3 (100%)

Ponds Good

All ponds have been treated throughout the community.


Photo 13

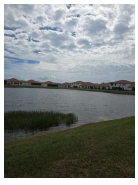

Photo 14


Photo 15

Pond Location Middle Of Holly Wi Ave/Silent Crest Drive

Ponds 7

3 / 3 (100%)

Ponds

Good

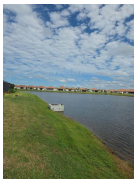


Photo 16



Photo 17

Pond Location

Middle Of Silent Crest Drive/Blue Walk St

Ponds 8

3 / 3 (100%)

Ponds

Good



Photo 18

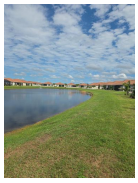


Photo 19

Pond Location

Middle Of Sparrow Case/Scuba Crest Drive

Ponds 9

3 / 3 (100%)

Ponds

Good



Photo 20



Photo 21

Pond Location

Middle Of Sparrow Case/Holly Wi Ave

Ponds 10

3 / 3 (100%)

Ponds

Good

Spikerush along the pond Bank is being treated.



Photo 22



Photo 23

Pond Location Middle Of Star Banks/windy Grove

Landscaping 12 / 12 (100%)

Landscaping 1 3 / 3 (100%)

Landscaping Good

Recommend mulching the flower beds.


Photo 24


Photo 25

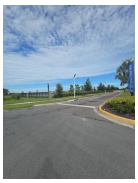
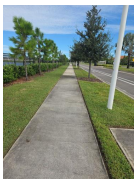

Photo 26


Photo 27


Photo 28

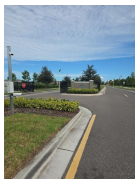

Photo 29


Photo 30

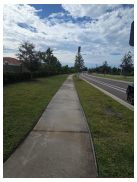
Landscaping Location On Lagoonshore Boulevard/Bishops Road Entrance

Submitted a proposal for the board to install mulch throughout the flower beds on Lagoon Shore Boulevard Middle Island.

Landscaping 2 3 / 3 (100%)

Landscaping Good

Some of the areas on Lagoon Shore Boulevard could use some resolding.FCC will be replacing the dead shrubs and installing pine straw alongside Lennar wall under warranty.


Photo 31

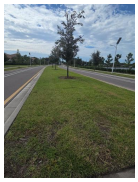

Photo 32


Photo 33

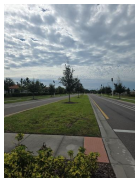

Photo 34


Photo 35


Photo 36

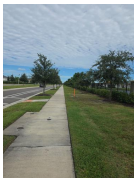

Photo 37


Photo 38


Photo 39


Photo 40

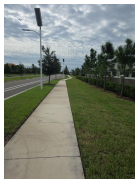

Photo 41

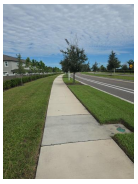

Photo 42


Photo 43


Photo 44


Photo 45


Photo 46


Photo 47

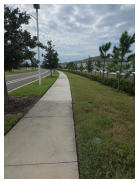

Photo 48


Photo 49

Landscaping Location On Lagoon Shore Boulevard

Landscaping 3 3 / 3 (100%)

Landscaping Good


Photo 50


Photo 51

Landscaping Location On Bishops Road

Landscaping 4 3 / 3 (100%)

Landscaping Good


Photo 52

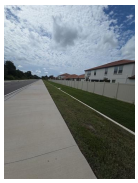

Photo 53


Photo 54

Landscaping Location On West Lake Drive

Mailbox Good

N/A

Mailbox Location N/A

Streetlights Working

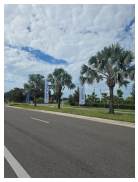

Photo 55


Photo 56

Streetlights Location Throughout The Community

Signage Good

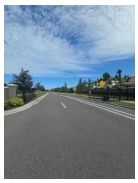

Photo 57


Photo 58

Gates

Good


Photo 59


Photo 60

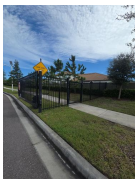

Photo 61


Photo 62

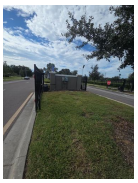

Photo 63


Photo 64


Photo 65


Photo 66

Sidewalks

Fair

Sidewalk damage submitted a proposal from groundup leveling for CDD board consideration.


