

**South Bay
Community Development District**

August 13, 2025

REVISED AGENDA PACKAGE

Teams Information

Call In Number: 247 976 693 148 Meeting ID: qB7FB2WN

[Join the meeting now](#)

South Bay Community Development District

Board of Supervisors

Ian Brown, Chairperson
 Scott Campbell, Vice Chairperson
 Mary Madden, Assistant Secretary
 Stephen Herrera, Assistant Secretary
 John Aldrich, Supervisor

Christina Newsome, District Manager
 David Smith, District Counsel
 Rick, Brylanski, District Engineer

Revised Budget Public Hearing & Regular Meeting Agenda Wednesday, August 13, 2025 – 1:00 p.m.

Teams Meeting Information

Meeting ID: 247 976 693 148

Passcode: qB7FB2WN

[Join the meeting now](#)

1. **Call to Order and Roll Call**
2. **Audience Comments (Limit of 3 Minutes)**
3. **Public Hearing on Adopting Fiscal Year 2026 Final Budget**
 - A. Open Public Hearing on Adopting Fiscal Year 2026 Final Budget
 - B. Consideration of Resolution 2025-04; Adopting Fiscal Year 2026 Budget
 - C. Close Public Hearing on Adopting Fiscal Year 2026 Final Budget
4. **Public Hearing on Levying O&M Assessments**
 - A. Open Public Hearing on Levying O&M Assessments
 - B. Consideration of Resolution 2025-05; Levying O&M Assessments
 - C. Close Public Hearing on Levying O&M Assessments
5. **Public Hearing on Amending Rules of Procedure**
 - D. Open Public Hearing on Amending Rules of Procedure
 - E. Consideration of Resolution 2025-03; Amending Rules of Procedure
 - F. Close Public Hearing on Amending Rules of Procedure
6. **Staff Reports**
 - A. **District Counsel**
 - B. **District Manager**
 - i. Resolution 2025-06; Adopting Fiscal Year 2026 Meeting Schedule
 - ii. Resolution 2025-07; Adopting Fiscal Year 2026 Goals & Objectives
 - C. **District Engineer**
 - i. Update on Buoy Permit
 - ii. Update on Lennar Turnover
 - iii. Sea Wall Update
 - D. **District Landscape Update**
7. **Business Items**
 - A. Consideration of ASOLO - Little Harbor Investments, LLC.
 - i. Land Purchase Inquiry
 - ii. Easement at Parcel I
 - B. Review of 2nd Quarter Website Compliance Audit Report
 - C. General Matters of the District

District Office:

Inframark
 2005 Pan Am Circle, Suite 300
 Tampa, Florida, 33607
 813-873-7300

Meeting Location:

Little Harbor POA Clubhouse
 611 Destiny Drive
 Ruskin, Florida 33570
<https://www.sbaycdd.org/>

8. Consent Agenda

A. Approval of the Minutes of June 11, 2025 and July 9, 2025 Regular Meeting

B. Review of the May Financial Report

9. Board of Supervisors' Request and Comments

10. Adjournment

The next CDD meeting is scheduled to be held on Wednesday, September 10, 2025 at 1:00 p.m.

District Office:

Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida, 33607
813-873-7300

Meeting Location:

Little Harbor POA Clubhouse
611 Destiny Drive
Ruskin, Florida 33570
<https://www.sbaycdd.org/>

Third Order of Business

3B.

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15, 2025 to the Board of Supervisors (“**Board**”) of the South Bay Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing Fiscal Year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2024-2025 and/or revised projections for Fiscal Year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the South

Bay Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
<i>Total Reserve Fund [if Applicable]</i>	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 13, 2025.

Attested By:

**South Bay
Community Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

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

Exhibit A: FY 2025-2026 Adopted Budget

SOUTH BAY
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2026

Approved Tentative Budget
(06-11-2025)

Prepared by:



South Bay
Community Development District

Budget Overview
Fiscal Year 2026

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South Bay
Community Development District

Operating Budget
Fiscal Year 2026

SOUTH BAY**Community Development District****General Fund**

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 3/31/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES				
Interest - Investments	\$ 3,000	\$ 39,180	39,180	\$ 20,000
Interest - Tax Collector		1,292	1,292	
Special Assmnts - CDD Collected	903,651	783,412	903,651	983,309
Special Assmnts - Tax Collector	569,221	530,274	569,221	709,095
Special Assmnts- Discounts	(22,769)	(20,649)	(22,769)	(28,364)
Parking	85,000	10,232	85,000	11,000
TOTAL REVENUES	1,538,103	1,343,741	1,575,575	1,695,041
EXPENDITURES				
<i>Administrative</i>				
P/R-Board of Supervisors	12,000	4,600	12,000	12,000
P/R Taxes	918	352	918	918
ProfServ- Arbitrage Rebate Fee	1,950	1,200	1,950	1,950
ProfServ-Engineering	35,000	27,215	35,000	35,000
ProfServ-Legal Services	66,000	30,462	66,000	66,000
ProfServ-Legal Litigation	25,000	-	25,000	25,000
ProfServ-Survey	30,000	-	30,000	30,000
Assessment Roll	6,000	6,000	6,000	6,000
Dissemination	5,000	5,000	5,000	5,000
ProfServ - Mgmt Consulting Svc.	48,996	24,498	48,996	51,446
ProfServ-Trustee Fees	9,000	-	9,000	9,000
Auditing Services	5,900	5,900	5,900	5,900
Postage	750	30	750	750
Insurance - Risk Management	16,000	20,267	20,267	19,200
Legal Advertising	2,477	-	2,477	2,477
Document Storage	1,200	-	1,200	1,200
Website Administration	1,553	402	1,553	1,553
Miscellaneous Expenses	4,500	154	4,500	4,500
Miscellaneous Collection Cost	11,384	-	11,384	13,854
Office Supplies	1,500	-	1,500	1,500
Annual District Filing Fee	175	200	200	175
Total Administrative	285,303	126,280	289,595	293,423

SOUTH BAY**Community Development District****General Fund**

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 3/31/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
<i>Electric Utility Services</i>				
Utility - General	65,000	25,654	51,733	71,500
<i>Total Electric Utility Services</i>	65,000	25,654	51,733	71,500
<i>Utility Water Services</i>				
Utility - Water	15,000	22,278	44,925	45,000
<i>Total Utility Water Services</i>	15,000	22,278	44,925	45,000
<i>Field</i>				
Contracts - Field Manager	-	-	-	
Contracts - Landscape	110,521	55,261	55,261	121,575
Contracts - Mulch	14,063		-	15,470
Contracts - Portable Restroom	5,940	3,032	5,940	6,237
Contracts - Solid Waste Service	23,100	13,005	26,226	26,565
Telephone/Fax/Internet Services	1,980	959	1,980	1,980
Misc - Holiday Lighting	6,500	3,654	6,500	6,500
R&M - Gatehouse	5,000	4,523	5,000	5,750
R&M - Irrigation	10,000	16,434	16,434	11,500
R&M - Landscape Replacement	5,000	33,572	33,572	15,000
R&M - Sod	5,000	-	5,000	5,000
<i>Total Field Expenses</i>	187,104	130,440	155,913	340,577
<i>Maintenance</i>				
R&M - Sidewalks				25,000
R&M - Stormwater Inspection				5,000
R&M - Stormwater Inlet Cleaning	-	-	-	50,000
<i>Total Maintenance Expenses</i>	-	-	-	80,000.00
<i>Reserve</i>				
Reserve - Other	677,000	18,843.00	18,843	700,000
Reserve - Seawall			-	50,000
<i>Total Reserves</i>	677,000	18,843	18,843	750,000
<i>Parking</i>				
Contracts - Parking	13,000	13,642	13,642	13,000
Contracts - Security Enforcement	172,960	86,478	172,960	172,960
Contracts - Gates	65,856	36,778	65,856	65,856
Contracts - Material and Fuel	-		-	6,500
Contracts - Other Services	1,500	950	1,500	1,500
<i>Total Parking</i>	308,696	163,063	309,338	315,196

SOUTH BAY**Community Development District****General Fund**

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 3/31/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
TOTAL EXPENDITURES	1,538,103	486,558	870,347	1,895,696
Excess (deficiency) of revenues				
Over (under) expenditures	-	857,183	705,228	(200,655.00)
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	-	857,183	-	(200,655)
TOTAL OTHER SOURCES (USES)	-	-	-	-
Net change in fund balance	-	857,183	705,228	(200,655)
FUND BALANCE, BEGINNING	1,219,375	1,219,374	1,219,374	1,924,602
FUND BALANCE, ENDING	\$ 1,219,375	\$ 2,076,558	\$ 1,924,602	\$ 1,723,947

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2025	\$ 1,924,602

Total Funds Available (Estimated) - 9/30/2026	1,924,602
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ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	221,191 ⁽¹⁾
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Reserves - Other (FY 2025)	50,000	50,000
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Total Allocation of Available Funds	271,191
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Total Unassigned (undesignated) Cash	<u>\$ 1,653,411</u>
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Notes

(1) Represents approximately 3 months of operating expenditures

SOUTH BAY

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2026**REVENUES****Interest-Investments**

The District earns interest on the monthly average collected balance for their money market accounts.

Special Assessments-CDD Collected

The District directly sends invoices to Harborside Suites, Lennar and Little Harbor for O&M Assessments for their portion of assessments to be paid.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels (using the uniform method) within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162 and Section 197.3632 of the Florida Statutes, discounts are allowed for early payments of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

Parking

The District may receive monies for the rental of parking spaces within the District.

EXPENDITURES**Administrative****P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon all supervisors attending all meetings. FICA Taxes are calculated at 7.65% of gross payroll.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Professional Services-Arbitrage Rebate

The District contracted with an independent professional firm to annually calculate the District's Arbitrage Rebate Liability on its bonds

Professional Services-Engineering

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

Professional Services-Legal Services

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions and other research as directed or requested by the BOS District Manager.

Professional Services-Legal Litigation

The District's attorney provides additional litigation services to the District on a as needed basis,

SOUTH BAY

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2026**EXPENDITURES****Administrative (cont'd)****Professional Services-Survey**

The District may incur expenses for survey services.

Professional Services-Management Consulting Services

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services. Inframark manages all of the District's financial activities such as accounts payable, financial statements, auditing and budgeting in accordance with the management contract in effect. Services also include Dissemination and Assessment Roll.

Professional Services-Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2015 Special Assessment Bond. The budgeted amount for the fiscal year is based on standard fees charged plus any out-of-pocket expenses.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter.

Postage and Freight

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance Agency, Inc. They specialize in providing governmental insurance coverage. The budgeted amount projects a 10% increase in the premium.

Legal Advertising

The District is required to advertise various notices for Board meetings and other public hearings in a newspaper of general circulation.

Document Storage

The District pays for the storage of documents either online or off premises.

Website Administration

The cost of web hosting and regular maintenance of the District's website by Campus Suites.

Miscellaneous Expenses

Additional expenses incurred by the District.

SOUTH BAY

Community Development District

General Fund

Budget Narrative Fiscal Year 2026

EXPENDITURES

Administrative (cont'd)

Miscellaneous-Assessment Collection Costs

The District reimburses the Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Office Supplies

The District will incur office supply expenses for the creation of the District agenda books.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity Division of Community Development.

Electric Utility Services

Utility General

The District has contracted with South County Land Care to provide landscape maintenance throughout the District.

Utility Water Services

Utility - Water

Water service provided by the City of Hialeah for the common area irrigation

EXPENDITURES

FIELD

Contracts – Field Manager

Field Manager is an Inframark employee responsible for services for the administration of field operations.

Contracts Landscape

The District currently has a contract with Uñā ^ Sā ^ Sā ā • Sā ā * to provide landscape management and maintenance of the lake and pond bank of the common areas within the District.

Contracts- Mulch

The District has a contract for mulch once a year throughout the District.

Contracts – Portable Restroom

The District has a rental agreement with United Rental for portable restrooms in the parking lot area of the District.

SOUTH BAY

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2026**EXPENDITURES****Field (Cont'd)****Contracts – Solid Waste Service**

The District has an agreement with Republic Services for trash pick up for the District.

Telephone/Fax/Internet Services

The District has an agreement with Spectrum for monthly internet services.

Misc.-Holiday Lighting

Expenses are for holiday lighting.

R&M Gatehouse

Expenses are for the repair and maintenance of the gatehouse.

R&M-Irrigation

Repairs of the irrigation system in the common areas of the District.

R&M-Landscape Replacement

Replacement of annuals and other landscaping throughout the common areas of the District.

R&M-Sod

Replacement of sod throughout the District as needed.

Reserve - Other

The District will reserve funds for roads and gatehouse.

Parking Facilities**Contracts Parking**

The District has contracted with personnel to oversee the parking area of the District.

Contracts Gate

This expense line is for guarding the gatehouse per month, including car rental and gas.

Contracts Security Enforcement

The District has contracted with J Mac Property Services for the enforcement of parking regulations within the District.

Contracts Maintenance

The District has contracted with Chris' Plumbing to maintain the restroom in the Park.

Contracts – Other Services

This expense line is for other services not covered in the contracts for the parking facilities.

SOUTH BAY

Community Development District

General Fund

Budget Narrative Fiscal Year 2026

EXPENDITURES

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels (using the uniform method) within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments-CDD Collected

The District directly sends invoices to Harborside Suites, Lennar and Little Harbor for O&M Assessments for their portion of assessments to be paid.

Special Assessments-Discounts

Per Section 197.162 and Section 197.3632 of the Florida Statutes, discounts are allowed for early payments of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administrative

Miscellaneous-Assessment Collection Costs

The District reimburses the Hillsborough County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Debt Service

Principal Debt Retirement

The District pays regular principal payments annually in order to pay down/retire the debt.

Interest Expense

The District makes semi-annual interest payments on the outstanding debt.

South Bay
Community Development District

Debt Service Budgets
Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 3/31/2025	ANNUAL BUDGET FY 2026
Interest - Investments	-	32,743	-
Special Assmnts - CDD Collected	113,701	-	113,701
Special Assmnts- Debt Service (A-1)	729,255	763,637	729,255
Special Assmnts- Debt Service (A-2)	458,475	-	458,475
Special Assmnts- Debt Service (B-2)	275,530	-	275,530
Special Assmnts - Discounts	(22,769)	(29,736)	(29,170)
TOTAL REVENUES	1,554,192	766,644	1,547,791
EXPENDITURES			
<i>Administrative</i>			
ProfServ-Legal Services	-	6,223	-
Misc-Assessment Collection Cost	14,585	14,678	14,585
Total Administrative	14,585	20,901	14,585
<i>Debt Service</i>			
Principal Debt Retirement A-1	375,000		425,000
Principal Debt Retirement A-2	372,025		423,474
Interest Expense Series A-1	428,400	202,895	369,644
Interest Expense Series A-2	616,770	-	535,095
Interest Expense Series B-2	275,550	-	275,550
Total Debt Service	2,067,745	202,895	2,028,763
TOTAL EXPENDITURES	2,082,330	223,796	2,043,348
Excess (deficiency) of revenues Over (under) expenditures	(528,138)	542,848	(495,557)
Net change in fund balance	(528,138)	542,848	(495,557)
FUND BALANCE, BEGINNING	(1,683,337)	(1,683,337)	(2,173,446)
FUND BALANCE, ENDING	\$ (2,211,475)	\$ (1,140,489)	\$ (2,669,003)

NOTE: The Series 2015A-2 and 2015B-2 Bonds encumber property that is currently held for the beneficial interest of the Trustee and Series 215A2/B2 Bondholders. Capital assessments are held in abeyance until such time as the Trustee, in consultation with Bondholders, advises that assessments will recommence.

Community Development District

Special Assessment Bonds, Series 2015A-1

Date	Principal	Coupon	Interest	Total P+I
11/01/2024	-	-	203,043.75	203,043.75
05/01/2025	400,000.00	5.950%	203,043.75	603,043.75
11/01/2025	-	-	191,143.75	191,143.75
05/01/2026	425,000.00	5.950%	191,143.75	616,143.75
11/01/2026	-	-	178,500.00	178,500.00
05/01/2027	450,000.00	5.950%	178,500.00	628,500.00
11/01/2027	-	-	165,112.50	165,112.50
05/01/2028	480,000.00	5.950%	165,112.50	645,112.50
11/01/2028	-	-	150,832.50	150,832.50
05/01/2029	510,000.00	5.950%	150,832.50	660,832.50
11/01/2029	-	-	135,660.00	135,660.00
05/01/2030	540,000.00	5.950%	135,660.00	675,660.00
11/01/2030	-	-	119,595.00	119,595.00
05/01/2031	575,000.00	5.950%	119,595.00	694,595.00
11/01/2031	-	-	102,488.75	102,488.75
05/01/2032	610,000.00	5.950%	102,488.75	712,488.75
11/01/2032	-	-	84,341.25	84,341.25
05/01/2033	645,000.00	5.950%	84,341.25	729,341.25
11/01/2033	-	-	65,152.50	65,152.50
05/01/2034	685,000.00	5.950%	65,152.50	750,152.50
11/01/2034	-	-	44,773.75	44,773.75
05/01/2035	730,000.00	5.950%	44,773.75	774,773.75
11/01/2035	-	-	23,056.25	23,056.25
05/01/2036	775,000.00	5.950%	23,056.25	798,056.25
Total	\$6,825,000.00	-	\$2,927,400.00	\$9,752,400.00

Community Development District

Convertible Capital Appreciation Bonds, Series 2015A-2

Date	Principal	Coupon	Interest	Compounded Interest	Total P+I
11/01/2024	-		292,875.00	-	292,875.00
5/01/2025	395,770.00	6.600%	292,875.00	104,230.00	792,875.00
11/01/2025	-		276,375.00	-	276,375.00
5/01/2026	423,473.90	6.600%	276,375.00	111,526.10	811,375.00
11/01/2026	-		258,720.00	-	258,720.00
5/01/2027	451,177.80	6.600%	258,720.00	118,822.20	828,720.00
11/01/2027	-		239,910.00	-	239,910.00
5/01/2028	482,839.40	6.600%	239,910.00	127,160.60	849,910.00
11/01/2028	-		219,780.00	-	219,780.00
5/01/2029	518,458.70	6.600%	219,780.00	136,541.30	874,780.00
11/01/2029	-		198,165.00	-	198,165.00
5/01/2030	554,078.00	6.600%	198,165.00	145,922.00	898,165.00
11/01/2030	-		175,065.00	-	175,065.00
5/01/2031	589,697.30	6.600%	175,065.00	155,302.70	920,065.00
11/01/2031	-		150,480.00	-	150,480.00
5/01/2032	629,274.30	6.600%	150,480.00	165,725.70	945,480.00
11/01/2032	-		124,245.00	-	124,245.00
5/01/2033	672,809.00	6.600%	124,245.00	177,191.00	974,245.00
11/01/2033	-		96,195.00	-	96,195.00
5/01/2034	720,301.40	6.600%	96,195.00	189,698.60	1,006,195.00
11/01/2034	-		66,165.00	-	66,165.00
5/01/2035	767,793.80	6.600%	66,165.00	202,206.20	1,036,165.00
11/01/2035	-		34,155.00	-	34,155.00
5/01/2036	819,243.90	6.600%	34,155.00	215,756.10	1,069,155.00
Total	7,024,917.50	-	4,264,260.00	- 1,850,082.50	- 13,139,260.00

Bond Amount (\$11,280,000) Includes Compounded Interest (\$2,351,428.80)

