

South Bay Community Development District

Board of Supervisors

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

Staff:

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

Meeting Agenda Wednesday, October 15, 2025 – 1:00 p.m.

- 1. Call to Order and Roll Call**
- 2. Motion to adopt the agenda**
- 3. Audience Comments – *Three- (3) Minute Time Limit***
- 4. Staff Reports**
 - A. Landscape Report**
 - B. District Engineer**
 - i. Update on Buoy Permit
 - ii. Update on Lennar Turnover
 - iii. Sea Wall Repair Update
 - iv. Storm Sewer Maintenance Project
 - v. Marina Sidewalk Improvements
 - C. District Counsel**
 - i. CDD Governance Update
 - ii. Asolo PPP Proposal
 - iii. Update on Hank Fishkind for Property Valuation Services (PPP Process)
 - D. District Manager**
- 5. Business Items**
 - A. General Matters of the District
- 6. Business Administration**
 - A. Consideration of Minutes from the Meeting held September 10, 2025
 - B. Consideration of September 2025 Financial Statements and Check Register
- 7. Supervisor Requests**
- 8. Audience Comments – *Three- (3) Minute Time Limit***
- 9. Adjournment**

The next meeting is scheduled for Wednesday, November 12, 2025, at 1:00 p.m.

District Office:

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

Meeting Location:

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



South Bay CDD, Marina Sidewalk

From Richard Brylanski <rbrylanski@bowman.com>

Date Tue 2025-09-30 4:48 PM

To Vega, Mark <mark.vega@inframark.com>; Newsome, Christina <christina.newsome@inframark.com>

 2 attachments (5 MB)

Marina Sidewalk Improvements-Option-1 9-30-2025.pdf; Marina Sidewalk Improvements-Option-2 9-30-2025.pdf;

This Message Is From an External Sender

This message came from outside your organization. Please use caution when clicking links.

Mark – based upon our phone conversation – please see attached plan options for adding a sidewalk along the eastern marina frontage along Seagrape Drive. We looked at the option to add the sidewalk along the parallel parking spaces, but if we do that – we would need to remove all of the existing palm trees as they seem to close to the curb to fit the sidewalk between both. Therefore, the other option offsets the sidewalk from the seawall cap, leaving the crushed shell to provide a permeable buffer from the edge of the seawall cap. This alignment preserves the existing palm trees and other utility conflicts (i.e. transformer pads, FDC's). The offset from the seawall also allows adding a fence should that be desired at some point.

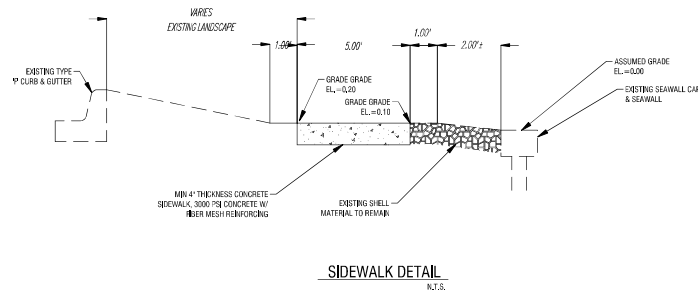
Christina – if this goes forward, we can add the concrete curb repairs within AC with the sidewalk bid documents that you sent me the pictures about. However, there are quite a few AC areas that need repairs due to Lennar construction.

RICHARD (Rick) BRYLANSKI, PE
Senior Vice President | **BOWMAN**

RBrylanski@BOWMAN.com

6200 Whiskey Creek Drive, Fort Myers, FL 33919

O: (239) 985-1200 | D: (239) 985-1242 | M: (239) 994-6838



GRAPHIC SCALE

0 15' 30' 60'

(IN FEET)

SCALE: 1" = 30'



Public-Private Partnership Proposal

Submitted by ASolo Acquisitions, LLC

To: South Bay Community Development District Board of Supervisors



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Note: This Applicant Information page is provided for inclusion in the ASolo Acquisitions, LLC Public-Private Partnership (PPP) Proposal for the South Bay CDD. All materials and concept descriptions are for informational purposes only and subject to refinement through ongoing collaboration.

ASolo Acquisitions, LLC
601 Heritage Drive, Suite 116
Jupiter, FL 33458

October 7, 2025

Submitted To:

South Bay Community Development District
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

Re: Public-Private Partnership (PPP) Proposal Submission

Dear Board Members,

On behalf of ASolo Acquisitions, LLC, we are pleased to submit this unsolicited Public-Private Partnership (PPP) proposal for the South Bay Community Development District ("South Bay CDD"), pursuant to Section 255.065, Florida Statutes.

This proposal outlines a fiscally neutral property exchange that advances the District's objectives for enhanced public recreation, coastal resiliency, and infrastructure efficiency. The initiative reflects a collaborative, community-centered approach to responsible land planning and long-term asset stewardship.

We appreciate the Board's consideration of this proposal and welcome the opportunity to meet and discuss the concept in greater detail at your convenience.