Photo 67

Sidewalks Location

On Lagoon Shore Boulevard

Common Area Fence

Good

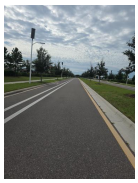

Photo 68

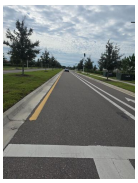

Photo 69

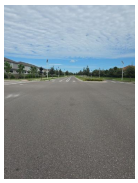
Roads

Good


Photo 70


Photo 71


Photo 72


Photo 73

Roads Location

Throughout The Community

Sign Off



1 Oct 2026 17:26 EDT

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59

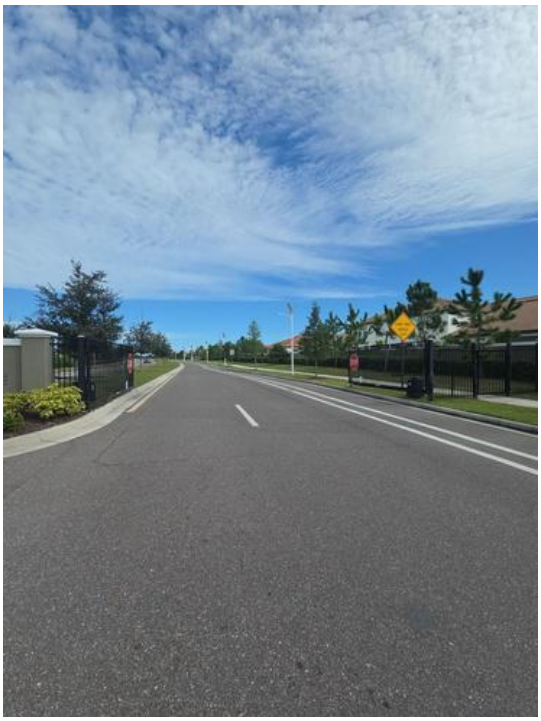


Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72

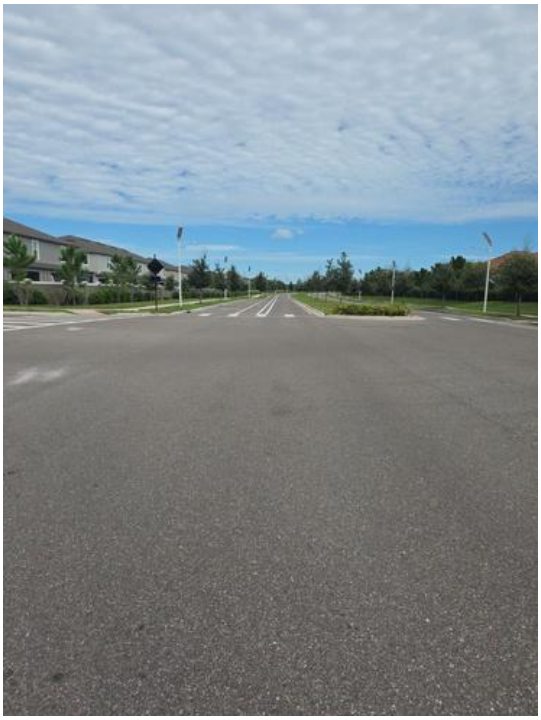


Photo 73

EXHIBIT 10

AGENDA

GROUNDUP LEVELING

BUILDING STABILITY FROM THE GROUND UP

This Proposal was prepared for:

Southshore Bay CDD

2502 North Rocky Point Dr #1000

Tampa 33607

813-765-9075 l luis@hikai.com

Inspected on:

Thursday, October 01, 2026

Inspected by:

Marcus cervetto

813 331 7264 l Groundupleveling@gmail.com

GroundUp Leveling

5105 123rd Ave E

Parrish, FLORIDA 34219

Office: 813-331-7264

One Call - One Company - One Warranty

groundupleveling.com

Date

10-01-2026

Client Details

Southshore Bay CDD
813-765-9075
luis@hikai.com
2502 North Rocky Point Dr #1000
Tampa 33607

Company Representative

Marcus cervetto
813 331 7264
Groundupleveling@gmail.com

Product List

Description	Quantity	Amount
 **Concrete Remove/Replace** GUL to remove and replace existing concrete pads (driveways/patios/etc) with new concrete/rebar/mesh/ base/etc. Pad will be poured at 4 inches. If additional thickness is requested or required, there will be additional charges. Warranty is for 1 year unless Polyfill Protect 2 is purchased, then 7 year warranty is activated.	88 sq ft	**$1,760.00**
	Subtotal	$1,760.00
	Discount	-$216.71
	Total	**$1,543.29**

Payment

Deposit **$385.82**
Balance **$1,157.47**

Payment Terms:
Payment Upon Completion

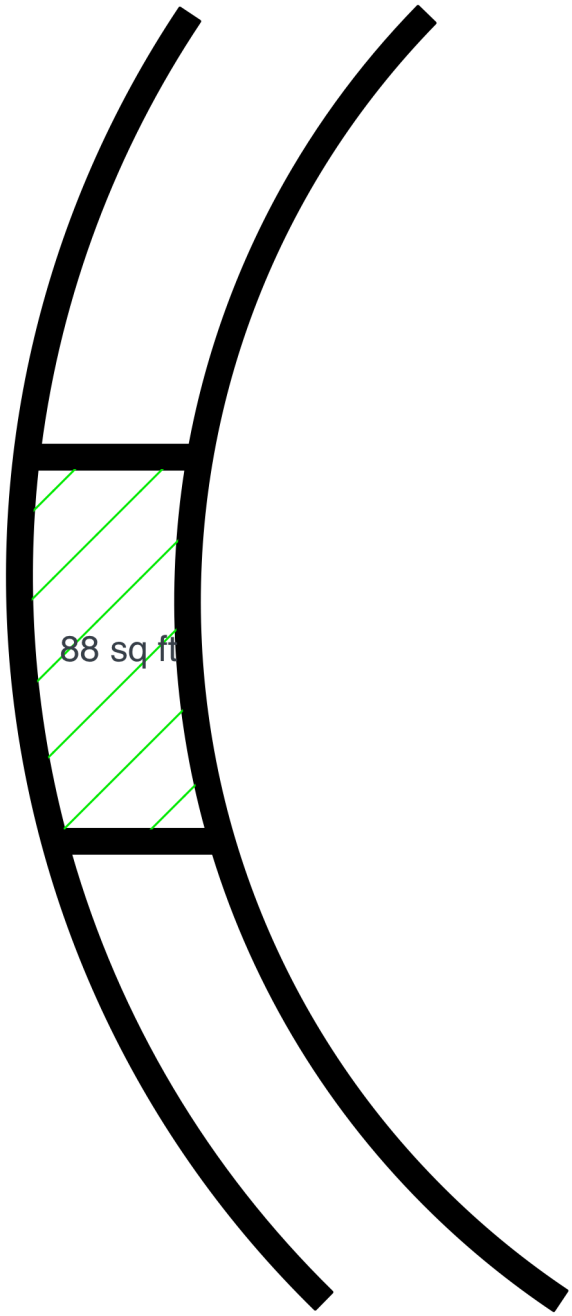
Customer Signature | Date | Authorized Rep. Signature | Date

Job Notes:

Job Notes:
Remove and replace 15 feet of sidewalk 5 feet wide

GROUNDUP LEVELING
BUILDING STABILITY FROM THE GROUND UP

Southshore Bay CDD
luis@hikai.com
813-765-9075
Oct. 1, 2026



Concrete Remove/Replace	88 sq ft

3-Day Right to Rescind:

You have the right to cancel withing 3 days, starting at midnight the day of signing your contract. If you cancel after the 3rd day there is a 25% of total contract price as a restocking fee. If the deposit was paid via credit card, add an

additional 3% to process the refund. _____ _____

PRICE ASSURANCE GUARANTEE:

Unlike anyone else in the industry, we put our price assurance guarantee in our contract. We want our customers to be 100% confident in our company and the solution they choose for repair. If you choose to move forward with our company today and take advantage of the current discounts available. You can take up to 30 days from today's date and get all of the estimates you want. If you find another reputable company that offers the same service at an apples to apples comparison, we will beat their price and give you exactly what you are looking for.....
The best solution..... at the best price..... by the best company!!

Settlement Product Warranty:

Helical Pier:

Conatractor (GUL) warrants that the foundation piers will stabiize the afftected area(s) against futhre settlement for 75 years fromt he date of installation, or else Contractor will provide the labor and materials, at no cost to Ccustomer, to cocrrecct the problem with the foundation piers. EXCLUSION: Contractor does not warrant to lift, to close cracks, to render doors and windows operational, or to move walls back to thier original position, but will do it's best to achieve positive results in this regard. Custoemr should be aware that damage can occur to the structure during a lift operation and that the contractor is not responsible for such damages. Foundation piers provide vertical support only an cannot be expected to provide lateral support. If lateral movement occurs, additional work may be needed at an additional cost. Final location of pier(s) are subject to field conditions.

Chemical Underpinning W/ Concentric Jack:

Contractor (GUL) warrants the structure from further horizontal movement (settlement) for a period of 7 years from the date of installation. If more than 1/4 inch of movement occurs, GUL will reinject the area to aid in the stabilization process. Customer acknowledges that helical piers may be needed, at an additional cost, if movement occurs at depths below what underpinning is designed to repair.

CrawlJack:

Contractor warrants that the CrawlJack System will stabilize the affected area(s) against further settlement for 10 years from the date of installation, or else Contractor will provide the labor and materials, at no cost to Customer, to make any necessary adjustments to the CrawlJacks. Additionally, the manufacturer of CrawlJacks warrants that CrawlJacks will, under normal use and service, be free from defects in material and workmanship for 30 years from the date of installation (see manufacturer’s warranty for more details). EXCLUSION: Contractor does not warrant to lift, close cracks, render doors and windows operational, or move floors back to their original position, but will attempt to achieve positive results in this regard. If changes occur due to excess moisture in the area(s) where CrawlJacks are installed, an encapsulation system, drainage, and dehumidification may be necessary in such area(s) at an additional cost to Customer.

PolyFill Warranty:

For areas where Contractor has installed both PolyFill foam injection and PolySeal joint sealant ("Sealant"), Contractor warrants that for a period of 7 years from the original date of installation, the concrete will not experience settlement that causes a trip hazard of more than ¼ inch and the Sealant will remain intact. In the event the concrete settles causing a trip hazard of more than ¼ inch and/or Sealant does not stay intact, Contractor will repair

the area at no additional cost to the customer. EXCLUSION: Contractor does not warrant heave of any slab where the work is performed, nor any damages caused by heave.

PolyFill Soil Stabilization (Soil Injections):

For areas where Contractor has installed both PolyFill soil injections, Contractor warrants that for a period of 5 years from the original date of installation, the concrete will not experience settlement that causes a trip hazard or cracking of more than ¼ inch.