Community Development District

Convertible Capital Appreciation Bonds, Series 2015B-2

Date	Principal	Coupon	Interest	Compounded Interest	Total P+I
11/01/2024	-		137,775.00	-	137,775.00
5/01/2025	3,304,679.50	6.60%	137,775.00	870,320.50	4,312,775.00
Total	3,304,679.50	-	275,550.00	870,320.50	4,450,550.00

Bond Amount (\$4,175,000) Includes Compounded Interest (\$870,320.50)

South Bay
Community Development District

Supporting Budget Schedules
Fiscal Year 2026

										FISCAL YEAR 2025			FISCAL YEAR 2026														
	Admin	Per Unit	Total Admin	Per Unit Admin	Total Admin Per		Total Units	Per Unit	Total		O&M	Debt Service	Total Assessment	O&M	Total		Total O&M	Total O&M Per		Assessment With Discounts	O&M Per Product Type	Debt Service	Total Assessment	Total \$ Inc/(Dec)	Total % Inc/(Dec)		
Lot Type	Units	EAU's	EAU's	Assessment	Product Type	w d f	Units	EAU	EAU's	Allocation	Per Unit	Per Unit	Per Unit	Per Unit	Product Type	w d f	Per Unit	Product Type	Status/Owner	And Fees	With D&F	Per Unit	Per Unit	Year/Year	Year/Year		
ASSESSMENTS ON THE TAX ROLL																											
Townhomes (Platted)	154	0.750	115.500	\$ 176.48	\$ 27,177.92	187.74	154	0.750	115.500	0.107	\$ 1,051.88	\$ 1,930.20	\$ 2,982.08	\$ 1,280.08	\$ 189,246.88	1,361.79	\$ 1,456.56	\$ 216,424.80	Platted - On Tax Roll - End Users	\$ 1,549.53	\$ 230,239.15	\$ 1,930.20	\$ 3,210.28	\$ 228.20	7.65%		
Hotel/Con (Platted)	94	0.190	17.860	\$ 44.71	\$ 4,202.74	47.56	94	0.190	17.860	0.017	\$ 266.48	\$ 488.98	\$ 755.46	\$ 324.29	\$ 29,263.63	344.99	\$ 369.00	\$ 33,466.37	End Users	\$ 392.55	\$ 35,602.52	\$ 488.98	\$ 813.27	\$ 57.81	7.65%		
One Bedroom Harborside (4 No Debt)	120	0.500	60.000	\$ 117.65	\$ 14,118.00	125.16	120	0.500	60.000	0.056	\$ 701.25	\$ -	\$ 701.25	\$ 853.39	\$ 98,310.07	907.86	\$ 971.04	\$ 112,428.07	Platted - On Tax Roll	\$ 1,033.02	\$ 119,604.33	\$ -	\$ 853.39	\$ 152.14	21.69%		
Multi Bedroom Harborside (1 No Debt)	38	0.750	28.500	\$ 176.48	\$ 6,706.24	187.74	38	0.750	28.500	0.026	\$ 1,051.88	\$ -	\$ 1,051.88	\$ 1,280.08	\$ 46,697.28	1,361.79	\$ 1,456.56	\$ 53,403.52	Platted - On Tax Roll	\$ 1,549.53	\$ 56,812.26	\$ -	\$ 1,280.08	\$ 228.20	21.69%		
Antigua Cove Single Family	184	1.000	184.000	\$ 235.30	\$ 43,295.20	250.32	184	1.000	184.000	0.171	\$ 1,402.51	\$ 2,573.60	\$ 3,976.11	\$ 1,706.77	\$ 301,484.20	1,815.71	\$ 1,942.07	\$ 344,779.40	Platted - On Tax Roll - Serenity Bay	\$ 2,066.03	\$ 366,786.60	\$ 2,573.60	\$ 4,280.37	\$ 304.26	7.65%		
Antigua Cove Townhome	10	1.000	10.000	\$ 235.30	\$ 2,353.00		10	1.000	10.000	0.009	\$ 1,402.51	\$ 2,573.60	\$ 3,976.11	\$ 1,706.77	\$ 16,385.01		\$ 1,942.07	\$ 18,738.01	Serenity Bay	\$ 2,066.03	\$ 19,934.05	\$ 2,573.60	\$ 4,280.37	\$ 304.26	7.65%		
ASSESSMENTS DIRECT-BILLED TO LANDOWNERS AND HOMEBUILDERS																											
Hotel/Con (No Debt) (1 Bdr)	6	0.500	3.000	\$ 117.65	\$ 705.90		6	0.500	3.000	0.003	\$ 701.25	\$ -	\$ 701.25	\$ 853.39	\$ 4,915.50		\$ 971.04	\$ 5,621.40	Little Harbor Marina (N)	\$ 1,033.02	\$ 5,980.22	\$ -	\$ 853.39	\$ 152.14	21.69%		
Hotel/Con (No Debt) (2Bdr)	6	0.750	4.500	\$ 176.48	\$ 1,058.88		6	0.750	4.500	0.004	\$ 1,051.88	\$ -	\$ 1,051.88	\$ 1,280.08	\$ 7,373.25		\$ 1,456.56	\$ 8,432.13	Little Harbor Marina (N)	\$ 1,549.53	\$ 8,970.36	\$ -	\$ 1,280.08	\$ 228.20	21.69%		
Comm/Club Fac (A-B1)	21.979	1.500	32.969	\$ 352.95	\$ 7,757.49		21.979	1.500	32.969	0.031	\$ 2,103.76	\$ -	\$ 2,103.76	\$ 2,560.16	\$ 54,018.92		\$ 2,913.11	\$ 61,776.41	Harborside S.S. - Negley	\$ 3,099.05	\$ 65,719.59	\$ -	\$ 2,560.16	\$ 456.40	21.69%		
Comm/Club Fac (A-B1)	8.5	1.640	13.940	\$ 385.89	\$ 3,280.07		8.5	1.640	13.940	0.013	\$ 2,300.11	\$ -	\$ 2,300.11	\$ 2,799.11	\$ 22,840.71		\$ 3,185.00	\$ 26,120.78		\$ 3,388.29	\$ 27,788.06	\$ -	\$ 2,799.11	\$ 499.00	21.69%		
Antigua Cove Marina (Slips) LHD	320	0.250	80.000	\$ 58.83	\$ 18,825.60		320	0.250	80.000	0.074	\$ 350.63	\$ -	\$ 350.63	\$ 426.69	\$ 131,080.09		\$ 485.52	\$ 149,005.69		\$ 516.51	\$ 159,474.14	\$ -	\$ 426.69	\$ 76.06	21.69%		
Harborside Marina (Slips) PPH	99	0.250	24.750	\$ 58.83	\$ 5,824.17		99	0.250	24.750	0.023	\$ 350.63	\$ -	\$ 350.63	\$ 426.69	\$ 40,552.90		\$ 485.52	\$ 46,377.07		\$ 516.51	\$ 49,337.31	\$ -	\$ 426.69	\$ 76.06	21.69%		
Townhomes (LG) (B2)	66	1.000	66.000	\$ 235.30	\$ 15,529.80		66	1.000	66.000	0.061	\$ 1,402.51	\$ -	\$ 1,402.51	\$ 1,706.77	\$ 108,141.07		\$ 1,942.07	\$ 123,670.87	Harborside Suites	\$ 2,066.03	\$ 131,564.76	\$ -	\$ 1,706.77	\$ 304.26	21.69%		
Large Condominiums (B2)	316	1.000	316.000	\$ 235.30	\$ 74,354.80		316	1.000	316.000	0.293	\$ 1,402.51	\$ -	\$ 1,402.51	\$ 1,706.77	\$ 517,769.35		\$ 1,942.07	\$ 592,121.15	LHM - N (52)	\$ 2,066.03	\$ 629,816.12	\$ -	\$ 1,706.77	\$ 304.26	21.69%		
SPE-Townhomes (Parcel K)	28	1.000	28.000	\$ 235.30	\$ 6,588.40		28	1.000	28.000	0.026	\$ 1,402.51	\$ -	\$ 1,402.51	\$ 1,706.77	\$ 45,878.03		\$ 1,942.07	\$ 52,466.43	SPE	\$ 2,066.03	\$ 55,815.35	\$ -	\$ 1,706.77	\$ 304.26	21.69%		
SPE - Condominiums (Parcel I)	20	1.000	20.000	\$ 235.30	\$ 4,706.00		20	1.000	20.000	0.019	\$ 1,402.51	\$ -	\$ 1,402.51	\$ 1,706.77	\$ 32,770.02		\$ 1,942.07	\$ 37,476.02	SPE	\$ 2,066.03	\$ 39,868.11	\$ -	\$ 1,706.77	\$ 304.26	21.69%		
SPE-Townhomes (Parcel N & P)	72	1.000	72.000	\$ 235.30	\$ 16,941.60		72	1.000	72.000	0.067	\$ 1,402.51	\$ -	\$ 1,402.51	\$ 1,706.77	\$ 117,972.08		\$ 1,942.07	\$ 134,913.68	SPE	\$ 2,066.03	\$ 143,525.19	\$ -	\$ 1,706.77	\$ 304.26	21.69%		
Total	1,563.48		1,077.019	\$ 253,425.81	\$ 1,563.48				1,077.019					\$ 1,764,696.00				\$ 2,018,121.81			\$ 2,146,938.10						

Fourth Order of Business

4B

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the South Bay Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for Fiscal Year 2025-2026 attached hereto as **Exhibit A (“FY 2025-2026 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2025-2026 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 13, 2025.

Attested By:

**South Bay Community
Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

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

Exhibit A: FY 2025-2026 Budget

Fifth Order of Business

5B

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH BAY COMMUNITY DISTRICT AMENDING ITS RULES OF PROCEDURE BY CREATING A NEW SECTION 9.0 OF THE RULES TO ADDRESS DEVELOPER CLEANUP FOLLOWING CONSTRUCTION ACTIVITIES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the South Bay Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Ordinance No. 04-17, as amended, (the “Ordinance”) being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is authorized by the Act to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, Florida Statutes.

WHEREAS, the Board previously adopted Rules of Procedure for the South Bay Community Development District that further outline the process for rulemaking proceedings; and,

WHEREAS, pursuant to Section 2.0 of the Rules of Procedure, the Board of Supervisors authorized and advertised a public hearing to consider the adoption of rules to address developer cleanup following construction activities to protect the public health, safety, and welfare; and,

WHEREAS, the Board of Supervisors has held public hearing on August 13, 2025, received public comment, and after due consideration, has decided to adopt the proposed amendment to its Rules of Procedure as modified in Exhibit “A” attached to and incorporated in this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Findings. The Board hereby incorporates the above-stated Recitals as legislative findings of the Board into this Resolution.

Section 2. Creation of Section 9.0; Adoption of Parking Rates. The Board hereby creates Section 9.0 in its Rules of Procedures to be entitled “Rules Relating to Developer Responsibility and Cleanup Following Construction Activities”, a copy of which is attached hereto as Exhibit A.

Section 3. Incorporation into Rules of Procedure. The District Secretary is directed to incorporate and codify these rules into the Rules of Procedure.

Section 4. Resolution of Conflicts. To the extent of any conflict between the language of this resolution and any other Board resolution, this resolution shall control.

Section 5. Severability. If any provision or portion of this Resolution is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Resolution shall remain in full force and effect.

Section 6. Effective Date. This Resolution shall become effective immediately upon its adoption.

PASSED, ADOPTED, and effective THIS 13th DAY OF August, 2025.

ATTEST:

SOUTH BAY COMMUNITY DISTRICT

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson, Board of Supervisors

EXHIBIT A

9.0 SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT RULE RELATING TO DEVELOPER RESPONSIBILITY FOR CLEANUP FOLLOWING CONSTRUCTION ACTIVITIES

In accordance with Chapter 190, Florida Statutes, and on _____, 2025 at a duly noticed public meeting, the Board of Supervisors of the South Bay Community District (the "District") adopted the following policy to govern developer responsibility for cleanup following construction activities.

(1) INTRODUCTION. This policy is adopted by the South Bay Community Development District ("District") to ensure the protection, maintenance, and integrity of all district-owned property and infrastructure. In the course of private development or Construction Related Activity (as defined below) within the District, Developers often impact District facilities through use of heavy equipment, construction activity, debris, damage, or other Construction Related Activities (as defined below). This policy makes clear that all Developers are responsible for preventing and addressing such impact. The District reserves the right to take corrective action and recover costs when necessary.

(2) DEFINITIONS.

(a) *Developer.* Any individual, partnership, corporation, firm, or entity undertaking construction, improvement, or development activity on property within District property.

(b) *Construction Related Activities.* All site work or physical improvements associated with development, including but not limited to excavation, grading, demolition, building, utility installation, material delivery, hauling, or any utilization or staging of equipment or materials.

(c) *District Facilities or Infrastructure.* Any property, structure, asset, or system owned, maintained, or operated by the District, including but not limited to roadways, sidewalks, stormwater systems, parks, greenways, signage, lighting, seawalls, wells and utility infrastructure.

(d) *Debris or Damage.* Includes, but is not limited to, dirt, mud, construction materials, trash, sediment, concrete washout, oil, chemicals, ruts, erosion, physical damage, staining, obstruction, or degradation to any District facility or infrastructure.

(3) DEVELOPER RESPONSIBILITIES. Developers including their contractors, are responsible for any debris or damage occurring during construction. Developers shall implement all measures during the construction activities to avoid and minimize any construction-related debris or damage to District Facilities or Infrastructure. Developers shall be solely responsible for the prompt cleanup, removal, and repair of any debris or damage resulting from Construction-Related Activities or the activities of their contractors, subcontractors, employees, or agents. Cleanup and restoration must occur within 48

hours of notice by the District, or immediately if the condition poses a hazard or interferes with public access or safety, as determined by the District. If such restoration, repair or clean-up cannot be completed in the time provided, the Developer shall submit the time needed to complete the clean-up, removal, repair or restoration of such damage which time must be approved by the District. However, such actions must be immediately commenced, i.e. within the time period provided, and continuously and diligently pursued to completion.

(4) ENFORCEMENT AND COST RECOVERY. If a Developer fails to remediate any debris or damage within the timeframe specified by the District, the District may, but is not obligated to, perform or contract for the necessary cleanup or repair. The District shall bill the Developer for the full cost of such remediation, including labor, materials, and equipment use, overhead, and administrative fees. If the Developer fails to pay the District within thirty (30) days of the invoice, the District may take any legal or administrative action necessary to recover the costs, including withholding permits, enforcing liens, or pursuing collection remedies. Any costs, fees or expenses incurred by the District in such enforcement efforts, including but not limited to attorneys' and consultants' fees incurred prior to trial, at trial, on appeal or in any supplemental proceedings, including but not limited to bankruptcy, shall be reimbursable by the Developer.

(5) INDEMNIFICATION. Developers shall indemnify, defend, and hold harmless the District, District's "contractors, representatives, Board Members, or Directors and others providing services to the District ("Indemnified Parties") from any claims, damages, losses, or expenses arising from or related to their or their contractors' agents or representatives' failure to comply with this policy."

(6) APPLICABILITY. This policy applies to all Construction Related Activities within the District boundaries, and is a condition of all development permits or approvals issued by the District.

(7) NO SUBSTITUTES. This Policy shall not substitute for or abrogate any contractual obligations protecting the District through any construction documents related to Construction-Related Activities on District Property. All such remedies and rights shall be cumulative for the District.

(8) SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Sixth Order of Business

6Bi

RESOLUTION 2025-06

**A RESOLUTION OF THE SOUTH BAY COMMUNITY
DEVELOPMENT DISTRICT ADOPTING THE ANNUAL
MEETING SCHEDULE FOR FISCAL YEAR 2025/2026**

WHEREAS, the South Bay Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Hillsborough County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2025/2026 annual meeting schedule as attached in **Exhibit A**;

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE SOUTH BAY COMMUNITY
DEVELOPMENT DISTRICT**

1. The Fiscal Year 2025/2026 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 13th DAY OF AUGUST, 2025.

ATTEST:

**SOUTH BAY COMMUNITY
DEVELOPMENT DISTRICT**

Christina Newsome
Secretary

Ian Brown
Chairperson

EXHIBIT “A”

Notice of Meetings South Bay Community Development District

The Board of Supervisors of the South Bay Community Development District will hold their meetings for Fiscal Year 2026 at 1:00 p.m. at the Little Harbor POA Clubhouse located at 611 Destiny Drive, Ruskin, Florida, 33570 on the second Wednesday of each month as follows, with the exception as noted:

October 8, 2025
November 12, 2025
December 10, 2025
January 14, 2026
February 11, 2026
March 11, 2026 (Budget Workshop)
April 8, 2026
May 13, 2026 (Approved Tentative Budget)
June 10, 2026
July 8, 2026
August 12, 2026 (Budget Public Hearing)
September 9, 2026

6Bii

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the South 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, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached Memorandum, goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached Memorandum, goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Memorandum, goals, objectives and performance measures and standards as provided in **Exhibit 1**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 13th day of August, 2025.

ATTEST:

**SOUTH BAY
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Memorandum/Performance Measures/Standards and Annual Reporting

Exhibit A

**South Bay Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least twelve regular Board of Supervisor (“Board”) meetings per year to conduct District-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 twelve 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 in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

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 ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.

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 final budget was adopted by September 30 each year. *(or other deadline, as appropriate)*

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 the District's website and/or within District records.

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

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 District's 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 annual audit is available on the District'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 District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

South Bay Community Development District

District Manager: _____

Date: _____

Printed Name: _____

South Bay Community Development District

Seventh Order of Business

7Ai

Little Harbor Investments, LLC.

Via E-Mail

August 5, 2025

South Bay CDD
c/o Seller
Inframark (District Office)
11555 Heron Bay, Suite 201
Coral Springs, FL 33076

CC: Ian Brown, Scott Campbell, Mary Madden, Stephen Herrera, John Aldrich, Christina Newsome, David Smith, Rick Brylanski

RE: Request for Land Purchase within South Bay CDD at August 13, 2025 Board Meeting

South Bay CDD,

Enclosed please find a formal Letter of Intent to purchase land within the South Bay CDD. This LOI sets forth the general terms and conditions under which Buyer intends to purchase from Seller, and Seller intends to sell to Buyer, the real property identified as Folio Nos. 031587-0019 and 031587-0020 located within Hillsborough County, Florida (the "Property"). This LOI is non-binding but is intended to serve as the basis for the preparation and negotiation of binding legal agreements, including a Purchase and Sale Agreement and related easement documents.

Property Legal:

The Property consists of the two parcels identified by Hillsborough County Property Appraiser Folio Nos. 031587-0019 and 031587-0020, together with any appurtenant rights, entitlements, and access easements necessary for redevelopment, subject to final legal descriptions and survey.

Transaction Description:

The buyer intends to seek approvals for the purchased land, which may include zoning determination for uses and densities within the Little Harbor PD. Modifications may be required to the "PD" for clarity and/or to incorporate the CDD land into the master plan as may be required by Hillsborough County.

Purchase Price & Use of Proceeds:

The final purchase price shall be mutually agreed upon during the negotiation of the Purchase and Sale Agreement.

The Parties acknowledge that proceeds from the sale shall be used exclusively to retire a pro-rata portion of the District's outstanding bonds, as determined by an independent bond retirement valuation. The transaction is not intended to yield profit to the District but to

reduce its long-term debt obligations and infrastructure responsibilities.

Inspection Period: 90 days

1st Escrow Deposit: To be determined.

Approval Period: 18 months from the expiration of the inspection period

Extension Period: 90 days

Conditions Precedent To Closing:

As conditions precedent to closing, the following conditions shall apply.