Respectfully submitted,

ASolo Acquisitions, LLC



Anthony "Tony" Solo

President, ASolo Acquisitions, LLC

Email: aps@asolore.com

Phone: 561-632-490

Applicant Information

ASOLO ACQUISITIONS, LLC
PO Box 98 Jupiter, FL 33458
Email: aps@asolore.com | Phone: 561-632-4906

Company Overview

ASolo Acquisitions, LLC is a vertically integrated real estate acquisition and development firm based in Jupiter, Florida. The company specializes in identifying, entitling, and developing properties across the luxury residential single family, multifamily, condominium and build-for-rent sectors throughout Florida, Colorado, and the broader Southeast region. ASolo's expertise lies in managing complex land transactions and entitlement processes in high-barrier-to-entry markets. Through disciplined site selection, design, and project management, the firm delivers high-quality developments that align with community needs and investor objectives.

Experience and Focus Areas

- Recent Build-for-Rent and Multifamily Communities – Delivering large-scale residential projects such as Twelve Oaks and Hoffner and Hoffner West developments in Orlando, FL, totaling 858 units.
- Urban Infill Redevelopment – Strategic zoning and redevelopment work in downtown West Palm Beach, contributing to the area's growth as "Wall Street South." and the Brightline train station Transit Oriented Development.
- Luxury and Resort Developments – Successful projects in Palm Beach, FL and Winter Park, CO, Charleston, SC, demonstrating ASolo's versatility in high-end residential design and execution.

Guiding Approach

- 1 Responsible Growth: Ensuring projects contribute to long-term community and environmental resilience
- 2 Balanced Partnerships: Creating fair, fiscally sound agreements between public and private.
- 3 Quality and Integrity: Delivering well-designed, sustainable developments that respect local character and context.

Principal Contact

Anthony "Tony" Solo
 President, ASolo Acquisitions, LLC
 Email: aps@asolore.com
 Phone: 561-632-4906

About Tony Solo

Tony Solo has over 40 years of experience in design, development, and strategic land acquisition across the Southeast. Beginning his career in architecture at the University of Miami, Tony has led the design and construction of hundreds of homes and multifamily communities valued at over \$500,000,000. His approach emphasizes creativity, pragmatism, and strong relationships with local agencies and stakeholders.

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Executive Summary

ASolo Acquisitions, LLC (“Proponent”) submits this proposal to the South Bay Community Development District (“South Bay CDD”) for consideration of a Public-Private Partnership (PPP) structured as an equalvalue property exchange.

Under this concept, the South Bay CDD would convey a parcel currently utilized as a parking lot and adjacent roadways (the “Parking Parcel”) in exchange for one waterfront parcels on Tampa Bay controlled by ASolo Acquisitions, LLC (“Recreation Parcel 1” and “Recreation Parcel 2”). The Recreation Parcels would be dedicated to the CDD.

The property exchange is designed to be fiscally neutral, with values verified through certified independent appraisals and implementation contingent upon necessary Planned Development (PD) amendments and FEMA flood map revisions. The process will ensure compliance with all statutory and regulatory requirements, including mutual appraisal acceptance and transparent public oversight. The Parcel the CDD is receiving will have zoning for a future intended use of recreation purposes that will include buildings and pools.

This proposal is consistent with the South Bay CDD’s long-term objectives to enhance recreational amenities, improve resiliency, and promote sustainable development along the waterfront.

ASolo Acquisitions, LLC looks forward to collaborating with the District and its consultants to refine project details, confirm valuations, and structure a formal PPP agreement that advances shared community priorities.

Exchange Framework

Overview:

The proposed property exchange between the South Bay Community Development District (“South Bay CDD”) and ASolo Acquisitions, LLC (“Proponent”) is structured as an equal-value transaction supported by certified independent appraisals and designed to advance community recreation, mobility, and resiliency objectives.

1. South Bay CDD Conveyance (to ASolo Acquisitions, LLC)

- **Property Description:** A parcel consisting of the existing parking lot and adjacent roadway areas, as detailed in the corresponding exhibit. These parcels currently do not have a zoning and density pursuant to the Master “PD”.
- **Appraised Value:** To be determined through certified appraisals mutually accepted by both parties.

2. ASolo Acquisitions, LLC Conveyance (to South Bay CDD)

- **Property Description:** (1) waterfront parcel fronting Tampa Bay, identified as Recreation Parcel 1 (“Rec-1”) and Recreation Parcel 2 (“Rec-2”), as shown in the corresponding exhibits.
- **Intended Future Use:** Community recreation areas, accommodating pools, accessory buildings, pickleball courts and defined compatible uses.
- **Public Connectivity:** Dedicated public easements will link Rec-1 to the existing public beach and fishing pier, enhancing public access and continuity of waterfront recreation.
- **Flood Mitigation:** The recreation parcels will be elevated to an “X” flood zone classification through resiliency improvements prior to conveyance
- **Appraised Value:** To be equalized with the South Bay CDD conveyance through certified independent appraisals..

3. Appraisal and Valuation Protocol

The exchange will proceed based on fair market value (FMV) established through certified independent appraisals. An appraisal prepared by Hank Fishkind & Associates, anticipated by October 20th, shall serve as the baseline valuation of both CDD and developer parcels and be jointly accepted by the CDD and the Applicant.

Should appraised values indicate a differential, the difference shall be reconciled through a mutually agreed monetary contribution, reduction of bond O&M or allocated exclusively to shared public enhancements such as entry features, landscaping, or other community benefit improvements—not private subdivision enhancements.

Upon acceptance of the appraisal and exchange framework, the Public-Private Partnership (PPP) process will advance under statutory procedures. The agreement shall remain binding and not subject to unilateral modification or rescission except in the event of noncompliance with PPP statutory provisions.