Limited Warranty: ("The Fine Print")

This Limited Warranty (“Warranty”) is made in lieu of and excludes all other warranties, express or implied, and all other obligations on the part of "GUL" GroundUp Leveling, LLC (“Contractor”) to the customer (“Customer”). There are no other verbal or written warranties and no warranties that extend beyond the description on the face hereof, including NO WARRANTIES OF EXPRESS OR IMPLIED MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE

For the applicable time period 10 Year Workman Ship and 30 year manufacturer, this Warranty is transferable at no charge to future owners of the structure on which the work specified in this Contract is completed. This Warranty is in effect if the job specified in this Contract is completed and paid in full and, alternatively, is null and void if full payment is not received. Contractor does not warrant products not mentioned below, but some of such products may be covered by a manufacturer’s warranty. All material used is warranted to be as specified in this Contract. All work will be completed in a workmanlike manner according to the standard practices of the industry.

This Agreement may be amended by mutual agreement of the parties hereto and a writing to be attached to and incorporated into this Agreement. Contractor reserves the right to request change orders for extra work required as a result of conditions unforeseen based on the original information obtained during the proposal stage. Customer will be responsible for any additional costs associated with such written change orders.

In the event that the Customer believes there is any alleged deficiencies or material defect(s) in the workmanship of the work performed, the Customer shall promptly notify the Contractor in writing of alleged deficiencies or material defect and give the Contractor the first and reasonable opportunity to cure any alleged defect in performance. The Customer must retain, at their own expense, an independent engineer professional to submit a written report for the Contractor's review and subsequent submission by the Contractor to the original engineer of record or an engineer of the Contractor's choosing, in order to determine the cause of the alleged material defect in the workmanship of the work. For this Warranty to apply, the original engineer of record or the engineer chosen by the Contractor must find that a material defect in workmanship of the work performed by the Contractor exists and that such defect was a result of the material defect in the workmanship of the work provided by the Contractor. The Customer's exclusive remedy pursuant to this Warranty and Contractor's only liability shall be for the Contractor to repair the material defect in the workmanship of the work at no cost to the Customer; provided, however, in no event shall the value of the services, labor and materials provided pursuant to this Warranty exceed the original contract price for the work provided by the Contractor. If the Contractor is denied the first opportunity to cure, expenses incurred will be the sole responsibility of the Customer.

This Agreement shall be construed under and in accord with the laws of the State of Florida. Unless otherwise stated, any legal proceedings against the customer related to this agreement, including but not limited to collection and lien foreclosure actions, venue shall be in Hillsboro County, Florida, if possible.

EXCLUSIONS:

THIS WARRANTY DOES NOT COVER, CONTRACTOR SPECIFICALLY DISCLAIMS LIABILITY FOR, AND CUSTOMER HOLDS CONTRACTOR HARMLESS FROM: 1) plumbing damage; 2) Customer-caused damage; 3) dust from installation; 4) damage to real or personal property such as walls, wall covering, countertop, finished/unfinished flooring, door and/or window framing, sheetrock, drywall, concrete, exterior veneers, cabinets, appliances, or including any damage alleged to have been done by the Contractor’s use of heavy equipment necessary to complete the job OR ATTEMPTING TO LIFT WITH PIERING OR CRAWLJACK SYSTEMS; 5) any

injury or damage caused by mold to property or person; 6) failure or delay in performance or damage caused by acts of God (flood, fire, storm, methane gas, etc.), acts of civil or military authority, or any cause outside Contractor’s control; 7) damage from a lifting operation; 8) consequential damages from basement water seepage; and 9) damage from heave, lateral movements/forces of hillside creep, land sliding, or slumping of fill soils. 10) While Contractor assumes responsibility for utility damage that occurs as a result of Contractor’s installation, such protection is limited to replacing/repair the area Contractor damaged and does not include any upgrades to utilities for code compliance or other reasons. 11) System clogging or malfunctioning from mineral accumulations, iron ochre, iron gel or bacteria from the soil, tree roots, mud, or sand, etc. 12) Drainage Systems can be overwhelmed during Tropical Storms, Hurricanes, Excess Rain, or "Acts of God" storms. Pooling water will exist in the areas of installation, the system will operate to remove the water over time if the surrounding areas or where exit lines are, are not flooded. In order for the System to operate properly, street irrigation or where the exit lines are cannot be flooded, or the system will not drain. The surrounding flooding must subside before the water has a place to dissipate., 13) GUL is not responsible or accountable for damages caused by sinkholes on the property contracted to do work or any adjacent property in the area.