- 1) First, Government Approvals satisfactory to the Buyer for all approvals and permitting for the Buyers intended use.
- 2) Second, the full cooperation from the Seller such that Buyer can make application and obtain Governmental Approvals and permits without objection for their intended use, execute any necessary documents for such approvals, execute at closing any documents necessary to memorialize all approvals, including but not limited to, modifications to the planned development, site plan, plat, utility plans, SWFMD storm drainage, abandonment of easements, re-establishment new easements, FEMA flood map revisions: all at Buyer's expense.
 - a. Bond Retirement Valuation: Completion of valuation and legal description/sketch.
 - b. Legal Documentation: Preparation and execution of:
 - i. Purchase and Sale Agreement
 - ii. New or reassigned Beach Access Easement(s)
 - iii. New or reassigned Pier Access Easement
 - iv. Easement Abandonment or Relocation documents including adjacent parcels
 - c. Infrastructure Coordination: Coordination with District Engineer to:
 - i. Identify existing District-owned infrastructure within the Property
 - ii. Determine removal, relocation, or replacement requirements
 - iii. Distinguish between public and private infrastructure responsibilities
 - iv. Subject area to be surveyed by the Buyer no later than 30 days after the expiration of the inspection period.

Closing Date: Closing shall be thirty (30) days after final non-appealable approvals and permits issued. Notwithstanding anything else in the agreement, the closing date or termination of this agreement shall not exceed twenty-four (24) months from the full execution of the Purchase and Sale Agreement.

Title: Seller shall provide a title policy within 30 days of an executed purchase and sale agreement.

Cooperation of the Parties: The Parties agree to work in good faith to adhere to the following general timeline:

- 1) CDD Board Approval: Formal approval by the District’s Board of Supervisors by September 10, 2025.
- 2) Drafting Period: Within (30) business days of execution of this LOI, Buyer shall submit draft documents for Seller’s review.

We look forward to our continued discussions and successfully concluding this transaction.

Sincerely yours,

Tony Solo

**Little Harbor Investments, LLC
and or assigns (Buyer)**

South Bay CDD (Seller)

Anthony Solo

By: Anthony Solo, Managing Partner

By:

Date: 8/6/2025

Date: _____

EXHIBIT A



--- EXISTING LIMITS

PHONE NO:

BAHIA BAY
BAHIA BEACH BLVD
HILLSBOROUGH COUNTY, RUSKIN, FLORIDA

EXHIBIT

SHEET
EXH-2
01 OF 01
PROJECT# 11440.00

DRAFT
20250707

7Aii

Little Harbor Investments, LLC.

Via E-Mail

August 5, 2025

South Bay CDD
c/o Seller
Inframark (District Office)
11555 Heron Bay, Suite 201
Coral Springs, FL 33076

CC: Ian Brown, Scott Campbell, Mary Madden, Stephen Herrera, John Aldrich, Christina Newsome, David Smith, Rick Brylanski

RE: Request for Easement at Parcel I within South Bay CDD at August 13, 2025 Board Meeting

South Bay CDD,

I hope this letter finds you well. I am writing on behalf of Little Harbor Investments, LLC, to formally request the granting of an easement and permit authorization for Parcel I.

The purpose of this easement is to grant cross-access easement over CDD-owned lands, to facilitate construction, access, and ongoing maintenance of the future permitted dock access walkway, dock, and boat slips for Little Harbor Investments, LLC at Parcel I.

In addition, we are requesting a written Letter of Authorization naming Little Harbor Investments, LLC as the applicant on the U.S. Army Corps of Engineers permit application, Tampa Port Authority standard work permit and submerged-lands lease application associated with the proposed dock.

We understand and respect the process and requirements for approvals and permit coordination and are prepared to provide any supporting documentation. To facilitate your review, we have attached:

- A draft easement agreement, complete with legal description and exhibit
- A draft Letter of Authorization
- Engineering narrative and dock design plans
- Applications for which authorization is requested

Please let us know if there are any specific forms or procedures we should follow to proceed with this request. Thank you for your time and consideration. We look forward to working collaboratively to ensure a successful outcome for all parties involved.

Sincerely yours,

Anthony Solo

Anthony Solo, Managing Partner

**Little Harbor Investments, LLC
and or assigns (Buyer)**

PERMANENT PEDESTRIAN EASEMENT AGREEMENT

THIS PERMANENT PEDESTRIAN EASEMENT AGREEMENT (the "Agreement") is made and executed this _____ day of _____, 2025 by South Bay Community Development District, an independent special district formed under chapter 190, Florida Statutes ("District" or "Grantor"), to and in favor of Little Harbor Investments, LLC, a Florida limited liability company, whose address is 110 Front Street, Suite 300, Jupiter, FL 33477 (the "Grantee").

RECITALS

WHEREAS, the District was established by ordinance adopted by the Board of County Commissioners in and for Hillsborough County, Florida, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the "Act"), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the District is the owner of that certain parcel of land referred to as Beach Site #2 and located at _____, and described on **Exhibit "A"** attached hereto, (hereinafter referred to as the "Property"); and

WHEREAS, Grantee owns the property described as Parcel I in Exhibit "B" ("Grantee's Property") which necessitates a pedestrian easement across the beach to access its boat docks]; and,

WHEREAS, Grantee desires to use the specifically described property depicted in the drawing/map attached to and incorporated in this Agreement as **Exhibit "C"** (hereafter "Beach Easement Area") for said pedestrian access, and Grantee has requested from Grantor an easement to use the Beach Easement Area for such purpose, subject to and in accordance with the terms, provisions, covenants and conditions provided herein; and,

WHEREAS, the Property is subject to any and all matters of record (collectively referred to as the "Title Exceptions and Encumbrances"); and,

WHEREAS, Grantor is willing to grant Grantor pedestrian access to and over the Property to accommodate the access to the boat docks, subject to and according to the terms, provisions, covenants and conditions as set forth herein and so long as the parking does not interfere with the terms and conditions of this Agreement.

ACCORDINGLY, for and in consideration of the sum of ten dollars (\$10.00) paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby covenant and agree as follows:

1. Permanent Easement. Grantor hereby grants unto Grantee and its assigns that are [residents/patrons] of the Parcel I a permanent, non-exclusive pedestrian access easement (the "Easement") over, under and across the Property for the construction, installation, use, maintenance, upgrade, repair and replacement of the boat dock.

2. Use of Property. Upon completion of the Boat Dock, Grantee and the [residents/patrons] of Parcel I may use the Beach Easement Area for pedestrian ingress and egress to the boat dock as stated hereinabove, and for no other purpose whatsoever. Without limiting the foregoing, Grantee shall not use the Property for: (a) any use which violates any applicable laws, regulations, or ordinances relating to the Property, including without limitation, local zoning ordinances and regulations; (b) any use that violates the terms of this Agreement; or (c) any purpose which Grantor in its sole and absolute discretion deems to be lewd, lascivious, noxious or offensive. Grantee hereby covenants and agrees that it shall keep the Property in a clean, safe and orderly condition throughout the duration of the Easement and shall take immediate action to repair or remedy any unsafe condition that may develop on the Property or become known to Grantee, its agents, servants or employees. Grantee shall take all action necessary to allow those who have any rights to install, repair, or maintain infrastructure to pursue those rights and to undertake any such repairs, replacements, or maintenance at no cost, fee, or expense to the Grantor.

3. Insurance, Indemnification and Release. Grantee, for itself and any sub-tenants, agents, servants, employees, staff, volunteers, officers, directors, owners, members, managers, shareholders, partners, invitees, licensees and contractors, successors and assigns (collectively, "Indemnitors"), hereby agrees to indemnify, exonerate, defend by counsel acceptable to Grantor, hold harmless, and release Grantor, its affiliated companies, agents, officers, directors, employees, elders, members, partners, and successors and assigns (collectively, "Indemnitees") from and against all liabilities, losses, obligations, damages, penalties, claims, costs, charges and expenses, including reasonable attorneys' fees, paralegal fees, and legal costs and expenses incurred by Indemnitees, whether or not judicial proceedings are now filed, which may be imposed upon or asserted against or incurred by Indemnitees by reason of any of the following occurring:

- (a) any failure to properly use, occupy, or restore the Property or any part thereof;
- (b) any negligence on the part of Grantee or any of its agents, servants, employees, licensees or invitees;
- (c) any accident, injury, or damage of any nature, whether compensatory, consequential, punitive or otherwise, to any person or property occurring in, on or about the Property or any part thereof during any use or occupation of the Property by or through Grantee; or

(d) any failure on the part of Grantee to perform or comply with any of the covenants, agreements, terms or conditions contained in this Easement on its part to be performed or complied with.

This indemnification shall survive the duration of this Easement and include all costs incurred by Indemnitees in the enforcement of this Easement. Grantee further agrees that Grantor shall have no responsibility for the loss or theft of, or damage to, Grantee's and any other Indemnitor's personal property brought onto the Property in connection with the Event or this Easement.

In addition to the indemnity language above, Grantee shall include the Beach Easement Area within Grantee's liability insurance coverage and shall list Grantor as an additional insured on such policy.

4. Permits. Grantee shall obtain and secure, and shall be subject to abide by, all governmental permits which are required in connection with boat docks.

5. Assignment. Grantee shall not assign this Easement without the prior written consent of Grantor, which consent may be unreasonably withheld, except that Grantee may assign its rights to any purchaser of Grantee's Parcel ("Purchaser") or to a condominium or homeowners association ("Association") without the need for consent by Grantor, and upon a sale of the Grantee's Parcel as described above, Grantee's indemnification automatically shall be replaced by Purchaser or the Association and that Purchaser or Association shall assume all obligations hereunder.

6. Condition of Property "As Is". Grantor makes absolutely no warranty, whether express or implied, regarding the condition of the Property, the safety or the suitability thereof for the Event. Grantee shall satisfy itself regarding all such matters, and hereby accepts the condition of the Property in AS IS condition, WITH ALL FAULTS.

7. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

8. Litigation and Attorney's Fees. In the event it shall be necessary for either party to bring suit for specific performance or damages or to enforce any provision hereof, the prevailing party in any such litigation and any appeals therefrom shall be entitled to recover from the other party, in addition to any damages or other relief granted as a result of such litigation, all costs or expenses of such litigation and its reasonable attorneys' fees and paralegals' fees as fixed by the court.

9. Recording. This Agreement shall be recorded in the public records of Hillsborough County.

10. Entire Agreement. The Easement contains the entire agreement between the parties hereto and may not be modified in any manner other than in writing signed by the parties hereto.

IN WITNESS WHEREOF, Grantor and Grantee have caused this Permanent Easement Agreement to be executed in manner and form sufficient to bind the as of the day and year first above as written.

[INSERT SIGNATURE PAGE]

DRAFT

Exhibit A
Grantor's Parcel

BEACH SITE No. 2

DESCRIPTION: A parcel of land lying in lying in Section 2, Township 32 South, Range 18 East, Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of said area designated as "Beach", as shown on the plat of BAHIA BEACH SOUTH UNIT No. 1, as recorded in Plat Book 40, Page 81, of the Public Records of Hillsborough County, Florida, run thence along the South boundary line of said area designated as "Beach", N.83°30'41"W., 229.69 feet to a point on the Hillsborough County Bulkhead Line, BAHIA BEACH, according to said map or plat thereof as recorded in Plat Book 39, Page 89, of the Public Records of Hillsborough County, Florida; thence along said Hillsborough County Bulkhead Line, the following three (3) courses:
1) N.06°12'29"E., 187.46 feet to the POINT OF BEGINNING; 2) continue N.06°12'29"E., 3.49 feet; 3) N.01°53'16"W., 344.92 feet; thence N.88°01'03"E., 38.87 feet; thence S.54°33'29"E., 41.05 feet; thence S.04°27'16"W., 325.15 feet; thence S.44°31'15"W., 7.99 feet; thence N.82°17'45"W., 30.72 feet to the POINT OF BEGINNING.

Containing 0.431 acres, more or less.

Exhibit B
Grantee's Parcel

A parcel of land lying in Section 2, Township 32 South, Range 18 East, Hillsborough County, Florida, being more particularly described as follows:

Commence at the Southeasterly corner of the right-of-way for BAHIA BEACH DRIVE, as shown on BAHIA

BEACH SOUTH UNIT No. 1, as per the map or plat thereof recorded in Plat Book 40, Page 81, of the Public

Records of Hillsborough County, Florida; thence the following four (4) courses on the boundaries of that certain

parcel described as Right-of-Way Parcel No. 1 in Official Records Book 13842, Page 1124, and Official Records

Book 13842, Page 1172, of the Public Records of Hillsborough County, Florida (the "CDD Deeds"): (1) South

06°35'39" West, a distance of 72.52 feet; (2) North 83°44'34" West, a distance of 54.10 feet; (3) North

06°29'19" East, a distance of 530.09 feet; (4) North 01°58'57" West, a distance of 20.06 feet to the POINT OF

BEGINNING; thence North 84°21'47" West, a distance of 152.57 feet; thence South 66°09'07" West, a distance

of 45.72 feet to a point on the Easterly boundary of Beach Site No. 2 as described in the CDD deeds; thence on

said Easterly boundary, North 04°27'16" East, a distance of 325.15 feet; thence on the Northeasterly boundary

of said Beach Site No. 2, North 54°33'29" West, a distance of 41.04 feet to a point on the Southerly boundary of

Bahia Del Sol, a condominium, as declared in Official Records Book 3831, Page 753 of the Public Records of

Hillsborough County, Florida; thence on said Southerly boundary, North 88°01'21" East, a distance of 189.80

feet; thence on the Westerly boundary of said Right-of-Way Parcel No. 1, South 01°58'57" East, a distance of

351.22 feet to the POINT OF BEGINNING.

DRAFT

Exhibit C

10 foot Pedestrian Easement

A ten (10) foot parcel running east/west that begins 193 feet north of and ends 203 feet north of the southern boundary of Beach Site #2 as shown on Exhibit A

DRAFT

South Bay Community Development District

To Whom It May Concern:

This letter authorizes Little Harbor Investments, LLC, its employees, agents, and consultants, to act on behalf of the South Bay Community Development District (South Bay CDD) in connection with all matters related to the application and processing of permits and approvals for the following:

- U.S. Army Corps of Engineers permit application
- TPA Standard Work permit application
- TPA Submerged Land Lease application

These applications are associated with the construction and development of the proposed dock and access walkway which will originate from the adjacent upland parcel, cross the CDD-owned beach parcel via an established easement, and extend waterward to accommodate future permitted docks and slips, described as follows:

A parcel of land lying in Section 2, Township 32 South, Range 18 East, Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of said area designated as "Beach", as shown on the plat of Bahia Beach South Unit No. 1, as recorded in Plat Book 40, Page 81, of the Public Records of Hillsborough County, Florida; run thence along the South boundary line of said area designated as "Beach", N.83°30'41"W., 229.69 feet to a point on the Hillsborough County Bulkhead Line, Bahia Beach, according to said map or plat thereof as recorded in Plat Book 39, Page 89, of the Public Records of Hillsborough County, Florida; thence along said Hillsborough County Bulkhead Line, N.06°12'29"E., 187.46 feet to the POINT OF BEGINNING; thence continue N.06°12'29"E., 3.49 feet; thence N.01°53'16"W., 344.92 feet; thence N.88°01'03"E., 38.87 feet; thence S.54°33'29"E., 41.05 feet; thence S.04°27'16"W., 325.15 feet; thence S.44°31'15"W., 7.99 feet; thence N.82°17'45"W., 30.72 feet to the POINT OF BEGINNING. Containing 0.431 acres, more or less.

This authorization includes the right to submit applications, receive and submit related correspondence and documentation, and coordinate with the appropriate permitting agencies as necessary to advance and complete the permitting process.

[Authorized Representative's Name]

[Title]

South Bay Community Development District

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 20____, by [Authorized Representative's Name], as [Title] of South Bay Community Development District, who is personally known to me or has produced _____ as identification.

Notary Public, State of Florida

Print Name

My Commission Expires: _____

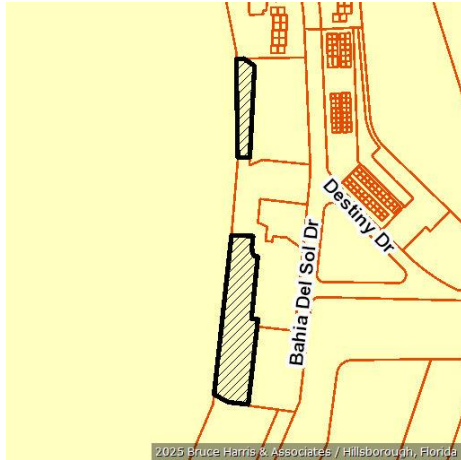
Commission No.: _____

**Bob Henriquez**
Hillsborough County Property Appraiser

<https://www.hcpafl.org/>
15th Floor County Ctr.
601 E. Kennedy Blvd, Tampa, Florida 33602-4932
Ph: (813) 272-6100

Folio: 031587-0022

South Bay Community Development District
holds the deed, dated April 13, 2004.

**Owner Information**

Owner Name	SOUTH BAY CDD
Mailing Address	C/O INFRAMARK LLC 2005 PAN AM CIR STE 300 TAMPA, FL 33607-6008
Site Address	BAHIA DEL SOL DR, RUSKIN
PIN	U-02-32-18-ZZZ-000001-07264.1
Folio	031587-0022
Prior PIN	U-02-32-18-ZZZ-000001-07260.0
Prior Folio	031587-0000
Tax District	U - UNINCORPORATED
Property Use	8900 MUNICIPAL
Plat Book/Page	/
Neighborhood	227009.00 Ruskin NW of Shell Pt & Hwy 41
Subdivision	ZZZ UNPLATTED

Value Summary

Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$625,443	\$588,872	\$588,872	\$0
Public Schools	\$625,443	\$625,443	\$625,443	\$0
Municipal	\$625,443	\$588,872	\$588,872	\$0
Other Districts	\$625,443	\$588,872	\$588,872	\$0

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

Sales Information

Book / Page	Instrument	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
13842 / 1124	2004187119	04	2004	WD	Unqualified	Vacant	\$100

Land Information

Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
COE2	Comm Class 5	PD	0.0	0.0	SF SQUARE FEET	71,088.47	\$625,443

Legal Description

COM AT SE COR OF AREA DESIGNATED AS BEACH PER PLATT BAHIA BEACH SOUTH UNIT 1 N 83 DEG 30 MIN 41 SEC W 226.69 FT S 06 DEG 12 MIN 29 SEC W 68.37 FT FOR POB S 87 DEG 55 MIN 10 SEC E 70.64 FT S 06 DEG 15 MIN 39 SEC W 45.98 FT S 83 DEG 11 MIN 08 SEC E 46.18 FT S 06 DEG 29 MIN 30 SEC W 496.81 FT N 83 DEG 47 MIN 31 SEC W 64.13 FT S 06 DEG 12 MIN 29 SEC W 25 FT S 22 DEG 54 MIN 54 SEC W 525.96 FT S 33 DEG 52 MIN 34 SEC W 622.44 FT N 62 DEG 40 MIN 46 SEC W 50.33 FT N 33 DEG 52 MIN 34 SEC E 623.39 FT N 22 DEG 54 MIN 54 SEC E 513.82 FT AND N 06 DEG 12 MIN 29 SEC E 555.84 FT TO POB... COM AT SE COR OF AREA DESIGNATED AS BEACH PER PLATT BAHIA BEACH UNIT NO 1 N 83 DEG 30 MIN 41 SEC W 229.69 FT N 06 DE 12 MIN 29 SEC E 3.49 FT N 01.DEG 53 MIN 16 SEC W 344.92 FT N 88 DEG 01 MIN 03 SEC E 38.87 FT S 54 DEG 33 MIN 29 SEC E 41.05 FT S 04 DEG 27 MIN 16 SEC W 325.15 FT S 44 DEG 31 MIN 15 SEC W 7.99 FT AND N 82 DEG 17 MIN 45 SEC W 30.72 FT TO POB AND LESS THE FOLLOWING DESC PARCEL: COM AT SE COR OF AREA DESIGNATED AS BEACH ON PLAT BAHIA BEACH SOUTH UNIT NO 1 PLAT BOOK 40 PG 81 N 83 DEG 30 MIN 41 EC E 229.69 FT S 06 DEG 12 MIN 29 SEC W 616.26 FT FOR POB S 83 DEG 41 MIN 08 SEC E 50 FT S 06 DEG 12 MIN 29 SEC W 15.20 FT S 22 DEG 54 MIN 54 SEC W 525.96 FT S 33 DEG 52 MIN 34 SEC W 622.44 FT N 62 DEG 40 MIN 46 SEC W 50.33 FT N 33 DEG 52 MIN 34 SEC E 623.39 FT N 22 DEG 54 MIN 54 SEC E 513.82 FT AND N 06 DEG 12 MIN 29 SEC E 7.95 FT TO POB

**South Bay CDD Holdings, Inc., & South Bay Community Development District
Little Harbor - Parcel I Docking Facility
Corps Project Description**

Introduction: The applicant, Little Harbor Investments LLC (Little Harbor), is in the process of purchasing the site from South Bay CDD Holdings, Inc. (inland parcel) and South Bay Community Development District (waterward parcel). Please see the authorization letters from both entities authorizing Little Harbor to apply for the permit. Little Harbor proposes constructing a private 12-slip multi-family dock and seawall in conjunction with an upland residential community. The sites are located on Bahia Del Sol Drive, Ruskin, Florida. Please note there are no physical addresses on the Hillsborough County Property Appraisers website. The two parcels associated with the project have Folio Nos.: 031587-0112 & 031587-0022, in Section 02, Township 32 South, Range 18 East.