Note: This Applicant Information page is provided for inclusion in the ASolo Acquisitions, LLC Public-Private Partnership (PPP) Proposal for the South Bay CDD. All materials and concept descriptions are for informational purposes only and subject to refinement through ongoing collaboration.

Regulatory Authorizations and Compliance

This section outlines the regulatory framework and compliance obligations governing the proposed

Public-Private Partnership (PPP) property exchange between ASolo Acquisitions, LLC and the South Bay Community Development District (“South Bay CDD”). It establishes the process by which both parties will obtain, document, and coordinate all necessary regulatory approvals in accordance with statutory requirements and the CDD’s fiduciary responsibilities.

ASolo Acquisitions, LLC (“Proponent”) and the South Bay CDD acknowledge that the contemplated property exchange and any subsequent development activities are subject to applicable regulatory approvals and agency authorizations. These approvals shall be obtained in accordance with statutory requirements, the CDD’s fiduciary obligations, and all governing public procurement and land-use regulations.

ASolo Acquisitions, LLC shall be responsible for securing all necessary permitting and entitlements, including coordination with applicable local, regional, and state agencies.

In addition to the Planned Development (PD) amendments, appraisals, and easement filings described herein, the following agency actions and authorizations will be coordinated and completed as conditions precedent to closing:

1. FEMA Coordination:

South Bay CDD authorization and formal approval will be included as part of the Federal Emergency Management Agency (FEMA) application process and any related submissions or amendments necessary to secure flood map revisions, flood zone reclassifications, and related resiliency measures affecting the Recreation Parcels.

2. U.S. Army Corps of Engineers and TPA Coordination:

South Bay CDD authorization will also be incorporated into all applications, submittals, and supporting documentation required by the United States Army Corps of Engineers and the Parcel I Title Policy Administrator (TPA) for permits, notices of intent, or other regulatory approvals necessary to effectuate:

- the property conveyance;
- development entitlements; and
- the public easement realignment associated with the parcels described in this proposal

3. Mutual Cooperation and Governance:

Both parties agree to cooperate in good faith and provide timely board resolutions, attestations, or formal authorizations as required by applicable law or permitting guidance. The South Bay CDD shall retain full authority to review, approve, or condition such actions in fulfillment of its statutory fiduciary duties to the district and its residents.

All regulatory actions will be documented within the PPP record and coordinated in a transparent manner consistent with public notice, agency guidance, and the procedural requirements of Chapter 287, Florida Statutes, governing public-private partnerships.

Public Benefits

Recreation Parcels: South Bay CDD would gain control of Recreation Parcels 1 and 2 for its intended use at the completion of the entitlement and permitting process and closing of the transaction.

Enhanced Connectivity: A permanent public easement ensures continuous public access from the recreation facilities to the beach and fishing pier.

Flood Resiliency: Raising the recreation parcels to an “X” flood zone secures their viability, reduces long-term maintenance risks, and enhances public safety.

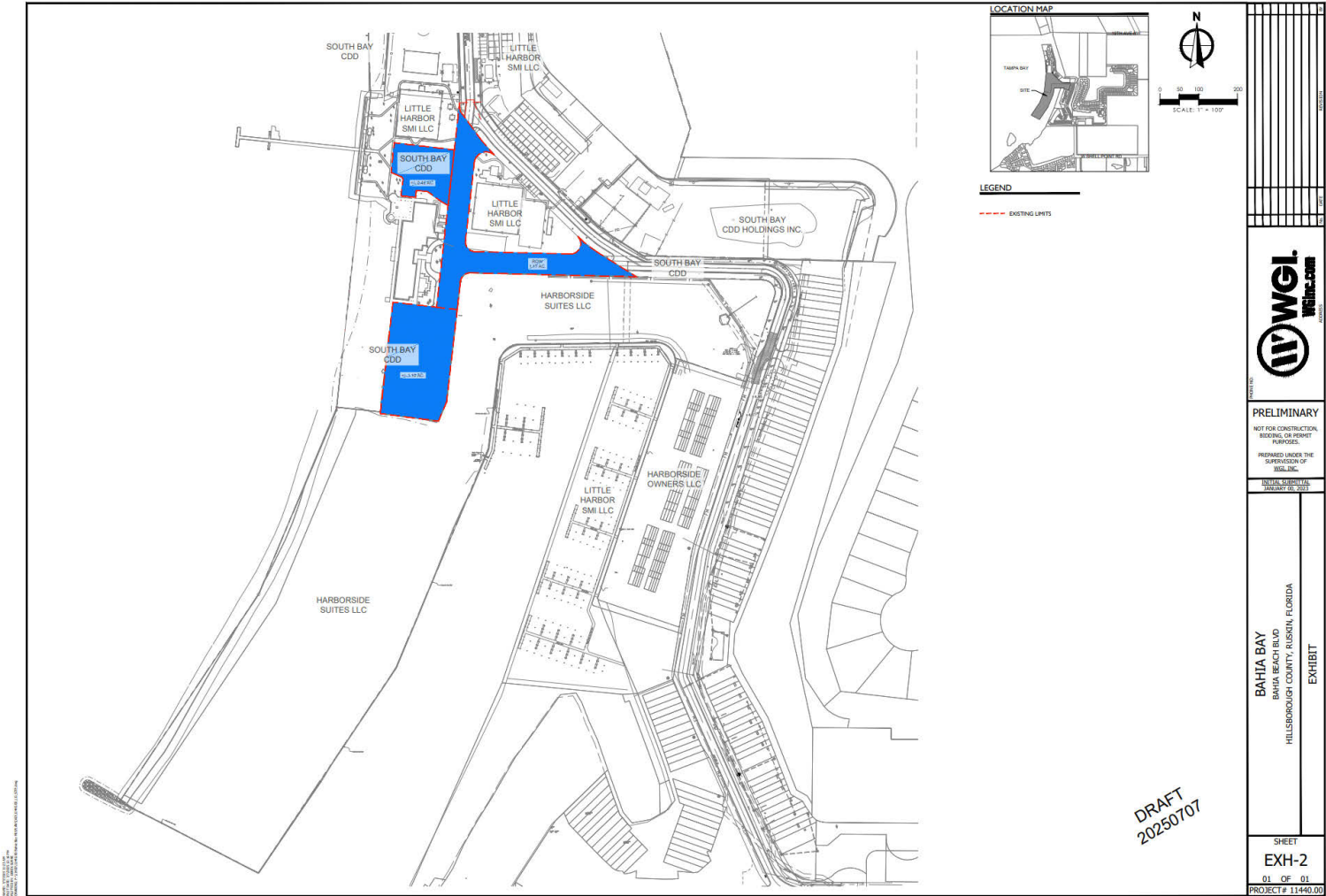
Fiscal Neutrality: Equal-value exchange with appraisals ensures cost neutrality, protecting South Bay CDD taxpayers from added burden or debt.