Termination for Cause by Contractor:

The rights or remedies provided to Contractor in this paragraph are in addition to, and not in place of, any other rights or remedies available to Contractor under this Agreement or at law or in equity. In the event of a breach of this Agreement by the Customer, and whether or not this Agreement is terminated by Contractor, Customer will be liable for all damages, losses, costs, and expenses incurred by the Contractor as a result of the Customer's breach. The termination or expiration of this Agreement for whatever reason, in accordance with the provisions hereunder, shall not prejudice or affect any accrued rights or claims of Contractor as provided for in this Agreement.

Liability:

THIS WARRANTY DOES NOT COVER, AND THE CONTRACTOR SPECIFICALLY DISCLAIMS LIABILITY FOR WATER DAMAGE TO FLOOR COVERINGS, FURNITURE, STORED ITEMS, FINISHED WALLS AND OTHER OBJECTS INSIDE THE FOUNDATION. Contractor will not be responsible for any damages caused by mold, to include but not be limited to property damage, personal injury, loss of income, emotional distress, death, loss of use, loss of value, and adverse health effects, or any other effects. Homeowner agrees to keep area dry and report all other obligations on contractor’s part. There are no other warranties verbal or written.

EXHIBIT 11

AGENDA

FLORIDA COMMERCIAL CARE

Proposal #5538

Date: 10/6/2026

Customer:	Property:
Southshore Bay CDD HiKai 2502 North Rocky Point Drive Tampa, FL 33607	Southshore Bay CDD 16881 Lagoon Shore Boulevard Wimauma, FL 33598

Sidewalk Repair

Florida Commercial Care will remove and replace the damaged sidewalk section measuring approximately 15 feet by 5 feet, totaling approximately 75 square feet. The replacement will provide a stable, even walking surface and address the trip hazards within the designated repair area.

Scope of Work:

1. Dispatch technicians with the equipment, materials, and safety supplies necessary to complete the work.
2. Review the provided site photographs and confirm the designated sidewalk section.
3. Secure the work area with cones, barricades, and caution tape.
4. Saw-cut the repair boundaries as needed and carefully remove the damaged concrete.
5. Remove loose debris and prepare and compact the underlying base to support the new sidewalk.
6. Install form boards to establish the proper sidewalk alignment, elevation, and drainage.
7. Pour new concrete to match the existing sidewalk thickness.
8. Finish the concrete with a broom texture to match the surrounding sidewalk as closely as possible, maintaining even transitions at adjoining surfaces.
9. Install control joints and maintain expansion joints where appropriate.
10. Protect the replacement sidewalk during curing and keep the area barricaded until suitable for pedestrian use.
11. Inspect the completed repair and note any additional nearby damage requiring attention.
12. Remove forms when appropriate, clean equipment, remove job-related debris, and

provide completion photographs.

Subtotal	$2,986.00
Estimated Tax	$0.00
Total	**$2,986.00**

Terms & Conditions

By _____

Carl Powers

Date 10/6/2026

Florida Commercial Care

By _____

Date _____

Southshore Bay CDD





EXHIBIT 12

AGENDA

FLORIDA COMMERCIAL CARE

Proposal #5194

Date: 9/23/2026

Customer:	Property:
Southshore Bay CDD HiKai 2502 North Rocky Point Drive Tampa, FL 33607	Southshore Bay CDD 16881 Lagoon Shore Boulevard Wimauma, FL 33598

Southshore Bay Bishop entrance middle island

Landscape Installation Proposal

Crew Instructions

Dispatch the crew with all required equipment, tools, materials, and personal protective equipment (PPE) necessary to complete the scope of work.