Please note the purchasing entity, Little Harbor Investments, LLC is managed by Asolo Advisors, who are managed by Asolo Acquisitions & Development, LLC.

Submerge Aquatic Vegetation:

An SAV survey was done June 6, 2023, and the area of seagrass is included on the drawing set. The docks have been designed to take this into consideration, per the "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), March or Mangrove Habitat dated November 2017".

Mangroves:

There are no impacts to mangroves.

Sovereignty Submerged Land Lease:

Tampa Port Authority has jurisdiction over the submerged lands and an application will be filed with them to obtain proprietary approval. The proposed lease area is approximately 14,589, which is within the 40:1 sf area allowed for multi-family developments. The applicant's shoreline is 371 lf.

Proposed Dock, Boat Lifts and Pilings:

Dock: The proposed dock is fixed and will consist of HDPE wrapped wooden piling, a wooden substructure, and either wooden or composite decking spaced ½" apart. The proposed docks are as follows:

Dock access, 5'w x 313'l (1565 sf)

Terminal platform, 5'w x 190'l (950 sf)

Platform, 10'w x 14'l (140 sf)

Six (6) finger piers, 4' w x 50'l (1200 sf)

Bypass/seating area 5'w x 10'l (50 sf)

Total Overwater Area = 3905 sf

Boat Lifts: Work includes the installation twelve (12) 20,000 lbs. boat lifts which will be installed per manufacturer's specifications.



**South Bay CDD Holdings, Inc., & South Bay Community Development District
Little Harbor - Parcel I Docking Facility
Corps Project Description**

Piling: The applicant proposes to utilize Southern Yellow Pine treated with CCA for the stringers and pile caps. All wooden pilings will be CCA treated with HDPE pile wrap from 1' above MHW to 1' below the mudline. The piles will be jetted into place with final bearing being confirmed by using an impact hammer to drive the pile to final bearing. The facility will consist of (48) 12" butt dia. (38 sf) boat lift piling, (180) 10" butt dia. (99 sf) dock piling, for a total of 228 piles with a total in water area of 137 sf.

Seawall:

The replacement of the seawall will be placed within 18" of the existing seawall. There is a total of 390 linear feet of seawall. The seawall will be placed above the MHWL.

Construction: The applicant agrees to comply with the November 2017 "National Marine Fisheries Service's (NMFS) Final Programmatic Biological Opinion (Referred to as JAXBO) for In-Water Work"; the 2011 "Standard Manatee and Marine Turtle Construction Conditions for In-Water Construction"; "Smalltooth Sawfish Construction Conditions of March 2006", and "Construction Guidelines in Florida for Minor Piling-Supported Structures constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat U.S. Army Corps of Engineers/National Marine Fisheries Service of November 2017" All applicable work condition information for protected species will be provided to the selected contractor(s).

The Contractor will determine construction methodology. It is anticipated that the work will be completed utilizing barge mounted equipment and possibly equipment operating from the uplands. All work is to be completed during daylight hours.

The Contractor will utilize best management practices during all phases of construction to prevent the spread of turbidity into the waters of the state. Turbidity control measures will be maintained until all construction is complete. Weighted turbidity curtains will be installed around all stages of construction and will be relocated as the work progresses around the basin. Turbidity curtains will be maintained until all construction is complete and all turbidity has subsided to acceptable levels. All turbidity controls shall be visually monitored, inspected daily, and any repairs made immediately prior to construction continuing. Turbidity levels must not exceed 29 NTU's above background.

Form Approved -
OMB No. 0710-0003
Expires: 2027-03-31

The public reporting burden for this collection of information, OMB Control Number 0710-0003, is estimated to average 11 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. PLEASE DO NOT RETURN YOUR APPLICATION TO THE ABOVE EMAIL.

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: <http://dpcl.d.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx>

1. APPLICATION NO.	2. FIELD OFFICE CODE	3. DATE RECEIVED	4. DATE APPLICATION COMPLETE
--------------------	----------------------	------------------	------------------------------

5. APPLICANT'S NAME	8. AUTHORIZED AGENT'S NAME AND TITLE (agent is not required)
First - Anthony Middle - P. Last - Solo	First - Hans Middle - J.M. Last - Wilson
Company - Manager, Asolo Acquisitions & Development, LLC, managing entity of Asolo Advisors, the managing entity of Little Harbor Investments, LLC, purchaser	Company - Hans Wilson & Associates, Inc
E-mail Address - aps@asolore.com	E-mail Address - johanna@hanswilson.com

6. APPLICANT'S ADDRESS:				9. AGENT'S ADDRESS:			
Address- 110 Front Street, Suite 300				Address- 1938 Hill Avenue			
City - Jupiter	State - FL	Zip - 33477	Country -USA	City - Fort Myers	State - FL	Zip - 33901	Country -USA
7. APPLICANT'S PHONE NOs. w/AREA CODE				10. AGENTS PHONE NOs. w/AREA CODE			
a. Residence	b. Business	c. Fax		a. Residence	b. Business	c. Fax	
	561-632-4906				239-334-6870	239-334-7810	

11. I hereby authorize, Hans Wilson & Associates, Inc. to act in my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this permit application.

SIGNATURE OF APPLICANT _____ DATE _____

12. PROJECT NAME OR TITLE (see instructions)
Little Harbor, Parcel I Docking Facility

13. NAME OF WATERBODY, IF KNOWN (if applicable)
Middle Tampa Bay at Bahia Beach

14. PROJECT STREET ADDRESS (if applicable)
Address **Bahia Del Sol Drive**

15. LOCATION OF PROJECT

Latitude: °N 27.731165 Longitude: °W -82.475947

City - Ruskin State- FL Zip-

16. OTHER LOCATION DESCRIPTIONS, IF KNOWN (see instructions)

State Tax Parcel ID 031587-0112 & 031587-0022 Municipality Hillsborough

Section - 02 Township - 32 South Range - 18 East

17. DIRECTIONS TO THE SITE

Please see attached "Driving Directions".

18. Nature of Activity (Description of project, include all features)

The applicant, Little Harbor Investments LLC, (Little Harbor) is in the process of purchasing the two sites from South Bay CDD Holdings, Inc. and South Bay Community Development District. Little Harbor proposes constructing a 12-slip multi-family docking facility with a 390' seawall, which will be installed above the MHWL. This facility is in conjunction with an upland residential community. The 12 slips will have boat lifts with a 20,000 lbs. capacity. The site is located in Hillsborough County, Florida. Please see the enclosed project description for more information.

19. Project Purpose (Describe the reason or purpose of the project, see instructions)

The seawall and docks are proposed for a private multi-family residential community. It's estimated construction will take 90 to 150 days and will begin once all permits have been issued for the site.

USE BLOCKS 20-23 IF DREDGED AND/OR FILL MATERIAL IS TO BE DISCHARGED

20. Reason(s) for Discharge

21. Type(s) of Material Being Discharged and the Amount of Each Type in Cubic Yards:

Type Amount in Cubic Yards	Type Amount in Cubic Yards	Type Amount in Cubic Yards
-------------------------------	-------------------------------	-------------------------------

22. Surface Area in Acres of Wetlands or Other Waters Filled (see instructions)

Acres
or
Linear Feet

23. Description of Avoidance, Minimization, and Compensation (see instructions)

The project is designed per the rules. The applicant agrees to comply with the November 2017 "National Marine Fisheries Service's (NMFS) recently issued Final Programmatic Biological Opinion (referred to as JAXBO) for In-Water Work"; 2011 Standard Manatee Construction Conditions for In-water Construction and the Sea Turtle and Smalltooth Sawfish Construction Conditions of March 2006. All applicable work condition information for protected species will be provided to the selected contractor(s).

24. Is Any Portion of the Work Already Complete? ☐ Yes ☒ No IF YES, DESCRIBE THE COMPLETED WORK

25. Addresses of Adjoining Property Owners, Lessees, Etc., Whose Property Adjoins the Waterbody (if more than can be entered here, please attach a supplemental list).

a. Address- Please see the attached "Adjacent Property Owners List".

City - State - Zip -

b. Address-

City - State - Zip -

c. Address-

City - State - Zip -

d. Address-

City - State - Zip -

e. Address-

City - State - Zip -

26. List of Other Certificates or Approvals/Denials received from other Federal, State, or Local Agencies for Work Described in This Application.

AGENCY	TYPE APPROVAL*	IDENTIFICATION NUMBER	DATE APPLIED	DATE APPROVED	DATE DENIED

* Would include but is not restricted to zoning, building, and flood plain permits

27. Application is hereby made for permit or permits to authorize the work described in this application. I certify that this information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein or am acting as the duly authorized agent of the applicant.

SIGNATURE OF APPLICANT DATE SIGNATURE OF AGENT DATE

The Application must be signed by the person who desires to undertake the proposed activity (applicant) or it may be signed by a duly authorized agent if the statement in block 11 has been filled out and signed.

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both.



PORT TAMPA BAY

ENVIRONMENTAL DEPARTMENT
 1101 Channelside Dr. Tampa, FL 33602
 Ph: (813) 905-5031 · Fax: (813) 905-5050
 www.tampaport.com

STANDARD WORK PERMIT APPLICATION TO PERFORM WORK IN WATERS OF THE HILLSBOROUGH COUNTY PORT DISTRICT

For Official Use Only: Application #

Date Received:

☐ NEW☐ PERMIT REVISION

SECTION I

1. STANDARD WORK PERMIT APPLICATION - Brief Project Description:

Proposed constructing a 12-slip multi-family docking facility with a seawall in conjunction with an upland residential community. Please see the attached "Project Description" for more details.

2. APPLICANT INFORMATION

First Name: Anthony Last Name: Solo
 Company Name/Title: Manager, Asolo Acquisitions & Development, LLC, managing entity of Asolo Advisors, the managing entity of Little Harbor Investments, LLC, purchaser
 Mailing Address: 110 Front Street, Suite 300
 City: Jupiter State: FL Zip Code: 33477
 Telephone Number: 561-632-4906
 Email Address: aps@asolore.com

3. PROPERTY OWNER(S) INFORMATION (IF DIFFERENT OR IN ADDITION TO APPLICANT)

☐ Check box if property owner is also a co-applicant

First Name: _____ Last Name: _____
 Company Name/Title: _____, South Bay Community Development District
 Mailing Address: c/o Inframark, LLC2005 Pan Am Circle, Suite 300
 City: Tampa State: FL Zip Code: 33607
 Telephone Number: _____
 Email Address: _____

4. PROPERTY OWNER(S) INFORMATION (IF DIFFERENT OR IN ADDITION TO APPLICANT)

First Name: Scott Last Name: Campbell
 Company Name/Title: Vice-President, South Bay CDD Holdings, Inc.
 Mailing Address: 5711 Yeats Manor Drive, #401
 City: Tampa State: FL Zip Code: 33616
 Telephone Number: _____
 Email Address: _____

5. AUTHORIZED AGENT INFORMATION

First Name: Hans Last Name: Wilson

Company			
Name/Title:	Project Engineer, Hans Wilson & Associates, Inc.		
Mailing			
Address:	1938 Hill Avenue		
City:	Fort Myers	State:	FL
Telephone		Zip Code:	33901
Number:	239-334-6870		
Email Address:	johanna@hanswilson.com		

6. CONTRACTOR INFORMATION – N/A, WILL BE DETERMINED ONCE PERMITS ARE ISSUED.				
First Name:			Last Name:	
Company				
Name/Title:				
Mailing				
Address:				
City:		State:		
Telephone		Zip	Code:	
Number:				
Email Address:				

SECTION II

1. LOCATION OF PROPOSED PROJECT

Site Street			
Address:	Bahia Del Sol Drive (No physical address per HCPA site.)		
City:	Ruskin	State:	FL
Folio		Zip Code:	
Number(s):	031587-0022 (waterward parcel) & 031587-0112 (inland parcel)		

Section:	02	Township	:	32 South	Range:	18 East
Name of Water Body at						
Project:	Middle Tampa Bay					

2. PROPOSED USE

<input type="checkbox"/> Private Single-Family	<input checked="" type="checkbox"/> Private Multi-Family Dwelling (Condominium, Apartment, etc.)
<input type="checkbox"/> Dwelling	<input type="checkbox"/> Other (explain):
<input type="checkbox"/> Commercial	

3. OWNER OF SUBMERGED LANDS: **State lands designated to the TPA.**

☐ **Leased Port Property or Port Easement** (Check box if applicable and attach information.)

4. PREVIOUS TAMPA PORT AUTHORITY PERMITS ISSUED AT THIS LOCATION: **Unknown, vacant lot.**

Permit	
Number(s):	Unknown
Date:	

5. PROJECT DESCRIPTION

NOTE: Features and dimensions must be carefully shown on the required application drawings. Please review the attached guidelines provided to ensure that the drawings which you have prepared are acceptable.

A. STRUCTURES:

<input checked="" type="checkbox"/> NEW WORK	<input type="checkbox"/> MAINTENANCE	<input type="checkbox"/> ADDITION
--	--------------------------------------	-----------------------------------

1) DOCK, OBSERVATION DECK, PIER, OR ELEVATED BOARDWALK

- a. Length of Shoreline: 371 Linear Ft.
- b. Number of Proposed Docks: 1 access dock with a terminal access to the finger piers. No. of Boat Slips/Lifts: 12 / 12
- c. Length from MHW to Waterward Edge of Structure: 353' Ft.
- d. Width of Structure: Varies, 4' – 10' Ft. Mooring Water Depth at M/OLW: -7 MLW Ft.
- e. Existing Structure Area: 0 Sq. Ft.
- f. Proposed Structure Area: 3,905 Sq. Ft.
- g. Overall Area of Facility: 3,905 Sq. Ft.

2) SEAWALLS, RIP-RAP, REVETMENTS OR OTHER SHORELINE STABILIZATION:

- a. Length of Shoreline at Site: 371 Linear Ft.
- b. Length of Work Proposed Along Shoreline: 390, above the MHWL Linear Ft.
- c. Seawall Vertical Height: 6.0 NAVD Ft.
- d. Rip-Rap Slope: Horizontal Distance: N/A Ft.; Vertical Height: Ft.
- e. Type of Material: This will be decided at a later date, possibly vinyl or a concrete seawall.
- f. Volume N/A, above the MHWL Cubic Yards (CY) At & Below MHW/OHW

3) OTHER TYPE OF STRUCTURE: (Please Explain) N/A

**For Utility Pipeline Projects: Refer to the Engineering Standards for Submerged Land Utility Crossing*

B. DREDGING / EXCAVATION – **N/A**

☐ NEW WORK ☐ MAINTENANCE

1) DIMENSIONS OF AREAS TO BE DREDGED / EXCAVATED:

- a. Length: Ft. Width: Ft. ; Total Area: Sq. Ft.
- b. Depths: Existing ; Proposed
- c. Volume Above MHW ; Below MHW ; Total CY.
- d. Area Above MHW ; Below MHW ; Total Sq. Ft.

2) TYPE OF MATERIAL:

- 3) STORAGE OF MATERIAL: ☐ On-site Storage ☐ Off-site Disposal Site:

****If material is to be taken off-site, describe the method of material storage, haul routes, and specify the location with an attached Affidavit of Authorization from the disposal site's property owner, as applicable to the project. Refer to the Dredge Checklist for additional guidance.***

C. FILLING – N/A

- 1) VOLUME: Above MHW _____ ; Below MHW _____ ; Total _____ CY.
 2) AREA: Above MHW _____ ; Below MHW _____ ; Total _____ Sq. Ft.
 3) CONTAINMENT: Seawall _____ Dike _____ s _____ Other (explain): _____
 4) TYPE OF MATERIAL: _____
 5) SOURCE OF MATERIAL: ☐ On-site ☐ Off-site: _____

****Refer to the Fill Checklist for material sampling requirements and other applicable information.***

**Once all
permits are
obtained.**

6. WORK SCHEDULE: To Begin Project On: _____ And Be Completed By: **150-180 days**

REMARKS / COMMENTS FOR PROJECT: A contractor and construction schedule will be determined once the permits are issued.

SECTION III

PROJECT SITE ADJACENT RIPARIAN PROPERTY OWNERS: Please see the attached map and adjacent property owners' lists. The HCPA's office does not provide email addresses.
 (Please include Name, Address, Telephone Number, and Email)

Please see the attached "Adjacent Property Owners List".

Owner Name(s) _____

Owner Name(s) _____

Company Name/ Title _____

Company Name/ Title _____

Mailing Address _____

Mailing Address _____

City; State; Zip Code _____

City; State; Zip Code _____

Telephone Number/Email _____

Telephone Number/Email _____

****Provide mailing labels (property owner(s) name and physical mailing address) for each riparian property located within a 1,500 foot radius of the project site, pursuant to Section 25(d) of the TPA Enabling Act, Chapter 95-488.***

SECTION IV

AFFIDAVIT OF OWNERSHIP OR CONTROL of the property on which the proposed project is to be undertaken
I CERTIFY THAT: **(Must Check the Appropriate Box)**

- ☐ I am the record owner, lessee, or record easement holder of the property described below.
- ☒ I am not the record owner, lessee, or record easement holder of the property described below, but I will have the requisite property interest before undertaking the proposed project. (Please Explain in Remarks/Comments Section)

LEGAL DESCRIPTION OF PROJECT PROPERTY: (Use additional sheets, if necessary)

Please see the attached Warranty Deed dated April 13, 2004, which contains the legal description as well as the attached HCPA information sheet with the legal description.