Entitlement Approval Process: ASolo Acquisitions, LLC assumes responsibility for securing all necessary PD amendments, ensuring zoning, building, infrastructure engineering, and FEMA revisions align with the proposed uses of both exchanged properties.

Enhanced Value: Through the PPP process, the CDD will be receiving a PD amendment that allows for the future intended use of recreation, that will include the ability to construct buildings, pools, and pickleball courts, as shown in the attached exhibits.

Exhibit A

Parking Parcel and Adjacent Roadways



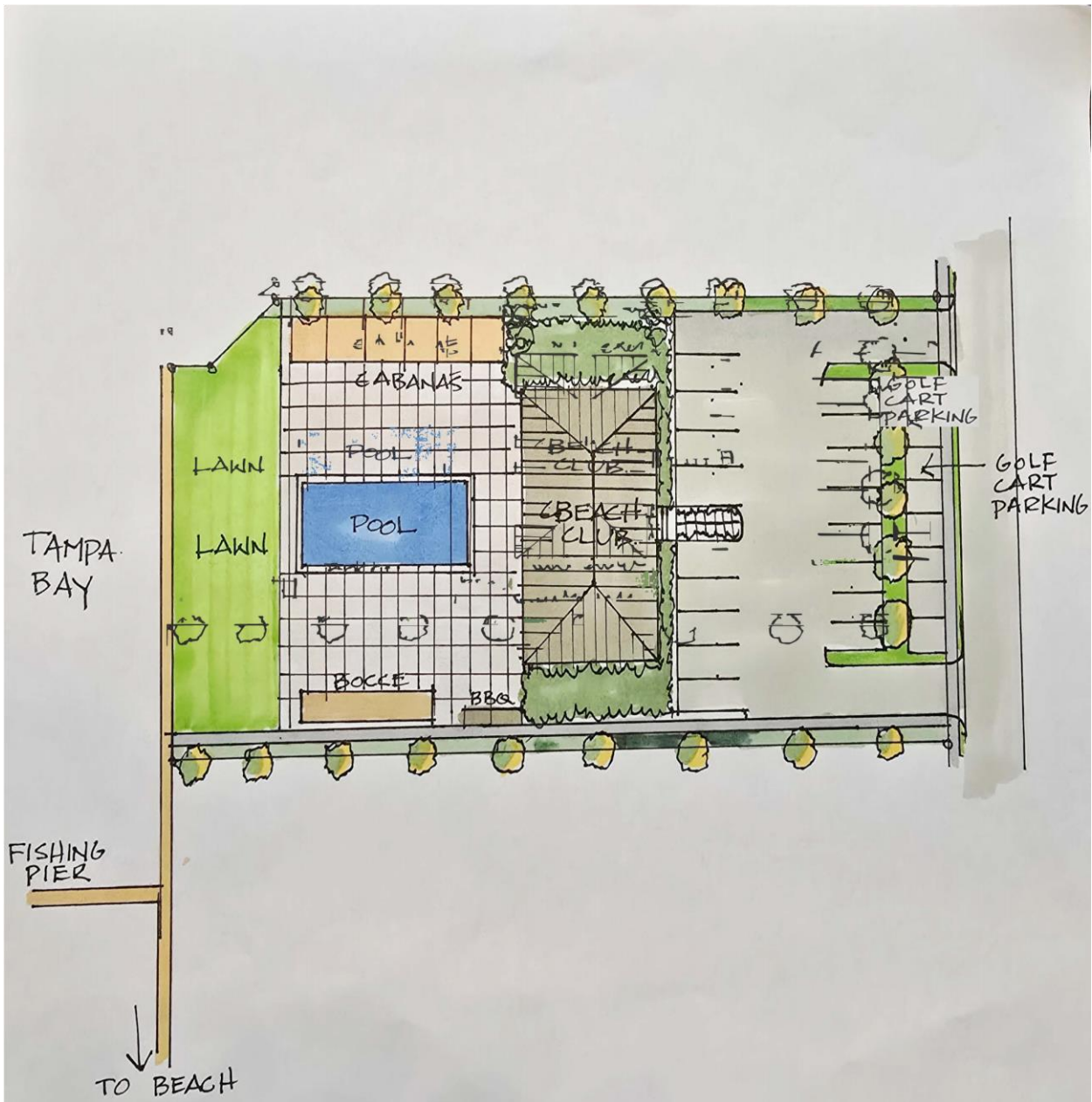
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Exhibit B Master Site Plan | Rec Parcel 1 &2