Prior to beginning work, install all required traffic control devices, including safety cones, warning signs, and barricades, to safely divert vehicular and pedestrian traffic throughout the work area. Follow all applicable traffic safety requirements at all times.

Scope of Work

Site Preparation

Remove and dispose of existing shrubs, vegetation, and any unsuitable material in designated planting areas.

Prepare all planting beds and soil for the installation of new shrubs and sod.

Shrubs/Materials Installation

- Removal, disposal and soil preparation for new plants and sod.
- Installation of (6) 7 gal. Arboricolas Lagoon Shore/Heirloom Valley first median island bull nose.
- Installation of (4) 7 gal. Arboricolas at Lagoon Shre/Heirloom Valley second bull nose.
- Installation of (5) 7 gal. Arboricolas at Lagoon Shore/Southern Haven first median island bull nose.
- Installation of (6) 7 gal. Arboricolas at Lagoon Shore/Southern Haven second median island bull nose.
- Installation of (6) 3 gal. Dwarf Ixoras at Lagoon Shore/Southern Haven second median island bull nose.
- Installation of (3) 7 gal. Arboricolas at Lagoon Shore/Scuba Crest median island bull nose.
- Installation of (10) 7 gal. Arboricolas at Lagoon Shore/Scuba Crest median island.
- Installation of (8) 3 gal. Dwarf Ixora at Lagoon Shore/Scuba Crest median island bull nose.
- Installation of (1/2) pallet of Pine Bark.

Final Cleanup

Remove all excess soil, plant containers, debris, and construction materials generated during the installation.

Haul and legally dispose of all debris at a local approved landfill.

Leave all planting beds, turf areas, sidewalks, curbs, and roadways clean and free of debris.

Water all newly installed shrubs and sod thoroughly upon completion to ensure proper establishment.

Conduct a final walkthrough to verify all work has been completed in accordance with the work order.

IRRIGATION -

- **Review the landscape plan**
  - Identify all new plant material being installed.
  - Determine which areas will require drip irrigation.
  - Identify the approximate number and type of plants.
  - Determine the water requirements for the new plant material.
- **Inspect the existing irrigation system**
  - Locate the existing mainline and zone lines.
  - Identify the closest existing irrigation zone that can supply the new planting area.
  - Check the existing valve, solenoid, controller, and zone operation.
  - Verify available pressure and flow before adding the new irrigation.
  - Make sure there are no existing leaks or damaged lines that should be repaired first
- **Locate the connection point**
-
  - Identify where the new irrigation will tie into the existing system.
  - Shut down the irrigation system and water supply before making the connection.
  - Excavate carefully to expose the existing mainline or appropriate zone line.
  - Install the proper tee or connection fitting.
- **Install the drip-zone components**
-
  - Install the appropriate filter.
  - Install a pressure regulator appropriate for the drip system.
  - Install the necessary fittings and flush points.
  - Use components designed for drip irrigation rather than connecting drip tubing directly to an unregulated high-pressure zone
- **Install the drip tubing**
-
  - Lay the drip tubing throughout the new planting beds.
  - Route tubing so water is distributed throughout the entire planting area.
  - Keep tubing away from areas where it can easily be damaged by edging, maintenance equipment, or future construction.
  - Secure the tubing with stakes where necessary.
- **Flush the system**
-
  - Open the flush points at the ends of the drip lines.
  - Run the zone long enough to flush dirt and debris from the new tubing.
  - Close the flush points after the water runs clean.
- **Pressure-test the system**
  - Operate the new zone.
  - Check all fittings, valves, connections, and drip tubing for leaks.
  - Verify that emitters are operating properly.