Print Name of Owner/Applicant

Signature of Owner/Applicant

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of

☐ physical presence or ☐ online notarization, on _____ (date) by _____ (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Notary Public

My Commission Expires

7. PUBLIC INTEREST STATEMENT

Accordingly, in the comment box provided below or attached narrative, describe how your proposed project is not contrary to the public interest based on the criteria outlined in Section II. D.1. of the Tampa Port Authority Submerged Lands Management Rules.

- a. The decision to authorize the use of Jurisdictional Lands requires a determination that such use is not contrary to the public interest, except for lands within Aquatic Resource Protection Areas, in which case it must be determined that the use is in the public interest. In all cases it will be in the responsibility of the applicant to provide evidence as to the public interest impact of the proposed activity or use.
- b. The public interest determination requires an evaluation of the probable impacts of the proposed activity on Jurisdictional Lands and the associated water body. All direct and indirect impacts related to the proposed activity as well as the cumulative effects of those impacts shall be taken into consideration. Relevant factors to be considered include: conservation, general environmental and natural resource concerns, wetlands values, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, aesthetics, economics, public health and safety, relative extent of the public need for the proposed use or activity, reasonable alternative locations and methods to accomplish the objective of the proposed use or activity, potential detrimental effects on the public uses to which the area is otherwise suited, the effect on cultural, scenic and recreational values, and the needs and welfare of the people.

COMMENT BOX: Please see the attached "Letter of Authorization" dated June 21, 2024, executed by Scott Campbell, Vice President of South Bay CDD Holdings, Inc. to Little Harbor Investments, Inc., the applicant.

SECTION V

CERTIFICATION & AUTHORIZATION:

- a. I authorize the agent listed in Section I to negotiate modifications or revisions, when necessary, and accept or assent to any stipulations on my behalf.
- b. I understand I may have to provide any additional information/ data that may be necessary to provide reasonable assurance of evidence to show that the proposed project will comply with applicable water quality standards or other environmental standards both before construction and after the project is completed.
- c. In addition, I agree to provide entry to the project site for inspectors with proper identification or documents as required by law from the environmental agencies for the purpose of making preliminary analyses of the site. Further, I agree to provide entry to the project site for such inspectors to monitor permitted work, if a permit is granted.
- d. Further, I hereby acknowledge the obligation and responsibility for obtaining all of the local, state and federal permits before commencement of any activity.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate and complete. I further certify that I possess the authority to undertake the proposed activity.

Signature of Owner/Applicant

Date

NOTE: This application must be signed by the person who desires to undertake the proposed activity or by an authorized agent. If an agent is applying on behalf of the applicant who is not the property owner, **attach proof of authorization from the property owner.**

PLEASE SUBMIT COMPLETED APPLICATION, REQUIRED DRAWINGS, AND FEE(S) TO:

TAMPA PORT AUTHORITY
ATTN: ENVIRONMENTAL DEPARTMENT
1101 CHANNELSIDE DR.
TAMPA, FL 33602

SUBMERGED LAND LEASE APPLICATION

Parcel Identification Number(s) Folio Numbers **031587-0022 & 031587-0112**

Name of Applicant: **Anthony Solo, Manager, Asolo Acquisitions & Development, LLC, managing entity of Asolo Advisors, the managing entity of Little Harbor Investments, LLC, purchaser and applicant.**

Applicant's Representative (if other than applicant) **Hans Wilson & Associates, Inc.**

Contact Information (name, address, phone, fax, e-mail, etc.)

Hans J.M. Wilson

1938 Hill Avenue, Fort Myers, FL 33901

Phone: 239-334-6870 Email: johanna@hanswilson.com

Applications for submerged land leases must include the following along with this completed application form.

- (1) A processing fee as established in Section III of these rules payable to the Authority. The current processing fee is \$500. **Please see the enclosed check.**
- (2) A detailed statement describing the proposed activity. **Please see the attached "Project Description".**
- (3) A detailed statement describing the upland use and activities (i.e., commercial marina, restaurant, private single-family, private multi-family (include the number of upland dwelling units), etc.). For projects involving boat ramps provide the number of existing and proposed additional trailer parking spaces. For projects involving dry storage facilities, provide the number of existing and proposed storage spaces. If the uplands are undeveloped, please advise as to when development is anticipated and provide evidence of local approval for the development plans, including the number of approved upland units. **Please see the attached "Project Description".**
- (4) A recent aerial photograph with the project site clearly marked. **Please see the attached drawing set.**
- (5) Evidence of title to or leasehold interest in the riparian upland property. Please see the attached "Deed". **Please see the attached "Warranty Deed" to South Bay Community Development District, dated April 13, 2004.**
- (6) A complete copy of any State or Federal permit or exemption for the proposed activity of use. **This item is forthcoming.**
- (7) Evidence of local approval, which must include a statement that the proposed activity is consistent with the local governments comprehensive plan. **This item is forthcoming.**

SUBMERGED LAND LEASE APPLICATION

- (8) If a docking facility is proposed, provide the following:
- (a) Number of existing and proposed slips. **Existing: None, Proposed: 12**
 - (b) Maximum number of slips (including marginal mooring) and maximum number of vessels (including vessels to be marginally moored) that would be authorized to moor at a facility at any given time. **Twelve (12)**
 - (c) Type of vessels expected to use the facility (e.g. sailboats vs. powerboats). **Recreational vessels, including powerboats and sailboats.**
 - (d) Length and draft of vessels expected to use the facility. **14'w x 50'l maximum. The 50' maximum length includes the overall length of all parts and accessories such as outboard motors, bow pulpits, and swim platforms.**
 - (e) Water depths in the area of the facility and out to the primary navigation channel. Depth data should reference mean low water for tidal waterbodies and current water levels for non-tidal waterbodies. **6' to 7'MLW**
 - (f) The location and extent of any submerged vegetation in the area of the facility. **Please see the attached "Proposed Dock Plan" and Parcel I Dock Details".**
 - (g) The width of the waterbody at the project site. **N/A the site is located in Middle Tampa Bay; the waterbody is wide open.**
 - (h) The location of any navigational obstructions (e.g. islands, sandbars or shoals) in the vicinity of the project site. **None**
 - (i) If a condominium is involved, provide a copy of the recorded Declaration of Condominium, prospectus and plot plan, which relate to the proposed docking facility, including any special conditions associated with the submerged lands lease. **Please see the attached document.**
- (9) A list of names and addresses of all riparian property owners within a 500-foot radius of the proposed activity, verified by the County Property Appraisers Office that those names came from the latest tax assessment rolls. The Authority shall notify these property owners of the proposed lease activity prior to the Public Hearing. **Please see attachment titled "Adjacent Property Owners".**
- (10) For projects in an Aquatic Resource Protection Area, provide a sealed drawing showing the condition of the shoreline adjacent to the lease area and for 1,000 feet on each side of the lease area. **N/A**

SUBMERGED LAND LEASE APPLICATION

- (11) Three 8 ½" X 11" prints of a field survey of the proposed lease area. If the original survey is larger than 8 ½" x 11" then also submit three copies of the original size drawing for ease of review. All copies must be dated, signed (original signatures) and sealed by a person licensed by the Florida Board of Professional Surveyors and Mappers and must meet the Minimum Technical Standards as outlined in Chapters 61G17, F.A.C. In addition, the survey must also include the following: **This item is forthcoming.**
- (a) The boundaries of the leased area must depict the Sovereignty Lands affected by the activity such as docks and other structures, temporary and permanent mooring areas, and turning basins. If the area of activity is required to be moved waterward to avoid dredging or disturbance of nearshore habitat, a reasonable portion of the nearshore area that is not impacted by structures may be deleted from the preempted area. The lease boundaries shall be extended to accommodate the largest vessels to be moored. The landward extent of the proposed lease area must be mean high-water line, ordinary high-water line, or safe upland line. If a safe upland line is used the survey must show the apparent shoreline. For non-tidal waterbodies which do not have an established ordinary high-water line, the apparent shoreline may be used as the lease boundary line only if use of a safe upland line would result in an unreasonable delineation of the lease area.
 - (b) The size and dimensions of all proposed and existing structures, including mooring pilings, located within the parcels sought.
 - (c) The applicant's upland property lines and associated riparian boundary lines.
 - (d) The distance from proposed structures/activity area to the projected riparian lines.
 - (e) The linear footage of the applicant's shoreline which borders Sovereignty Lands.
 - (f) Structures (docks, piers, pilings, etc.) existing within 100 feet of the applicant's proposed lease area.
 - (g) A legal description of the lease area which references the section, township, range, county and name of the affected waterbody and includes the total square footage of the parcel sought. It is not required that the land boundary be monumented. However, the lands lease boundary must be tied to two found or set upland monuments and must be labeled on the survey sketch. The legal description must be provided on a separate sheet if it is not clearly legible when reduced to 8 ½" X 11" paper.

SUBMERGED LAND LEASE APPLICATION

- (h) If privately-owned lands lie adjacent to the Authority-owned lands parcel sought, the boundary line of the privately-owned parcel must be shown and, if conveyed by Authority Deed or State of Florida Deed, the Deed Number must be included.
- (i) For projects in an Aquatic Resource Protection Area, the survey must indicate water depth within the lease area and out to the navigation channel.

(12) **Public Hearing**

All leases shall require a public hearing conducted pursuant to the requirements of section 7(a) of the Enabling Act. **This is understood.**

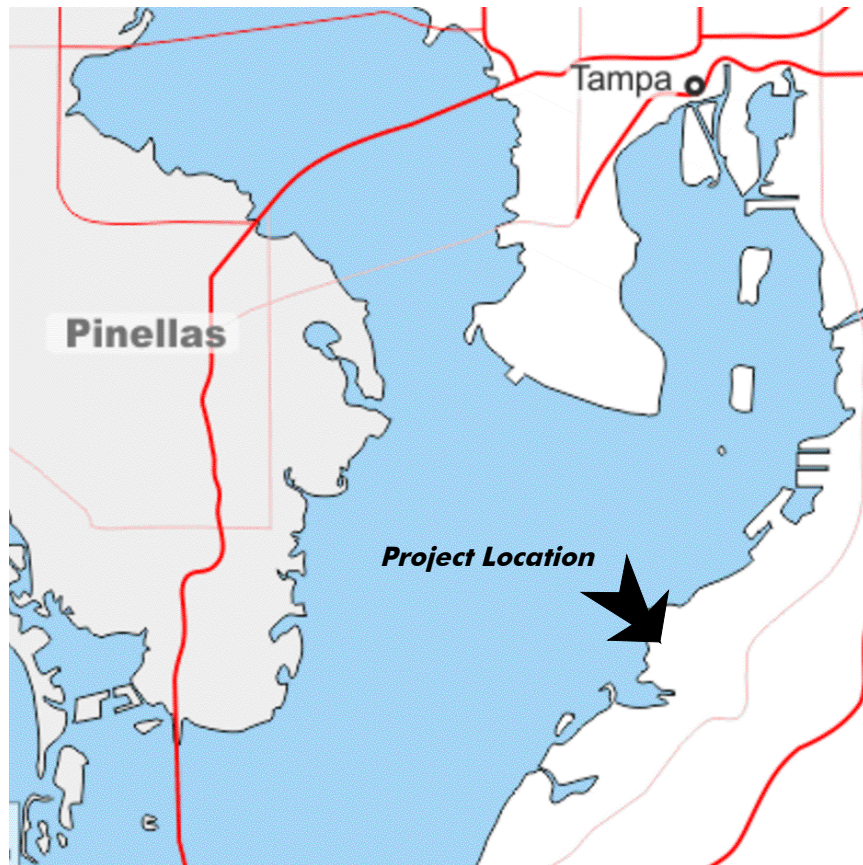
(13) **Approval**

The Board of the Authority must approve all leases. **This is understood.**

SECTION: 02
TOWNSHIP: 32 S
RANGE: 18 E

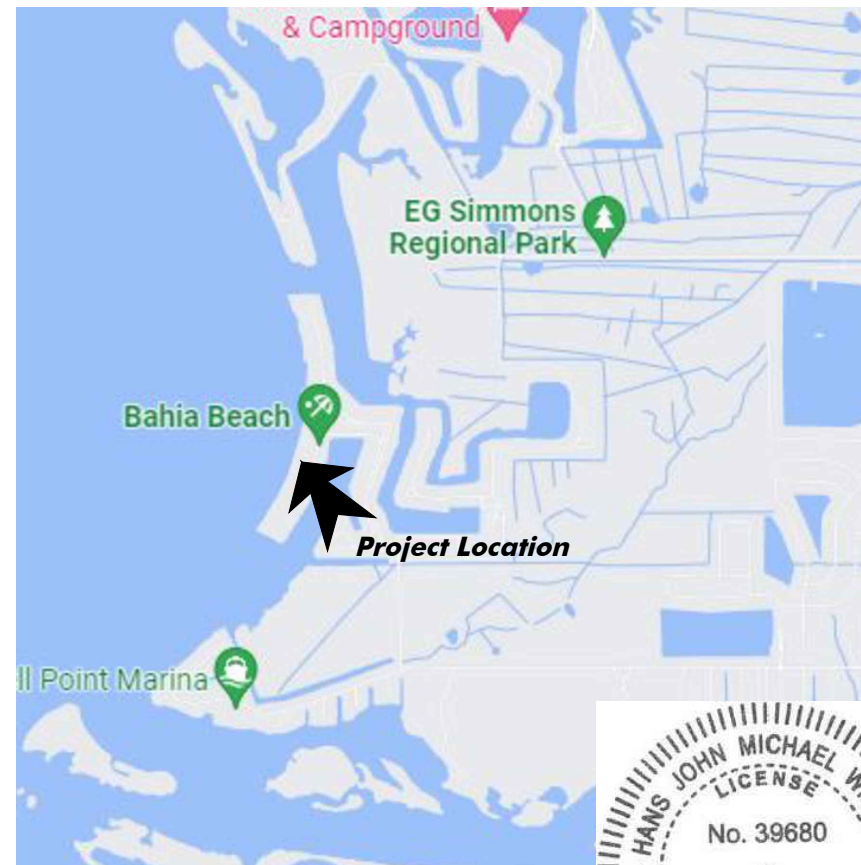
0 2.5 5
SCALE MILES

0 1250 2500
SCALE FEET



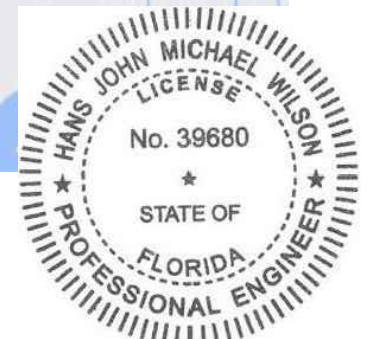
Vicinity Map

SCALE: 1" = 5 mi.



Location Map

SCALE: 1" = 2,500'



HANS J.M. WILSON
REGISTERED PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 39680
CA. LIC. NO. 8519
DATE: April 10, 2025 3:47:33 p.m.
Drawing: SOLOT1MASTERMARINA.DWG

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4-1-25

CAM

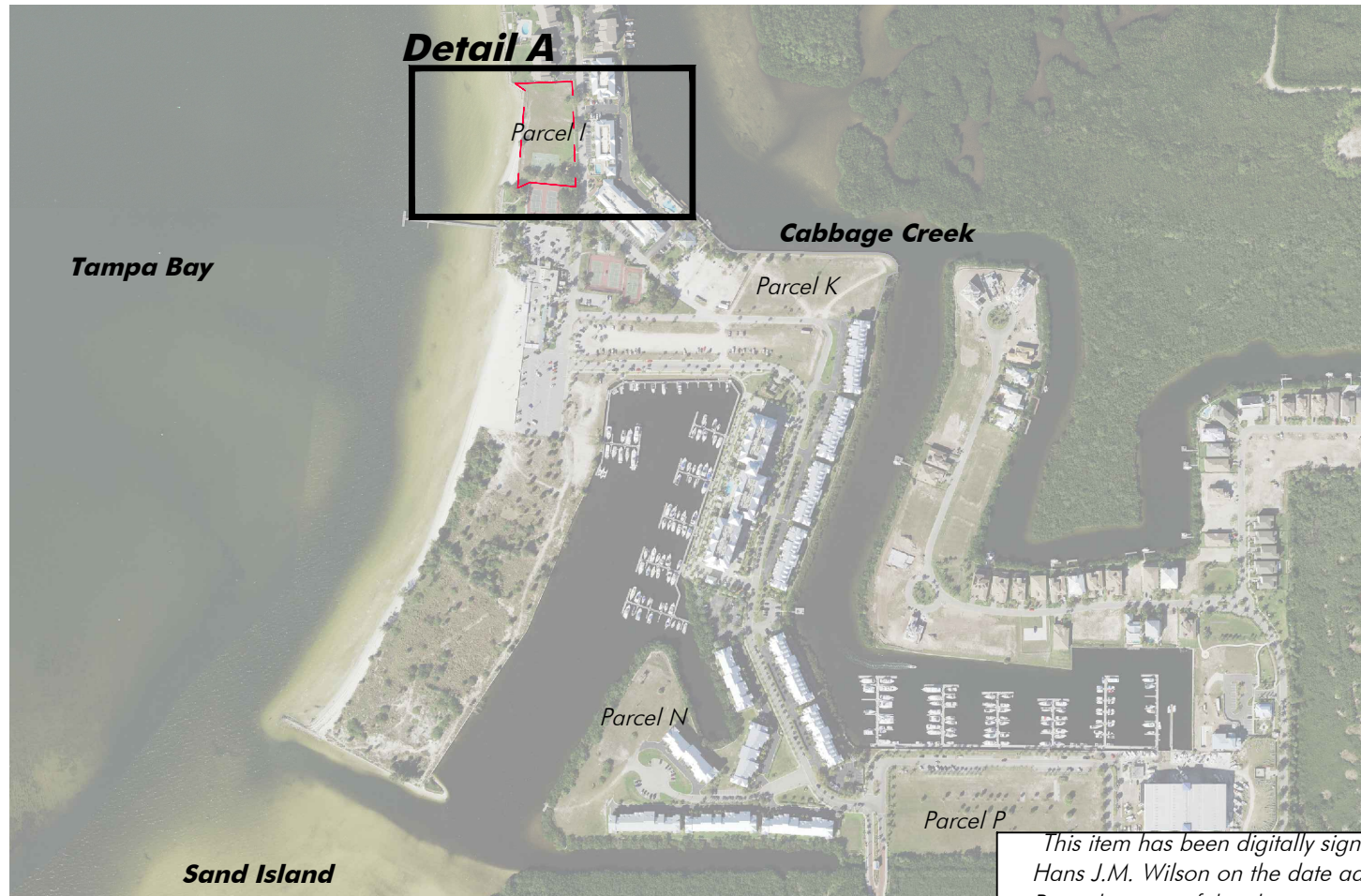
Little Harbor Investments, LLC

SHEET
1/9

SECTION: 02
TOWNSHIP: 32 S
RANGE: 18 E

Hillsborough County Aerial 2020

Agenda Page 87
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SCALE FEET



Note: Field work completed 6-9-2023 by Hans Wilson and Associates, Inc. All topographic elevations reference NAVD88. Bathymetric survey references Tide Station 872-6384. MHW @ 0.32' NAVD and MLW @ -1.23' NAVD.