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Exhibit C Recreation Parcel 1



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**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, September 10, 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	Vice Chairperson
Stephen Herrera	Assistant Secretary
Mary Madden	Assistant Secretary
John Aldrich	Assistant Secretary

Also present were:

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

Motion to adopt agenda

THIRD ORDER OF BUSINESS

Audience Comments

- Resident(s) made comments regarding:
 - The escrow closing agreement
 - The easement agreement to north beach regarding the boardwalk.
 - The parcels ASolo is looking to acquire were also discussed.

FOURTH ORDER OF BUSINESS

Staff Report

A. District Engineer

i. Update on Buoy Permit

- The Engineering firm is still waiting on approvals and next steps.

ii. Update on Lennar Turnover

- Still no movement on the Lennar turnover.

iii. Sea Wall Update

- Mr. Brylanski presented the submitted bid for the seawalls; there were 2 bids received. After discussion the Board expressed the lack of submitted bids. The current timeline is 120 days to complete, pending start date.

On MOTION by Mr. Campbell seconded by Mr. Brown, with Mr. Brown, Mr. Herrera and Mr. Aldrich voting aye and Mr. Campbell and Ms. Madden voting nay, to accept YC Group LLC bid for \$549,500 subject to reference review, and approval of Engineer and authorizing the Chair to sign outside of the meeting was approved. 3-2

B. District Counsel

- Mr. Smith reviewed the memo that was sent to the board with updates.

On MOTION by Mr. Aldrich seconded by Ms. Madden, with Mr. Aldrich, Mr. Brown, Mr. Herrera and Ms. Madden voting aye and Mr. Campbell voting nay, to resend parking easement for valuation and review was approved. 4-1

On MOTION by Mr. Aldrich seconded by Mr. Brown, with all in favor, to ratify the temporary construction access agreement for Parcel P was approved. 5-0

i. Consideration of Asolo Matters

a. Escrow Closing Agreement

- On the advice of District Counsel the Board was advised not to move forward with the current agreement as is. This will be brought back in front of the Board once it is revised.

b. Pedestrian Easement Agreement

- The Pedestrian Easement Agreement was discussed, the exhibits are not attached and are in need of further review, additional provisions also need to be added as well as confirmations from the Army Corps and Port of Tampa. The Board decided to table the agreement for revisions.

c. Proposal for Purchase of District Property

- Further discussion ensued regarding the Proposal for Purchase of District Property and

legal descriptions that need to be reviewed by both counsel and engineer. The Board decided to table this discussion until further notice.

ii. Consideration of Resolution 2025-08; Seawall Reimbursement Policy

On MOTION by Mr. Aldrich seconded by Ms. Madden, with all in favor, Resolution 2025-08 Seawall Reimbursement Policy was adopted as amended. 5-0

iii. Engagement of Hank Fishkind for Property Valuation Services (PPP Process)

On MOTION by Mr. Brown seconded by Ms. Madden, with all in favor, to engage Hank Fishkind for Proposal Valuation Services (PPP Process) was approved. 5-0

On MOTION by Ms. Madden seconded by Mr. Brown, with Ms. Madden, Mr. Brown, Mr. Herrera and Mr. Aldrich voting aye and Mr. Campbell voting nay, to table all documents submitted until PPP process is established with Asolo was approved. 4-1

C. District Manager

i. Discussion of FIA vs FMIT

- District insurance proposals were discussed and the insurance breakdown was reviewed.

On MOTION by Mr. Brown seconded by Mr. Campbell, with all in favor, to FIA proposal was approved. 5-0

- October meeting date was discussed.

On MOTION by Mr. Aldrich seconded by Mr. Brown, with all in favor, to move the October meeting to October 15, 2025 was approved.

- All further workshops with Asolo are on hold until the PPP process is fulfilled.

FIFTH ORDER OF BUSINESS

Business Items

A. General Matters of the District

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

SIXTH ORDER OF BUSINESS **Business Administration**

A. Consideration of the Minutes of the August 13, 2025 Meeting

B. Consideration of the June 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

SEVENTH ORDER OF BUSINESS **Supervisors' Request**

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS **Audience Comments**

- Audience comments received regarding:
 - The parcels Asolo is looking to purchase and their valuation.
 - A pathway for watercrafts near buoys.
 - Asolo billing and how it impacts the budget.
 - Refilling sea wall gaps with gravel.