    - Make sure there are no areas receiving excessive or insufficient water.
- **Program the controller**
    - Add the new zone to the irrigation controller.
    - Set the appropriate watering schedule based on the plant material, season, soil, and local conditions.
    - Avoid simply copying the schedule from an existing turf or shrub zone.
- **Coordinate with the landscape installation**
-
    - Make sure the irrigation is installed **before or during the plant installation**, so the drip can be positioned correctly around the plants.
    - After the plants are installed, reposition emitters as necessary so they are watering the actual root zones.
- **Perform a final inspection**
    - Run the entire zone.
    - Verify every planting area is receiving water.
    - Check for leaks and pressure problems.
    - Confirm the controller is operating the zone correctly.
    - Leave the system ready for the landscape maintenance team.
- **Review the sod installation area**
    - Identify all areas where new sod will be installed.
    - Determine which existing irrigation zones cover the new sod area.
    - Check for areas with missing irrigation coverage.
- **Locate and identify the spray zones**
    - Locate the irrigation controller and identify the zones serving the sod area.
    - Locate the corresponding valves.
    - Confirm each zone is operating from the controller.
- **Run each spray zone**
    - Manually operate each zone one at a time.
    - Walk the entire area while the zone is running.
    - Check that all spray pop-ups rise fully and operate correctly.
- **Inspect all existing spray heads**
    - Check for broken, cracked, leaning, buried, or damaged spray pop-ups.
    - Make sure heads are installed at the proper grade and will not be covered by the new sod.
    - Replace any damaged or non-operational spray heads.
- **Check nozzle operation and coverage**
    - Make sure each nozzle is spraying properly and is not clogged.
    - Verify the correct nozzle type and arc are installed.
    - Adjust nozzles to provide proper head-to-head coverage.
    - Check for dry areas, overspray, or excessive runoff.
- **Identify areas needing additional spray heads**
    - Mark any areas where the existing irrigation does not adequately cover the new sod.
    - Determine the best location for additional spray pop-ups.
    - Maintain proper spacing to achieve adequate coverage across the entire sod area.
- **Check available flow and pressure**
    - Before adding additional spray heads, verify the existing zone has sufficient flow and pressure.
    - Do not add more heads if doing so will cause the existing heads to lose pressure or coverage.
    - If the zone cannot support additional spray heads, consider splitting the area into another zone.
- **Install additional spray pop-ups as needed**
    - Excavate carefully and locate the existing zone line.
    - Install the appropriate fitting and connect the new lateral line.
    - Install the new spray pop-up at the proper location and finished grade.
    - Use the correct nozzle based on spacing and required coverage.
    - Make sure the new head is level and positioned correctly.
- **Install and adjust nozzles**
    - Install the correct nozzle for the distance and arc required.
    - Match precipitation rates with the other heads on the zone whenever possible.

  - Adjust each nozzle to prevent spraying sidewalks, buildings, or other non-landscape areas.
- **Run the zone again after repairs and additions**
  - Operate the zone and inspect all existing and newly installed spray heads.
  - Check all new fittings and connections for leaks.
  - Verify that every area receiving new sod has adequate irrigation coverage.
- **Check coverage before sod installation**
  - Complete the irrigation inspection and repairs **before the sod is installed whenever possible**.
  - Confirm there are no major dry spots.
  - Flag any remaining areas requiring adjustments.
- **Final inspection after sod installation**
  - Run all applicable spray zones again.
  - Make sure all heads are at the proper height after sod installation.
  - Raise or adjust any heads that are too low.
  - Confirm new sod is receiving consistent and uniform coverage.
- **Set the irrigation schedule**
  - Program the controller based on the watering requirements for newly installed sod.
  - Adjust the schedule as the sod establishes.
  - Monitor the sod and irrigation coverage closely during the establishment period.

Subtotal	$7,119.82
Estimated Tax	$0.00
Total	**$7,119.82**

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 _____ **By** _____

Israel Vega

Date 9/23/2026 **Date** _____

Florida Commercial Care **Southshore Bay CDD**


Back
Lagoon Shore/
Heirloom Valley


Front
Lagoon Shore /
Southern Haven


Back
Lagoon Shore/
Southern Haven


Back
Lagoon Shore/
Southern Haven
SOUTHSHORE BAY
SKYMOR
SOUTHSHORE BAY
LENNAR




Back
Lagoon Shore/ Scuba
Crest