Overall Aerial

SCALE: 1" = 600'

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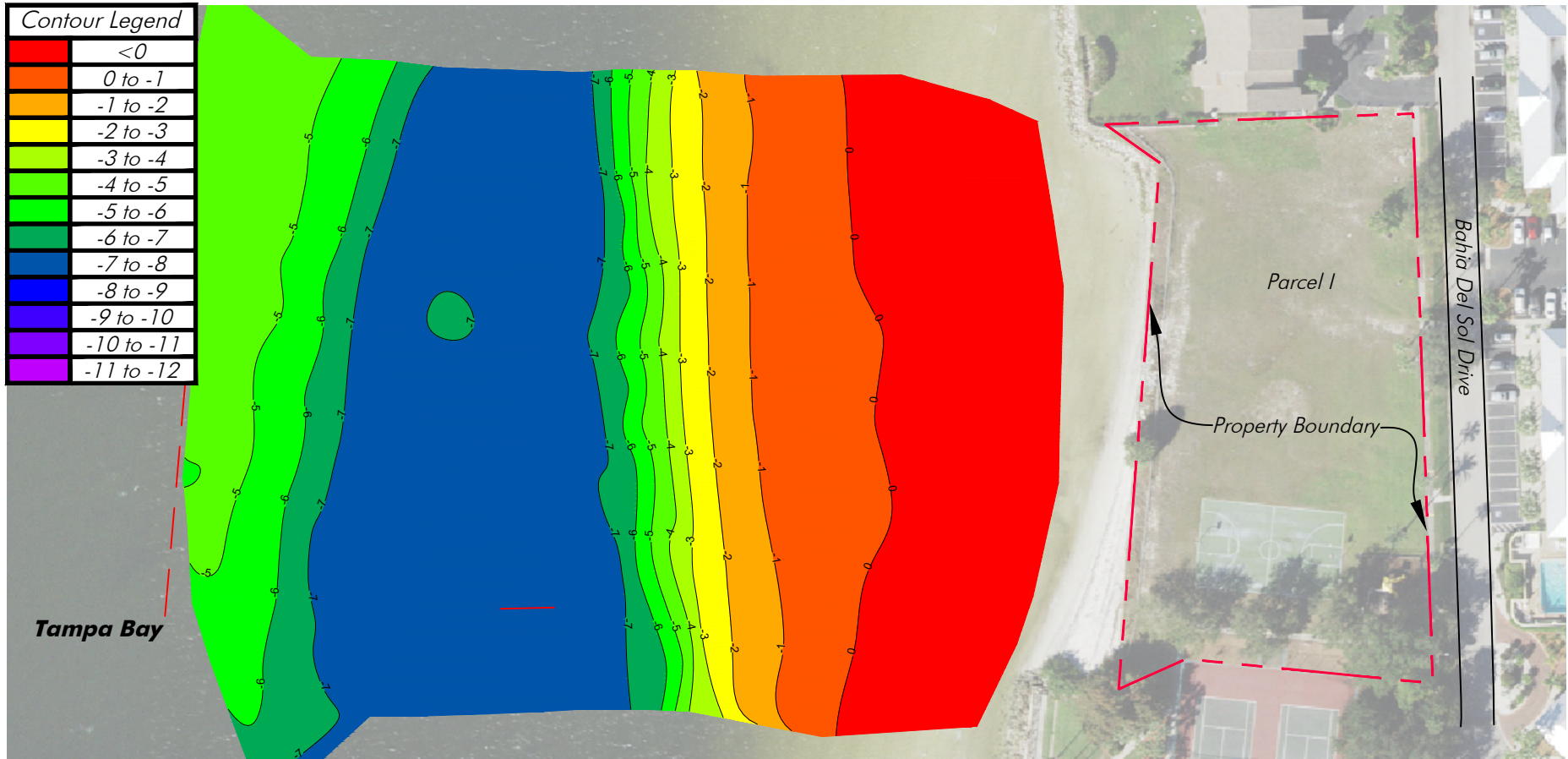
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TOWNSHIP: 32 S
RANGE: 18 E

Hillsborough County Aerial 2020

Agenda Page 88

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Contour Legend	
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	-1 to -2
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	-4 to -5
	-5 to -6
	-6 to -7
	-7 to -8
	-8 to -9
	-9 to -10
	-10 to -11
	-11 to -12



Detail A - Bathymetry Survey

SCALE: 1" = 100'

Note: Field work completed 6-6-23 by Hans Wilson and Associates, Inc. All topographic elevations reference NAVD88. Bathymetric survey references MLW @ -1.23' NAVD per DEP Tide Station 872-6384. MHW @ 0.32' NAVD Upland survey information provided by GeoPoint Surveying, Inc. dated 7-19-23.

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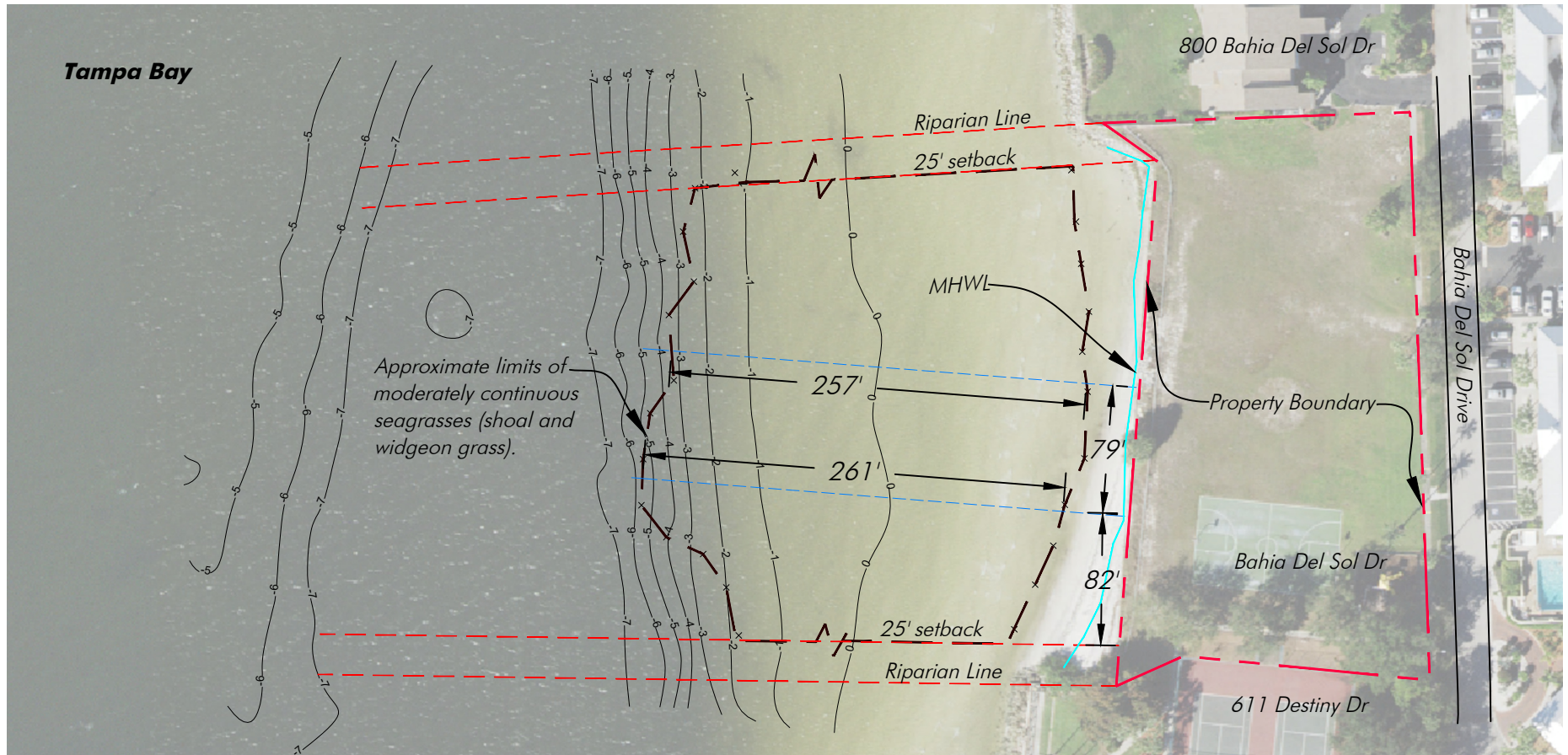
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3/9

SECTION: 02
TOWNSHIP: 32 S
RANGE: 18 E

Hillsborough County Aerial 2020

Agenda Page 88
0 50 100
SCALE FEET



Benthic Survey

Detail A - SCALE: 1" = 100'

Note: Field work completed 6-6-23 by Hans Wilson and Associates, Inc. All topographic elevations reference NAVD88. Bathymetric survey references MLW @ -1.23' NAVD per DEP Tide Station 872-6384. MHW @ 0.32' NAVD Upland survey information provided by GeoPoint Surveying, Inc. dated 7-19-23.

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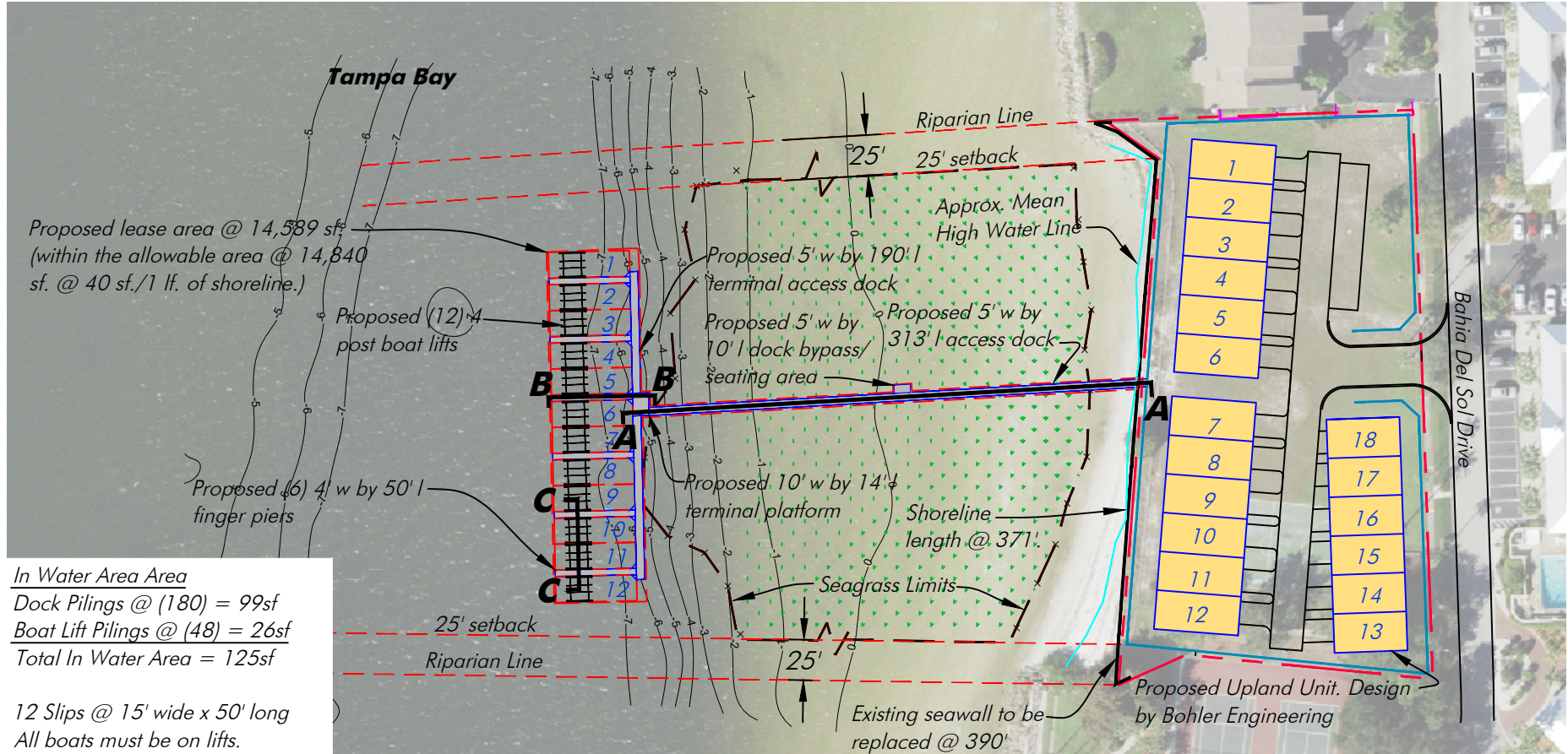
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SECTION: 02
TOWNSHIP: 32 S
RANGE: 18 E

Hillsborough County Aerial 2020

Agenda Page 88
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SCALE FEET



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HJMW

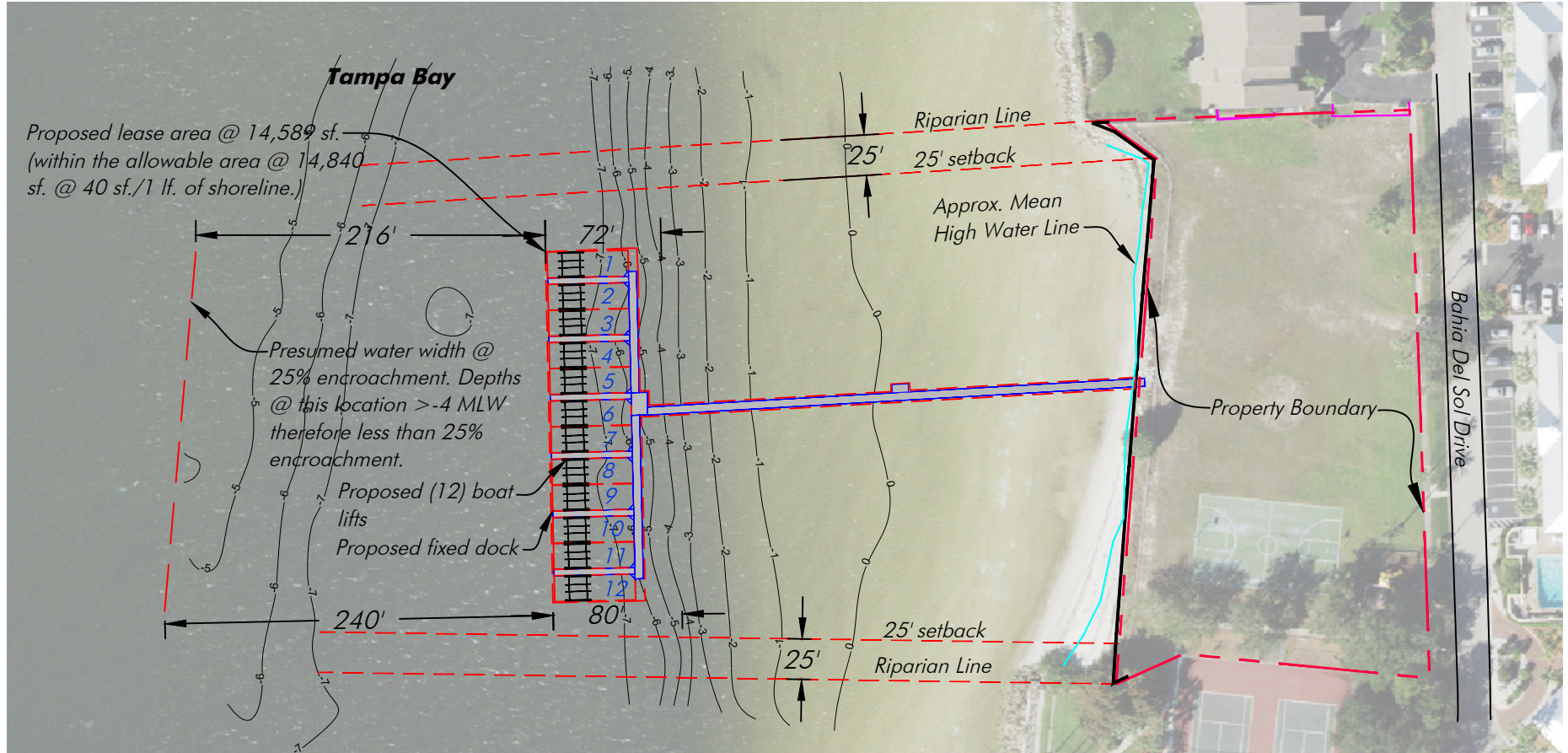
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SECTION: 02
TOWNSHIP: 32 S
RANGE: 18 E

Hillsborough County Aerial 2020

Agenda Page 04
0 50 100
SCALE FEET



Detail A - Proposed Sovereign Submerged Lands Lease

Note: Field work completed 6-6-23 by Hans Wilson and Associates, Inc. All topographic elevations reference NAVD88. Bathymetric survey references MLW @ -1.23' NAVD per DEP Tide Station 872-6384. MHW @ 0.32' NAVD Upland survey information provided by GeoPoint Surveying, Inc. dated 7-19-23.