NINTH ORDER OF BUSINESS **Adjournment**

There being no further business,

On MOTION by Mr. Brown seconded by Mr. Aldrich, with all in favor, the meeting was adjourned at 3:13 p.m. 5-0

Ian Brown
Chairperson

SOUTH BAY
Community Development District

Financial Report

August 31, 2025

(unaudited)

Prepared by



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SOUTH BAY
Community Development District

Financial Statements

(Unaudited)

August 31, 2025

Balance Sheet
August 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2005 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 558,047	\$ -	\$ -	\$ 558,047
Investments:				
Money Market Account	1,384,225	-	-	1,384,225
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	-	9,915	-	9,915
Revenue Fund (A-1)	-	-	443,079	443,079
Revenue Fund (A-2)	-	-	186,753	186,753
Deposits	5,000	-	-	5,000
TOTAL ASSETS	\$ 1,947,272	\$ 9,915	\$ 1,589,913	\$ 3,547,100
<u>LIABILITIES</u>				
Accounts Payable	\$ 8,541	\$ -	\$ -	\$ 8,541
Accrued Expenses	9,800	-	-	9,800
Accrued Taxes Payable	6	-	-	6
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
TOTAL LIABILITIES	18,347	1,271,776	3,863,379	5,153,502
<u>FUND BALANCES</u>				
Nonspendable:				
Deposits	5,000	-	-	5,000
Assigned to:				
Operating Reserves	221,191	-	-	221,191
Reserves - Bulkheads	176,040	-	-	176,040
Reserves - Other	295,947	-	-	295,947
Unassigned:	1,230,747	(1,261,861)	(2,273,466)	(2,304,580)
TOTAL FUND BALANCES	\$ 1,928,925	\$ (1,261,861)	\$ (2,273,466)	\$ (1,606,402)
TOTAL LIABILITIES & FUND BALANCES	\$ 1,947,272	\$ 9,915	\$ 1,589,913	\$ 3,547,100

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-25 ACTUAL
REVENUES						
Interest - Investments	\$ 3,000	\$ 2,750	\$ 76,368	\$ 73,618	2545.60%	\$ 6,951
Parking Fees	85,000	77,917	56,623	(21,294)	66.62%	5,731
Interest - Tax Collector	-	-	2,317	2,317	0.00%	-
Special Assmnts- Tax Collector	569,221	569,221	583,246	14,025	102.46%	-
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%	-
TOTAL REVENUES	1,538,103	1,530,770	1,588,800	58,030	103.30%	12,682
EXPENDITURES						
Administration						
P/R-Board of Supervisors	12,000	11,000	9,200	1,800	76.67%	1,000
FICA Taxes	918	842	566	276	61.66%	61
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	32,083	62,377	(30,294)	178.22%	4,114
ProfServ-Legal Services	66,000	60,500	105,676	(45,176)	160.12%	28,455
ProfServ-Legal Litigation	25,000	22,917	-	22,917	0.00%	-
ProfServ-Mgmt Consulting	48,996	44,913	48,663	(3,750)	99.32%	4,083
ProfServ-Survey	30,000	27,500	-	27,500	0.00%	-
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	688	806	(118)	107.47%	767
Insurance - Risk Management	16,000	16,000	20,267	(4,267)	126.67%	-
Legal Advertising	2,477	2,271	5,177	(2,906)	209.00%	1,649
Misc-Records Storage	1,200	1,100	-	1,100	0.00%	-
Misc-Assessment Collection Cost	11,384	11,384	11,266	118	98.96%	-
Website Expense	-	-	1,652	(1,652)	0.00%	-
Website Administration	1,553	1,553	1,553	-	100.00%	-
Miscellaneous Expenses	4,500	4,125	182	3,943	4.04%	-
Office Supplies	1,500	1,375	-	1,375	0.00%	-
Annual District Filing Fee	175	175	200	(25)	114.29%	-
Total Administration	285,303	266,276	286,885	(20,609)	100.55%	40,129
Electric Utility Services						
Utility - General	65,000	59,583	53,841	5,742	82.83%	4,900
Total Electric Utility Services	65,000	59,583	53,841	5,742	82.83%	4,900
Water Utility Services						
Utility - Water	15,000	13,750	23,158	(9,408)	154.39%	680
Total Water Utility Services	15,000	13,750	23,158	(9,408)	154.39%	680