SCALE: 1" = 100'

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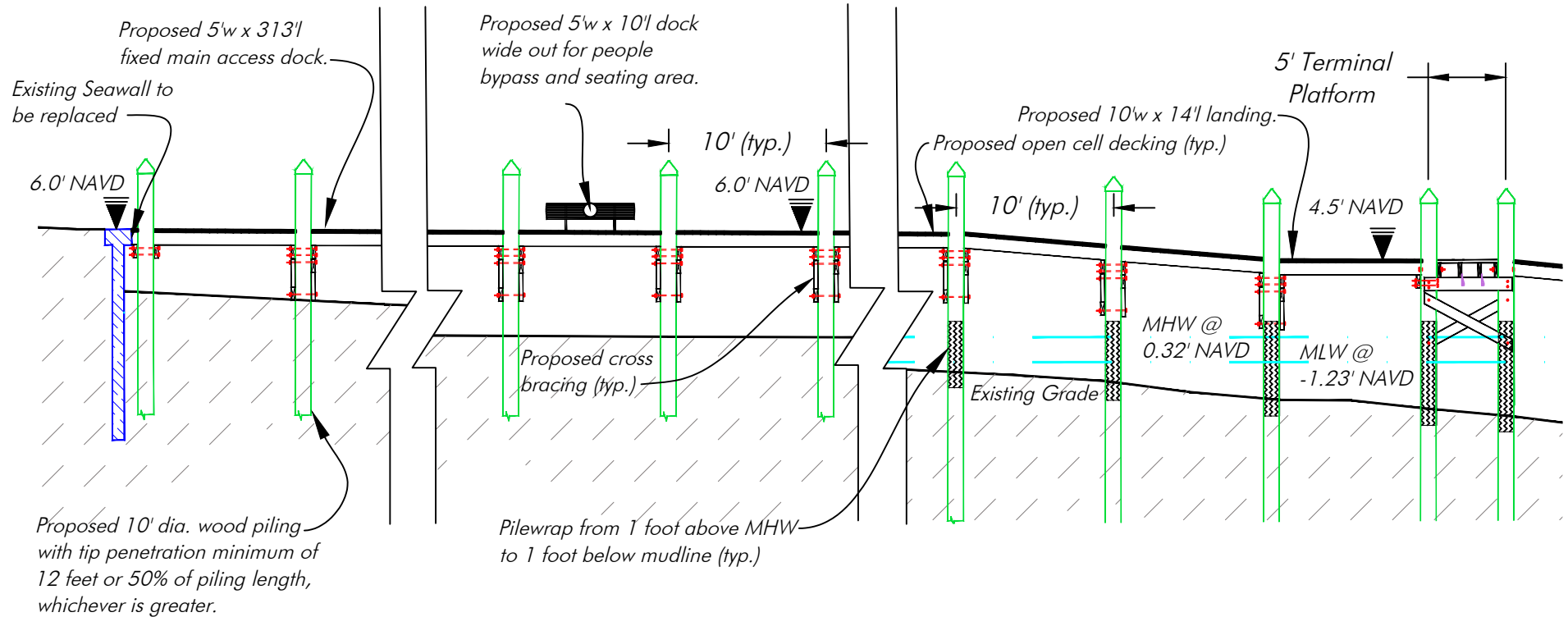
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6/9

SECTION: 02
TOWNSHIP: 32 S
RANGE: 18 E

Agenda Page 88
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SCALE FEET

Proposed open cell decking
Proposed 3" x 8" stringers.
Proposed 2" x 10" cap boards
All fasteners $\frac{5}{8}$ " dia. SS allthread



Cross Section A-A

SCALE: 1" = 10'

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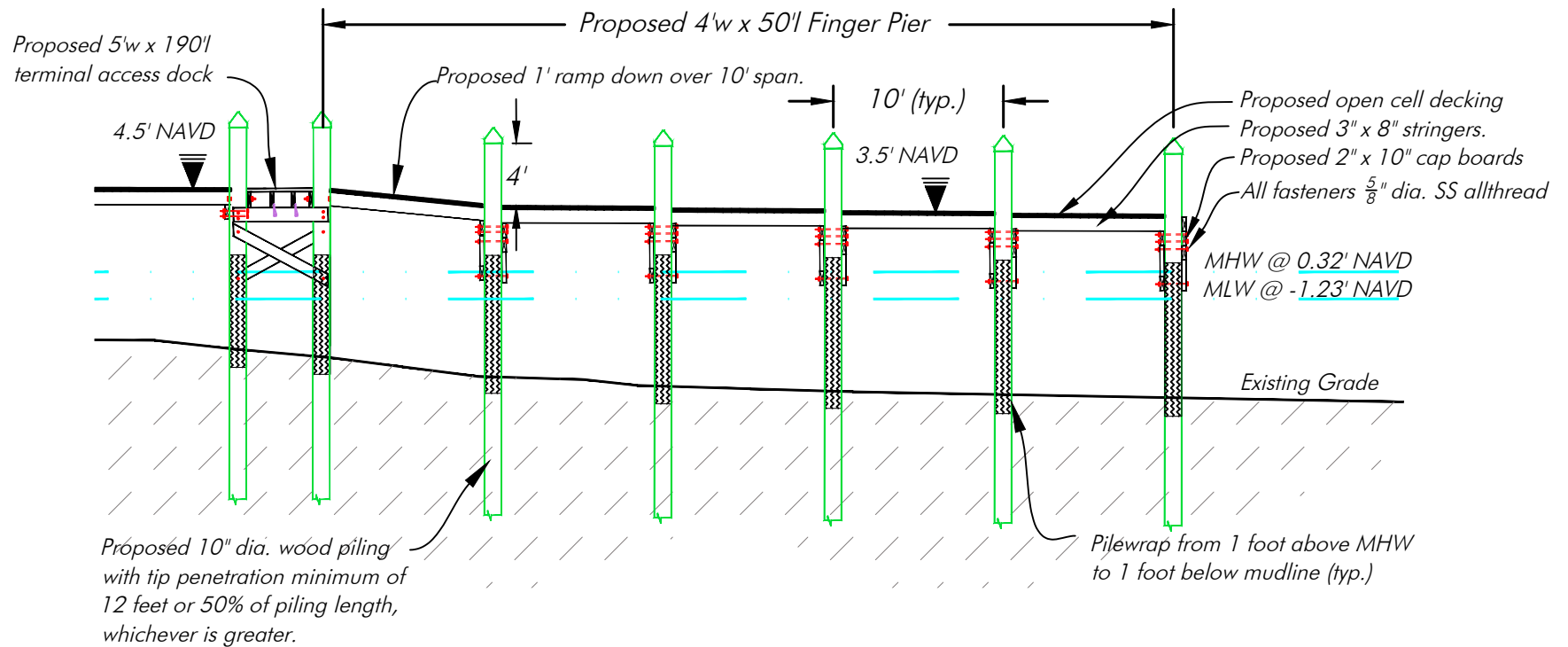
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TOWNSHIP: 32 S
RANGE: 18 E

Agenda Page 88
0 5 10
SCALE FEET



Cross Section B-B

SCALE: 1" = 10'

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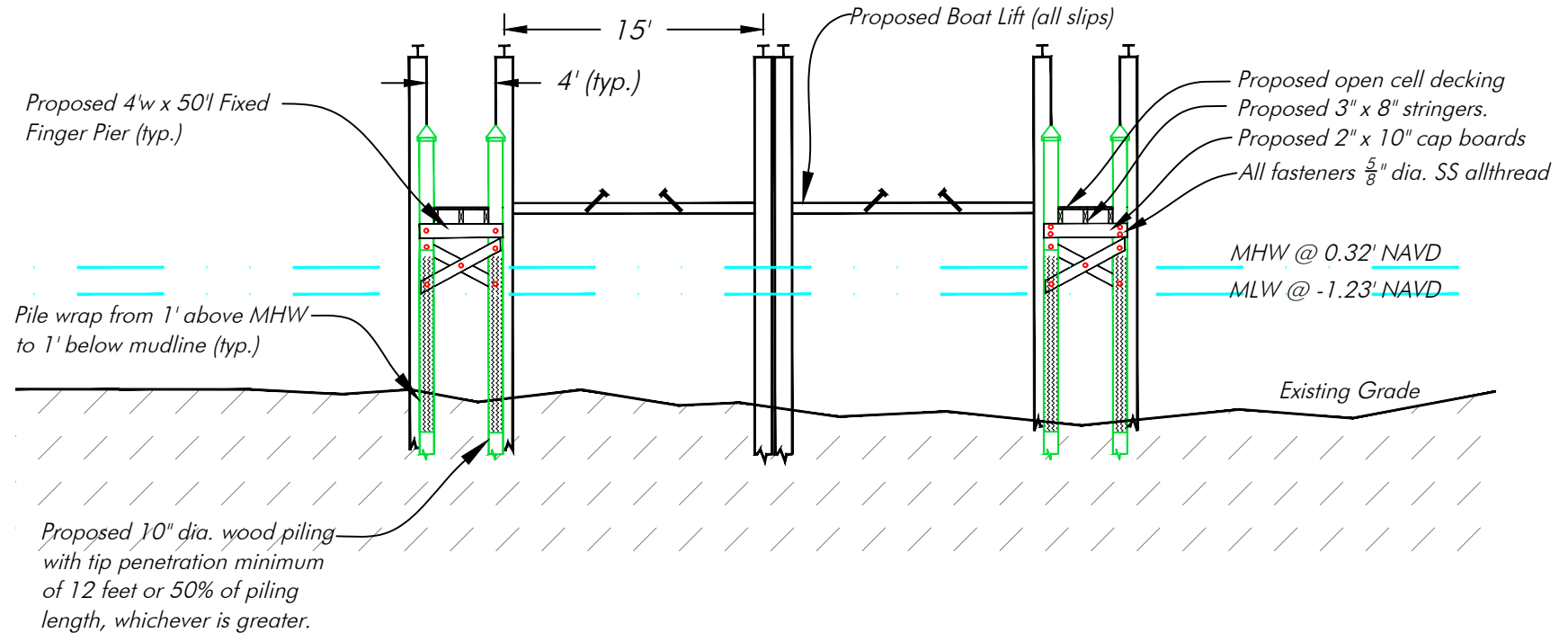
HJMW

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SECTION: 02
TOWNSHIP: 32 S
RANGE: 18 E

Agenda Page 04
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SCALE FEET



Cross Section C-C

SCALE: 1" = 10'

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SHEET
9/9

7B.



Quarterly Compliance Audit Report

South Bay

Date: July 2025 - 2nd Quarter

Prepared for: Sandra Demarco

Developer: Inframark

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

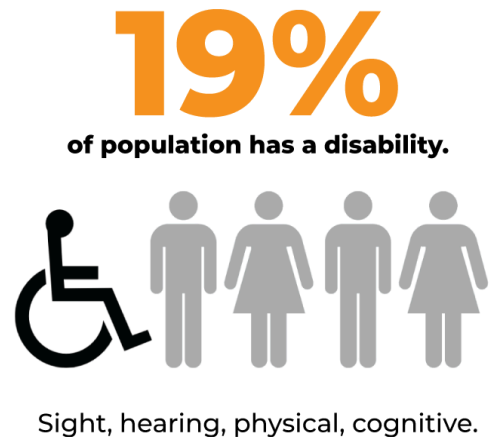
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Eighth Order of Business

8A

**MINUTES OF MEETING
SOUTH BAY
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the South Bay Community Development District was held Wednesday, June 11, 2025 at 1:00 p.m. at the POA Meeting Room, 611 Destiny Dr, Ruskin, Florida 33570.

Present and constituting a quorum were:

Ian Brown	Chairperson
Scott Campbell	Assistant Secretary
Mary Madden	Assistant Secretary
John Aldrich	Assistant Secretary

Also present were:

Christina Newsome	District Manager
Rick Brylanski	District Engineer
David Smith	District Counsel
Kristen Gray	District Counsel

Residents

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

Ms. Newsome called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Audience Comments**

- Mr. Fancy spoke to Ms. Nancy Simon, the lead on Lennar, regarding cracked sidewalks in Phase 3a. He also noted that the November 30th deadline to convey Phase 3a and 3b to CDD. He also noted Phase 3b has flooding that needs to be addressed as well as inlets that need to be cleaned.
- Mr. Alex Menasci commented on swimming zones be advised for residents for watercrafts. The Board agreed.

THIRD ORDER OF BUSINESS **Staff Report**

A. District Counsel

- Discussion on Front Gates (Item 4E) ensued, and it was noted that no gates are allowed for CDD in public roads
- Cameras need to be checked to see if they are grandfathered in.

- Mr. Smith mentioned the Sea Wall Reimbursement will be presented at the July meeting and also informed them that Sunset Grill has changed their attorney and is waiting on a response from the new counsel.

B. District Manager

- Ms. Newsome informed the Board of the following:
- For parking violations that need to be waived will be sent to Park Mobile to be waived and that a review of the entire database is needed.
- New cameras have not been activated.

C. District Engineer**i. Update on Buoy Permit**

- Mr. Brylanski informed the Board that he is awaiting the signature to install the buoy. Then they will obtain a non-compliance agreement so the beach is safe for July. The county will be called for inlets.

ii. Update on Lennar Turnover

- The update on the Lennar turnover was discussed and Mr. Smith informed the Board a letter will be sent to Lennar Counsel for follow up.

iii. Sea Wall Update

- Ms. Newsome and Mr. Brylanski and his team are working on preparing bid documents and ads to be published.

D. District Landscape Update

- The following updates were discussed:
- Proposal for pest control
- Proposal for removal of dead palms.
- Mr. Smith suggested that a well maintenance and cost share agreement needs to go to all parties using that specific well.
- The stripping of convex mirrors and speed humps will be installed by next week.

FOURTH ORDER OF BUSINESS**Business Items****A. Consideration of Resolution 2025-02; Approving the Proposed Fiscal Year 2026 Budget and Setting the Public Hearing Date**

- The Board discussed the Proposed FY 2026 Budget for the upcoming fiscal year, adding a continued line for the well of \$100,000.

On MOTION by Ms. Madden seconded by Mr. Brown, with all in favor, Resolution 2025-02; Approving the Proposed Fiscal Year 2026 Budget and Setting the Public Hearing Date for August 13, 2025 at 1:00 p.m. at the Little Harbor POA Clubhouse located at 611 Destiny Drive, Ruskin, Florida 33570, was adopted. 4-0

B. Consideration on M.R.I. Inspection LLC Storm Drain Inspection Proposal

- The Board discussed the M.R.I. Inspection LLC Storm Drain Inspection Proposal.
- Mr. Brylanski will ask for the addition of Antigua Cove Phase 3a and 3b to be added to estimate
- The Board requested to ask Lennar for reimbursement fees.

On MOTION by Mr. Aldrich seconded by Ms. Madden, with all in favor, for the District Engineer to ask M.R.I. Inspection LLC to incorporate Antigua Cove Phase 3a and 3b into the estimate for storm drain inspection, not to exceed \$6,000.00, was approved. 4-0

C. Review of 1st Quarterly Website Compliance Audit Report

- The Board reviewed the 1st Quarterly Website Compliance Audit Report.

D. Consideration of Little Harbor Investments, LLC. Easement Agreement

- Little Harbor Parking Spaces Draft Easement Agreement**
- Right of Way Draft Easement Agreement**

- Tony Solo, with Little Harbor Investments, LLC. gave a presentation on the cost of maintaining and correcting parking stalls. Page 59, detailing full maintenance, will come at the cost of Little Harbor Investments, LLC.
- Mr. Smith advised on an easement to make conditions favorable to the CDD.
- This item will be presented again for review by the Board and District Counsel during July's meeting.
- Mr. Smith reviewed with the Board and gathered Board feedback on the following:
 - permanent easement
 - separate authorization for the right-of-way to landscape
 - No parking fees, it was discussed that the Marina pays assessments yearly.
 - Old document that gives the CDD the right to recoup funds

E. Discussion on Front Gates

- This item was discussed earlier under the District Counsel's report.

F. Update on Parking at Sunset Grill

- The Board was informed that the encroachment agreement is at a standstill due to Sunset Grill and the management team.

G. Update on Sidewalks – Dust Bowl Area

- The Board was informed that the District does not own the whole area, just a 10-foot easement in the right of way. The Board was also informed that a permit is needed to install a sidewalk in the area.

H. General Matters of the District

- The Sandy Bottom agreement was approved.

FIFTH ORDER OF BUSINESS**Consent Agenda****A. Approval of the Minutes of the May 14, 2025 Meeting****B. Acceptance of the April 2025 Financial Report**

On MOTION by Mr. Campbell seconded by Mr. Brown, with all in favor, the Consent Agenda was approved. 4-0

SIXTH ORDER OF BUSINESS**Supervisors' Request and Comments**

- Ms. Madden mentioned the Beach Shores is Sunset Grill and that events on the beach are considered public. District Counsel will review the county requirements.
- The Board mentioned the POA invoices to be reimbursed by Steve Fancy.

SEVENTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Mr. Brown seconded by Mr. Campbell, with all in favor, the meeting was adjourned at 2:15 p.m. 4-0

Ian Brown
Chairperson

**MINUTES OF MEETING
SOUTH BAY
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the South Bay Community Development District was held Wednesday, July 9, 2025 at 1:00 p.m. at the POA Meeting Room, 611 Destiny Dr, Ruskin, Florida 33570.

Present and constituting a quorum were:

Ian Brown	Chairperson
Stephen Herrera	Vice Chairperson
Scott Campbell	Assistant Secretary
Mary Madden	Assistant Secretary
John Aldrich	Assistant Secretary

Also present were:

Christina Newsome	District Manager
Richard Brylanski	District Engineer
David Smith	District Counsel
Kristen Gray	District Counsel
Anthony Solo	ASOLO
Sabrina Escobar	ASOLO

Residents

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

Ms. Newsome called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Audience Comments**

- Resident(s) made comments regarding:
- Appreciation on the newly painted double lines

THIRD ORDER OF BUSINESS **Staff Report**

A. District Counsel

- Mr. Smith presented their report and informed the Board that right-of-way cameras are not permitted. Counsel recommended entering into a policing agreement with the Sheriff's Office as an alternative.

B. District Manager

There being no report, the next item followed.

C. District Engineer**i. Update on Buoy Permit**

- Mr. Brylanski presented the District Engineer report. He informed the Board that the buoys were installed at the end of June, just ahead of the 4th of July.

ii. Update on Lennar Turnover

- Mr. Brylanski reported that to date, there is still no response from Lennar regarding the turnover.

iii. Sea Wall Update

- Sea wall documents are being finalized for publishing and opening the bid process.

D. District Landscape Update

- The landscape update was provided by Pine Lake, noting that the Royal Palms throughout the District have not been trimmed since before the hurricane.

FOURTH ORDER OF BUSINESS**Business Items****A. Consideration of Little Harbor Investments, LLC - Suntex Marinas - Encroachment License Agreement Amending Section 8.0 of Rules Relating to Overnight Parking and Parking Enforcement**

- Discussion ensued regarding the Encroachment License Agreement with Suntex Marinas. The Board reviewed the legal descriptions and boundary areas and noted that amendments are required prior to approval. The agreement will be revised accordingly and brought back to the Board for review and consideration of approval.

B. Consideration of Little Harbor Investments, LLC – Parking Easement Agreement

- Discussion ensued regarding the extension of existing parking spaces to add additional capacity. Once the legal descriptions and additional provisions are reviewed and confirmed by all parties, including Bond Counsel, the agreement will be presented for execution.

C. Consideration of Little Harbor Investments, LLC – Anthony Solo**i. Request for Preliminary Authorization of sale of CDD-owned land**

- Mr. Solo addressed the Board and presented a proposal to purchase CDD-owned property, including any associated parking, utilities, and driveways. The Board heard the proposal; however, no action was taken regarding the sale of any CDD property.

On MOTION by Mr. Ian Brown, seconded by Mr. John Aldrich,
with Ms. Mary Madden voting aye, Mr. Scott Campbell voting aye,

and Mr. Stephen Herrera voting nay, to continue discussion with Asolo regarding the proposed improvement plan for Bahia Beach, was approved. 4-1

ii. Parking, Utility, and Driveway Approvals

D. Consideration of Resolution 2025-03; Amending Rules of Procedure Creating Section 9.0 to Address Developer Cleanup Following Construction Activities

- The Public Hearing for rule amendments will be held during the August meeting, in conjunction with the budget hearing.

On MOTION by Mr. Brown seconded by Ms. Madden, with all in favor, Resolution 2025-03; Amending Rules of Procedure Creating Section 9.0 to Address Developer Cleanup Following Construction Activities, was adopted. 5-0

On MOTION by Mr. Brown seconded by Mr. Aldrich, with all in favor, to notice this Public Hearing, was approved. 5-0

E. Update on Parking at Sunset Grill

- Discussion ensued regarding parking validation at the restaurant. Suntex has requested an extension of the current 15-minute validation period. The Board tabled the item, citing the need for additional clarification before proceeding.

F. Update on Sidewalks – Dust Bowl Area

- Item not discussed.

G. General Matters of the District

- There being none, the next order of business followed.

FIFTH ORDER OF BUSINESS

Consent Agenda

A. Approval of the Minutes of the June 11, 2025 Meeting (*To be Sent Under Separate Cover*)

B. Review of Time Allocation for Sunset Grill, Carpenter, and ASOLO – South Bay

B. Acceptance of the May 2025 Financial Report

On MOTION by Mr. Brown seconded by Mr. Aldrich, with all in favor, the Consent Agenda was approved as amended. 5-0

SIXTH ORDER OF BUSINESS

Supervisors' Request and Comments

- DM will be providing a proposal for the additional service costs of managing the extensive ASOLO project.

- 113 • Mr. Brown discussed adding additional funds for legal services due to the current
114 projects of the District.

115 **SEVENTH ORDER OF BUSINESS** **Adjournment**

116 There being no further business,

117

118

On MOTION by Mr. Brown seconded by Mr. Aldrich, with all in
119 favor, the meeting was adjourned at 2:39 p.m. 5-0

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121

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123

Ian Brown
Chairperson

8B.

SOUTH BAY
Community Development District

Financial Report

June 30, 2025

(unaudited)

Prepared by



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SOUTH BAY
Community Development District

Financial Statements

(Unaudited)

June 30, 2025

Balance Sheet
Governmental Funds
June 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2005 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 805,485	\$ -	\$ -	\$ 805,485
Accounts Receivable	100	-	-	100
Due From Other Funds	-	-	81,162	81,162
Investments:				
Money Market Account	1,374,870	-	-	1,374,870
Reserve Fund (A-1)	-	-	411,126	411,126
Reserve Fund (A-2)	-	-	294,960	294,960
Reserve Fund (B-2)	-	-	253,995	253,995
Revenue Fund	-	9,883	-	9,883
Revenue Fund (A-1)	-	-	356,719	356,719
Revenue Fund (A-2)	-	-	181,938	181,938
Deposits	5,000	-	-	5,000
TOTAL ASSETS	\$ 2,185,455	\$ 9,883	\$ 1,579,900	\$ 3,775,238
<u>LIABILITIES</u>				
Accounts Payable	\$ 28,003	\$ -	\$ -	\$ 28,003
Accrued Expenses	5,820	-	-	5,820
Accrued Taxes Payable	128	-	-	128
Other Current Liabilities	369	-	-	369
Mature Bonds Payable	-	1,271,776	-	1,271,776
Matured 2015A-2 Principal Due to Bondholders	-	-	1,265,000	1,265,000
Matured 2015A-2 Interest Due to Bondholders	-	-	977,041	977,041
Matured 2015B-2 Interest Due to Bondholders	-	-	1,621,338	1,621,338
Due To Other Funds	81,162	-	-	81,162
TOTAL LIABILITIES	115,482	1,271,776	3,863,379	5,250,637
<u>FUND BALANCES</u>				
Nonspendable:				
Deposits	5,025	-	-	5,025
Assigned to:				
Operating Reserves	221,191	-	-	221,191
Reserves - Bulkheads	176,040	-	-	176,040
Reserves - Other	295,947	-	-	295,947
Unassigned:	1,371,770	(1,261,893)	(2,283,479)	(2,173,602)
TOTAL FUND BALANCES	\$ 2,069,973	\$ (1,261,893)	\$ (2,283,479)	\$ (1,475,399)
TOTAL LIABILITIES & FUND BALANCES	\$ 2,185,455	\$ 9,883	\$ 1,579,900	\$ 3,775,238

Statement of Revenues, Expenditures and Changes in Fund Balances General Fund For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-25 BUDGET	JUN-25 ACTUAL
REVENUES							
Interest - Investments	\$ 3,000	\$ 2,250	\$ 62,126	\$ 59,876	2070.87%	\$ 250	\$ 7,406
Parking Fees	85,000	63,750	43,067	(20,683)	50.67%	7,083	9,575
Interest - Tax Collector	-	-	1,950	1,950	0.00%	-	-
Special Assmnts- Tax Collector	569,221	569,221	583,246	14,025	102.46%	-	21,147
Special Assmnts- CDD Collected	903,651	903,651	890,189	(13,462)	98.51%	-	-
Special Assmnts- Discounts	(22,769)	(22,769)	(19,943)	2,826	87.59%	-	634
TOTAL REVENUES	1,538,103	1,516,103	1,560,635	44,532	101.46%	7,333	38,762
EXPENDITURES							
Administration							
P/R-Board of Supervisors	12,000	9,000	8,200	800	68.33%	1,000	1,600
FICA Taxes	918	689	520	169	56.64%	77	107
ProfServ-Arbitrage Rebate	1,950	1,950	2,400	(450)	123.08%	-	-
ProfServ-Dissemination Agent	5,000	5,000	5,000	-	100.00%	-	-
ProfServ-Engineering	35,000	26,250	58,264	(32,014)	166.47%	2,917	7,314
ProfServ-Legal Services	66,000	49,500	58,917	(9,417)	89.27%	5,500	11,305
ProfServ-Legal Litigation	25,000	18,750	-	18,750	0.00%	2,083	-
ProfServ-Mgmt Consulting	48,996	36,747	40,497	(3,750)	82.65%	4,083	4,083
ProfServ-Survey	30,000	22,500	-	22,500	0.00%	2,500	-
ProfServ-Trustee Fees	9,000	9,000	-	9,000	0.00%	-	-
Assessment Roll	6,000	6,000	6,000	-	100.00%	-	-
Auditing Services	5,900	5,900	5,900	-	100.00%	-	-
Postage and Freight	750	563	39	524	5.20%	63	6
Insurance - Risk Management	16,000	16,000	20,267	(4,267)	126.67%	-	-
Legal Advertising	2,477	1,858	-	1,858	0.00%	206	-
Misc-Records Storage	1,200	900	-	900	0.00%	100	-
Misc-Assessment Collection Cost	11,384	11,384	11,266	118	98.96%	-	436
Website Administration	1,553	1,553	3,204	(1,651)	206.31%	-	-
Miscellaneous Expenses	4,500	3,375	182	3,193	4.04%	375	-
Office Supplies	1,500	1,125	-	1,125	0.00%	125	-
Annual District Filing Fee	175	175	200	(25)	114.29%	-	-
Total Administration	285,303	228,219	220,856	7,363	77.41%	19,029	24,851
Electric Utility Services							
Utility - General	65,000	48,750	44,248	4,502	68.07%	5,417	5,933
Total Electric Utility Services	65,000	48,750	44,248	4,502	68.07%	5,417	5,933
Water Utility Services							
Utility - Water	15,000	11,250	21,828	(10,578)	145.52%	1,250	(1,138)
Total Water Utility Services	15,000	11,250	21,828	(10,578)	145.52%	1,250	(1,138)
Field							
Contracts-Solid Waste Services	23,100	17,325	19,924	(2,599)	86.25%	1,925	2,304
Contracts-Landscape	110,521	82,891	80,547	2,344	72.88%	9,210	8,931
Contracts-Mulch	14,063	14,063	14,006	57	99.59%	-	-
Telephone, Cable & Internet Service	1,980	1,485	1,469	16	74.19%	165	170
Contracts - Portable Restroom	5,940	4,455	5,014	(559)	84.41%	495	991
R&M-Gatehouse	5,000	3,750	6,030	(2,280)	120.60%	417	-
R&M-Irrigation	10,000	7,500	17,284	(9,784)	172.84%	833	-
Landscape Replacement	5,000	3,750	40,546	(36,796)	810.92%	417	-
R&M-Sod	5,000	3,750	-	3,750	0.00%	417	-

Statement of Revenues, Expenditures and Changes in Fund Balances General Fund For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-25 BUDGET	JUN-25 ACTUAL
Misc-Holiday Lighting	6,500	6,500	3,654	2,846	56.22%	-	-
Total Field	187,104	145,469	188,474	(43,005)	100.73%	13,879	12,396
<u>Parking Facilities</u>							
Contracts-Parking	13,000	9,750	20,128	(10,378)	154.83%	1,083	2,187
Contracts-Other Services	1,500	1,125	150	975	10.00%	125	-
Contracts-Security Services	55,380	41,535	36,510	5,025	65.93%	4,615	3,765
Contracts-Ground Maintenance	65,856	49,392	48,292	1,100	73.33%	5,488	5,088
Contracts-Gates	172,960	129,720	129,717	3	75.00%	14,413	14,413
Misc-Contingency	-	-	6,950	(6,950)	0.00%	-	3,200
Total Parking Facilities	308,696	231,522	241,747	(10,225)	78.31%	25,724	28,653
<u>Reserves</u>							
Reserve - Other	677,000	677,000	18,843	658,157	2.78%	-	-
Total Reserves	677,000	677,000	18,843	658,157	2.78%	-	-
TOTAL EXPENDITURES & RESERVES	1,538,103	1,342,210	735,996	606,214	47.85%	65,299	70,695
Excess (deficiency) of revenues							
Over (under) expenditures	-	173,893	824,639	650,746	0.00%	(57,966)	(31,933)
Net change in fund balance	\$ -	\$ 173,893	\$ 824,639	\$ 650,746	0.00%	\$ (57,966)	\$ (31,933)
FUND BALANCE, BEGINNING (OCT 1, 2024)	1,245,334	1,245,334	1,245,334				
FUND BALANCE, ENDING	\$ 1,245,334	\$ 1,419,227	\$ 2,069,973				

Statement of Revenues, Expenditures and Changes in Fund Balances
Series 2005 Debt Service Fund
For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-25 BUDGET	JUN-25 ACTUAL
REVENUES							
Interest - Investments	\$ -	\$ -	\$ 313	\$ 313	0.00%	\$ -	\$ 33
TOTAL REVENUES	-	-	313	313	0.00%	-	33
EXPENDITURES							
Total Construction In Progress	-	-	-	-	0.00%	-	-
Debt Service							
Total Debt Service	-	-	-	-	0.00%	-	-
TOTAL EXPENDITURES	-	-	-	-	0.00%	-	-
Reserves							
Total Reserves	-	-	-	-	0.00%	-	-
TOTAL EXPENDITURES	-	-	-	-	0.00%	-	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	313	313	0.00%	-	33
Net change in fund balance	\$ -	\$ -	\$ 313	\$ 313	0.00%	\$ -	\$ 33
FUND BALANCE, BEGINNING (OCT 1, 2024)	-	-	(1,262,206)				
FUND BALANCE, ENDING	\$ -	\$ -	\$ (1,261,893)				

Statement of Revenues, Expenditures and Changes in Fund Balances
Series 2015 Debt Service Fund
For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-25 BUDGET	JUN-25 ACTUAL
REVENUES							
Interest - Investments	\$ -	\$ -	\$ 50,267	\$ 50,267	0.00%	\$ -	\$ 4,802
Special Assmnts- CDD Collected	113,701	113,701	-	(113,701)	0.00%	-	-
Special Assmnts- Debt Service (A-1)	729,255	729,255	839,920	110,665	115.18%	-	30,454
Special Assmnts- Debt Service (A-2)	458,475	458,475	-	(458,475)	0.00%	-	-
Special Assmnts- Debt Service (B-2)	275,530	275,530	-	(275,530)	0.00%	-	-
Special Assmnts- Discounts	(22,769)	(22,769)	(28,719)	(5,950)	126.13%	-	914
TOTAL REVENUES	1,554,192	1,554,192	861,468	(692,724)	55.43%	-	36,170
EXPENDITURES							
Administration							
ProfServ-Legal Services	-	-	6,223	(6,223)	0.00%	-	-
Misc-Assessment Collection Cost	14,585	14,585	16,224	(1,639)	111.24%	-	627
Total Administration	14,585	14,585	22,447	(7,862)	153.90%	-	627
Debt Service							
Principal Debt Retirement A-1	375,000	375,000	400,000	(25,000)	106.67%	-	-
Principal Debt Retirement A-2	372,025	372,025	-	372,025	0.00%	-	-
Interest Expense Series A-1	428,400	428,400	405,790	22,610	94.72%	-	-
Interest Expense Series A-2	616,770	616,770	-	616,770	0.00%	-	-
Interest Expense Series B-2	275,550	275,550	-	275,550	0.00%	-	-
Total Debt Service	2,067,745	2,067,745	805,790	1,261,955	38.97%	-	-
TOTAL EXPENDITURES	2,082,330	2,082,330	828,237	1,254,093	39.77%	-	627
Excess (deficiency) of revenues Over (under) expenditures	(528,138)	(528,138)	33,231	561,369	-6.29%	-	35,543
Net change in fund balance	\$ (528,138)	\$ (528,138)	\$ 33,231	\$ 561,369	-6.29%	\$ -	\$ 35,543
FUND BALANCE, BEGINNING (OCT 1, 2024)	(2,316,710)	(2,316,710)	(2,316,710)				
FUND BALANCE, ENDING	\$ (2,844,848)	\$ (2,844,848)	\$ (2,283,479)				

SOUTH BAY
Community Development District

Supporting Schedules

June 30, 2025

**Non-Ad Valorem Special Assessments - Hillsborough County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2025**

					ALLOCATION		
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Debt Service Fund	
Assessments Levied FY 2025				1,423,166 100.00%	583,246 40.98%	839,920 59.02%	
11/06/24	\$ 17,337	\$ 874	\$ 354	\$ 18,564	\$ 7,608	\$ 10,956	
11/14/24	30,674	1,304	626	32,604	13,362	19,242	
11/21/24	14,963	636	305	15,904	6,518	9,386	
11/25/24	18,255	776	373	19,403	7,952	11,451	
12/05/24	491,429	20,894	10,029	522,352	214,072	308,280	
12/16/24	196,004	8,324	4,000	208,328	85,378	122,950	
01/06/25	380,673	16,107	7,769	404,549	165,794	238,756	
02/06/25	56,686	1,362	1,157	59,204	24,263	34,941	
03/10/25	12,636	108	258	13,002	5,328	7,673	
04/07/25	68,648	30	1,401	70,079	28,720	41,359	
05/07/25	7,623	(205)	156	7,574	3,104	4,470	
06/09/25	10,828	(322)	221	10,727	4,396	6,331	
R/E Delinquent							
06/18/25	41,259	(1,226)	842	40,874	16,751	24,123	
TOTAL	\$ 1,347,014	\$ 48,662	\$ 27,490	\$ 1,423,166	\$ 583,246	\$ 839,920	
% COLLECTED				100%	100%	100%	

Cash and Investment Report

June 30, 2025

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
GENERAL FUND				
Checking Account - Operating	Valley Bank	Government Checking	4.25%	\$ 805,485
Money Market Account	BankUnited	PF Relationship Priced MMA	4.06%	1,374,870
Subtotal				2,180,355
DEBT SERVICE AND CAPITAL PROJECTS FUNDS				
Series 2005 Revenue	US Bank	US Bank Money Market Account	3.97%	9,883
Series 2015-1 Reserve A-1	US Bank	US Bank Money Market Account	3.97%	411,126
Series 2015-2 Reserve A-2	US Bank	US Bank Money Market Account	3.97%	294,960
Series 2015-2 Reserve B-2	US Bank	US Bank Money Market Account	3.97%	253,995
Series 2015-1 Revenue A-1	US Bank	US Bank Money Market Account	3.97%	356,719
Series 2015-2 Revenue A-2	US Bank	US Bank Money Market Account	3.97%	181,938
Subtotal				1,508,621
Total				\$ 3,688,976

Bank Account Statement

South Bay CDD

Bank Account No. 1201
Statement No. 06-25

Statement Date 06/30/2025

G/L Account No. 101001 Balance	805,485.44	Statement Balance	806,224.24
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	805,485.44	Subtotal	806,224.24
Negative Adjustments	0.00	Outstanding Checks	-738.80
Ending G/L Balance	805,485.44	Ending Balance	805,485.44

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
12/03/2024		ADP0009	Accrued Taxes Payable	Net Pay			-738.80
Total Outstanding Checks							-738.80
Outstanding Deposits							
Total Outstanding Deposits							

SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2025 to 06/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
----------	------	-------	-------------	---------------------	--------------------------	---------------	-------------

GENERAL FUND - 001

CHECK # 100046

001	06/02/25	INFRAMARK LLC	149077	ADMIN SRVCS - 2025 MAY	ProfServ-Mgmt Consulting	531027-51201	\$4,083.00
Check Total							\$4,083.00

CHECK # 100047

001	06/04/25	LLS TAX SOLUTIONS INC	003702	Arbitrage FY24	ProfServ-Arbitrage Rebate	531002-51301	\$600.00
001	06/04/25	LLS TAX SOLUTIONS INC	003703	Arbitrage FY25	ProfServ-Arbitrage Rebate	531002-51301	\$600.00
Check Total							\$1,200.00

CHECK # 100048

001	06/04/25	LITTLE HARBOR POA	080824	TECO - Reimbursement For July 24	Utility - General	543001-53100	\$2,846.53
Check Total							\$2,846.53

CHECK # 100049

001	06/04/25	PINE LAKE NURSERY	7233	Mulch - Install	Contracts-Mulch	534065-53901	\$14,006.25
001	06/04/25	PINE LAKE NURSERY	7273	Irrigation Repairs	R&M-Irrigation	546041-53901	\$849.27
Check Total							\$14,855.52

CHECK # 100050

001	06/04/25	INFRAMARK LLC	150129	Postage APR 2025	Postage and Freight	541006-51301	\$3.45
Check Total							\$3.45

CHECK # 100051

001	06/04/25	GRAY ROBINSON P.A.	11283070	Apr 25 Legal Svcs	ProfServ-Legal Services	531023-51401	\$8,995.00
001	06/04/25	GRAY ROBINSON P.A.	050825-0242	Legal Service MAY 25	ProfServ-Legal Services	531023-51401	\$8,155.00
Check Total							\$17,150.00

CHECK # 100052

001	06/12/25	INFRAMARK LLC	150819	MGMT FEES JUN 25	ProfServ-Mgmt Consulting	531027-51201	\$4,083.00
Check Total							\$4,083.00

CHECK # 100053

001	06/20/25	J MAC PROPERTY SERVICES	25-65	JUNE 2025 SVCS	Contracts-Ground Maintenance	534116-54500	\$5,088.00
001	06/20/25	J MAC PROPERTY SERVICES	25-65	JUNE 2025 SVCS	Contracts-Security Services	534037-54500	\$3,765.00
001	06/20/25	J MAC PROPERTY SERVICES	25-65	JUNE 2025 SVCS	Contracts-Parking	534030-54500	\$850.00
001	06/20/25	J MAC PROPERTY SERVICES	25-65	JUNE 2025 SVCS	Contracts-Gates	534140-54500	\$14,413.00
001	06/20/25	J MAC PROPERTY SERVICES	25-65	JUNE 2025 SVCS	Contracts-Parking	534030-54500	\$1,083.00
001	06/20/25	J MAC PROPERTY SERVICES	25-65	JUNE 2025 SVCS	Contracts-Parking	534030-54500	\$254.07
Check Total							\$25,453.07

SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2025 to 06/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100054							
001	06/20/25	BOWMAN CONSULTING GROUP LTD	499528	MAY 2025 SVCS	ProfServ-Engineering	531013-51501	\$10,813.00
Check Total							\$10,813.00
CHECK # 1087							
001	06/09/25	JOHN ALDRICH	JA-051425	BOARD 5/14/25	Supervisor Fees	511100-51401	\$200.00
Check Total							\$200.00
CHECK # 1088							
001	06/12/25	JOHN ALDRICH	JA-061125	BOARD 6/11/25	Supervisor Fees	511100-51401	\$200.00
Check Total							\$200.00
CHECK # 300030							
001	06/06/25	REPUBLIC SERVICES - ACH	0696-001272586	JUNE 2025 2 WASTE CONTAINERS	Contracts-Solid Waste Services	534039-51301	\$2,303.89
Check Total							\$2,303.89
CHECK # 300031							
001	06/30/25	BOCC - ACH	060925-7298-ACH	MAY 2025 WATER	Utility - Water	543018-53301	\$641.83
Check Total							\$641.83
CHECK # 300033							
001	06/25/25	VALLEY NATIONAL BANK	231132015-015 & 016	MAY 25 STANDARD PORTABLE RESTROOM	Contracts - Portable Restroom	543187-53901	\$991.16
Check Total							\$991.16
CHECK # 300036							
001	06/09/25	CHARTER COMMUNICATIONS - ACH	2806762052225-ACH	SVC 05/22/25-06/21/25	Telephone, Cable & Internet Service	541016-53901	\$170.00
Check Total							\$170.00
CHECK # 300037							
001	06/20/25	TAMPA ELECTRIC	052925-ACH-A	SERV PRD 04/24/25-05/22/25	Utility - General	543001-53100	\$5,232.54
Check Total							\$5,232.54
Fund Total							\$90,226.99

Total Checks Paid	\$90,226.99
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