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-25 ACTUAL
<u>Field</u>						
Contracts-Solid Waste Services	23,100	21,175	24,670	(3,495)	106.80%	-
Contracts-Landscape	110,521	101,311	96,148	5,163	87.00%	8,177
Contracts-Mulch	14,063	14,063	14,006	57	99.59%	-
Telephone, Cable & Internet Service	1,980	1,815	1,809	6	91.36%	170
Contracts - Portable Restroom	5,940	5,445	6,005	(560)	101.09%	991
R&M-Gatehouse	5,000	4,583	8,291	(3,708)	165.82%	754
R&M-Irrigation	10,000	9,167	17,284	(8,117)	172.84%	-
R&M-Pumps	-	-	14,199	(14,199)	0.00%	14,199
Landscape Replacement	5,000	4,583	40,850	(36,267)	817.00%	305
R&M-Sod	5,000	4,583	-	4,583	0.00%	-
Misc-Holiday Lighting	6,500	6,500	3,654	2,846	56.22%	-
Total Field	187,104	173,225	226,916	(53,691)	121.28%	24,596
<u>Parking Facilities</u>						
Contracts-Parking	13,000	11,917	24,465	(12,548)	188.19%	2,144
Contracts-Other Services	1,500	1,375	150	1,225	10.00%	-
Contracts-Security Services	55,380	50,765	44,040	6,725	79.52%	3,765
Contracts-Ground Maintenance	65,856	60,368	58,468	1,900	88.78%	5,088
Contracts-Gates	172,960	158,547	158,543	4	91.66%	14,413
Misc-Contingency	-	-	6,950	(6,950)	0.00%	-
Total Parking Facilities	308,696	282,972	292,616	(9,644)	94.79%	25,410
<u>Reserves</u>						
Reserve - Other	677,000	677,000	21,793	655,207	3.22%	-
Total Reserves	677,000	677,000	21,793	655,207	3.22%	-
TOTAL EXPENDITURES & RESERVES	1,538,103	1,472,806	905,209	567,597	58.85%	95,715
Excess (deficiency) of revenues Over (under) expenditures	-	57,964	683,591	625,627	0.00%	(83,033)
Net change in fund balance	\$ -	\$ 57,964	\$ 683,591	\$ 625,627	0.00%	\$ (83,033)
FUND BALANCE, BEGINNING (OCT 1, 2024)	1,245,334	1,245,334	1,245,334			
FUND BALANCE, ENDING	\$ 1,245,334	\$ 1,303,298	\$ 1,928,925			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-25 ACTUAL
<u>REVENUES</u>						
Interest - Investments	\$ -	\$ -	\$ 345	\$ 345	0.00%	\$ -
TOTAL REVENUES	-	-	345	345	0.00%	-
<u>EXPENDITURES</u>						
TOTAL EXPENDITURES	-	-	-	-	0.00%	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	345	345	0.00%	-
Net change in fund balance	\$ -	\$ -	\$ 345	\$ 345	0.00%	\$ -
FUND BALANCE, BEGINNING (OCT 1, 2024)	-	-	(1,262,206)			
FUND BALANCE, ENDING	\$ -	\$ -	\$ (1,261,861)			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-25 ACTUAL
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 60,280	\$ 60,280	0.00%	\$ 5,159
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%	-
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	(29,170)	(29,170)	(28,719)	451	98.45%	-
TOTAL REVENUES	1,547,791	1,547,791	871,481	(676,310)	56.30%	5,159
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%	-
Total Administration	14,585	14,585	22,447	(7,862)	153.90%	-
Debt Service						
Principal Debt Retirement A-1	400,000	400,000	400,000	-	100.00%	-
Principal Debt Retirement A-2	395,770	395,770	-	395,770	0.00%	-
Interest Expense Series A-1	406,088	406,088	405,790	298	99.93%	-
Interest Expense Series A-2	585,750	585,750	-	585,750	0.00%	-
Interest Expense Series B-2	275,550	275,550	-	275,550	0.00%	-
Total Debt Service	2,063,158	2,063,158	805,790	1,257,368	39.06%	-
TOTAL EXPENDITURES	2,077,743	2,077,743	828,237	1,249,506	39.86%	-
Excess (deficiency) of revenues Over (under) expenditures	(529,952)	(529,952)	43,244	573,196	-8.16%	5,159
Net change in fund balance	\$ (529,952)	\$ (529,952)	\$ 43,244	\$ 573,196	-8.16%	\$ 5,159
FUND BALANCE, BEGINNING (OCT 1, 2024)	(2,316,710)	(2,316,710)	(2,316,710)			
FUND BALANCE, ENDING	\$ (2,846,662)	\$ (2,846,662)	\$ (2,273,466)			

SOUTH BAY
Community Development District

Supporting Schedules

August 31, 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

August 31, 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 National Bank	Government Checking	4.25%	\$ 558,047
Money Market Account	BankUnited	PF Relationship Priced MMA	4.07%	1,384,225 (1)
		Subtotal		<u>1,942,272</u>
DEBT SERVICE AND CAPITAL PROJECTS FUNDS				
Series 2005 Revenue	US Bank	US Bank Money Market Account	3.95%	9,915
Series 2015-1 Reserve A-1	US Bank	US Bank Money Market Account	3.95%	411,126
Series 2015-2 Reserve A-2	US Bank	US Bank Money Market Account	3.95%	294,960
Series 2015-2 Reserve B-2	US Bank	US Bank Money Market Account	3.95%	253,995
Series 2015-1 Revenue A-1	US Bank	US Bank Money Market Account	3.95%	443,079
Series 2015-2 Revenue A-2	US Bank	US Bank Money Market Account	3.95%	186,753
		Subtotal		<u>1,599,828</u>
		Total	\$	<u><u>3,542,100</u></u>

Note 1 - In September, \$800,000 of this balance was transferred to Valley National Bank.

Bank Account Statement

South Bay CDD

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Thursday, September 18, 2025
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SINGUANZO2

Bank Account No. 1201
Statement No. 08-25

Statement Date 08/31/2025

G/L Account No. 101001 Balance	558,046.70	Statement Balance	601,947.66
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	558,046.70	Subtotal	601,947.66
Negative Adjustments	0.00	Outstanding Checks	-43,900.96
Ending G/L Balance	558,046.70	Ending Balance	558,046.70

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
08/26/2025	Payment	100064	J MAC PROPERTY SERVICES	Inv: 25-91			-25,410.44
08/26/2025	Payment	100065	BOWMAN CONSULTING GROUP LTD	Inv: 511391, Inv: 506426			-4,113.50
08/26/2025	Payment	100066	PINE LAKE NURSERY	Inv: 7885, Inv: 7942, Inv: 7949			-9,236.02
08/26/2025	Payment	100067	INFRAMARK LLC	Inv: 155312			-4,083.00
08/26/2025	Payment	100068	TAMPA BAY TIMES	Inv: 47082-072725, Inv:			-1,058.00
Total Outstanding Checks							-43,900.96

SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2025 to 08/31/2025

(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 # 100063							
001	08/04/25	TAMPA BAY TIMES	47069-072025	LEGAL AD	Legal Advertising	548002-51301	\$3,528.00
Check Total							\$3,528.00
CHECK # 100064							
001	08/26/25	J MAC PROPERTY SERVICES	25-91	AUG 2025 BIN MAINT/SEC LIAISON/PARKING ENFORC/GUARD SHACK CONT/CAR REIMB/FUEL/MATERIALS	Contracts-Ground Maintenance	534116-54500	\$5,088.00
001	08/26/25	J MAC PROPERTY SERVICES	25-91	AUG 2025 BIN MAINT/SEC LIAISON/PARKING ENFORC/GUARD SHACK CONT/CAR REIMB/FUEL/MATERIALS	Contracts-Security Services	534037-54500	\$3,765.00
001	08/26/25	J MAC PROPERTY SERVICES	25-91	AUG 2025 BIN MAINT/SEC LIAISON/PARKING ENFORC/GUARD SHACK CONT/CAR REIMB/FUEL/MATERIALS	Contracts-Parking	534030-54500	\$1,083.00
001	08/26/25	J MAC PROPERTY SERVICES	25-91	AUG 2025 BIN MAINT/SEC LIAISON/PARKING ENFORC/GUARD SHACK CONT/CAR REIMB/FUEL/MATERIALS	Contracts-Gates	534140-54500	\$14,413.00
001	08/26/25	J MAC PROPERTY SERVICES	25-91	AUG 2025 BIN MAINT/SEC LIAISON/PARKING ENFORC/GUARD SHACK CONT/CAR REIMB/FUEL/MATERIALS	Contracts-Parking	534030-54500	\$211.44
001	08/26/25	J MAC PROPERTY SERVICES	25-91	AUG 2025 BIN MAINT/SEC LIAISON/PARKING ENFORC/GUARD SHACK CONT/CAR REIMB/FUEL/MATERIALS	Contracts-Parking	534030-54500	\$850.00
Check Total							\$25,410.44
CHECK # 100065							
001	08/26/25	BOWMAN CONSULTING GROUP LTD	511391	JULY 2025 SVCS	ProfServ-Engineering	531013-51501	\$3,271.00
001	08/26/25	BOWMAN CONSULTING GROUP LTD	506426	JULY 2025 SVCS	ProfServ-Engineering	531013-51501	\$842.50
Check Total							\$4,113.50
CHECK # 100066							
001	08/26/25	PINE LAKE NURSERY	7942	AUG 2025 LIFT STATION AREA MAINT	R&M-Gatehouse	546035-53901	\$753.76
001	08/26/25	PINE LAKE NURSERY	7885	PROF ENGINEERING	Contracts-Landscape	534050-53901	\$8,177.45
001	08/26/25	PINE LAKE NURSERY	7949	ANNUALS POTS GUARD HSE	Landscape Replacement	546338-53901	\$304.81
Check Total							\$9,236.02
CHECK # 100067							
001	08/26/25	INFRAMARK LLC	155312	AUG 2025 MGMT SVCS	ProfServ-Mgmt Consulting	531027-51201	\$4,083.00
Check Total							\$4,083.00
CHECK # 100068							
001	08/26/25	TAMPA BAY TIMES	47082-072725	PUBLIC HEARING LEGAL AD	Legal Advertising	548002-51301	\$530.00
001	08/26/25	TAMPA BAY TIMES	48308-080325	PUBLIC HEARING LEGAL AD	Legal Advertising	548002-51301	\$528.00
Check Total							\$1,058.00
CHECK # 100069							
001	08/26/25	GRAY ROBINSON P.A.	11312342	JULY 2025 LEGAL COUNSEL	ProfServ-Legal Services	531023-51401	\$28,455.00
Check Total							\$28,455.00
CHECK # 1092							
001	08/22/25	JOHN ALDRICH	JA-081325	BOARD 8/13/25	Supervisor Fees	511100-51301	\$200.00
Check Total							\$200.00
CHECK # 300041							
001	08/06/25	REPUBLIC SERVICES - ACH	0696-001286111-ACH	2 WASTE CONTAINERS	Contracts-Solid Waste Services	534039-51301	\$2,320.70
Check Total							\$2,320.70
CHECK # 300042							
001	08/19/25	TAMPA ELECTRIC	072925	6/24-7/23/25	Utility - General	543001-53100	\$4,893.90
Check Total							\$4,893.90
CHECK # DD172							
001	08/11/25	CHARTER COMMUNICATIONS - ACH	2806762072225	SVC 7/22-8/21/25	Telephone, Cable & Internet Service	541016-53901	\$170.00
Check Total							\$170.00
CHECK # DD173							
001	08/26/25	BOCC - ACH	080425-7299	6/30-7/30/25	Utility - Water	543018-53301	\$670.25
Check Total							\$670.25
Fund Total							\$84,138.81

SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT
Payment Register by Fund
For the Period from 08/01/2025 to 08/31/2025
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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Total Checks Paid	\$84,138.81
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