



# *South Bay Community Development District*

**January 14, 2026**

**Agenda Package**

**TEAMS MEETING INFORMATION**

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**Meeting ID: 244 419 361 594 6**

**Passcode: Ez7wm9hm**

2005 PAN AM CIRCLE, SUITE 300

TAMPA, FLORIDA 33607

**CLEAR PARTNERSHIPS**



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

# South Bay Community Development District

## Board of Supervisors

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

## Staff:

Christina Newsome, District Manager  
 David Smith, District Counsel  
 Rick Brylanski, District Engineer  
 Howard Neal, Field Services Director  
 Sergio Inganzo, District Accountant  
 Tabitha Blackwelder, Administrative Assistant

## Meeting Agenda Thursday, January 14, 2026 – 1:00 p.m.

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- 1. Call to Order and Roll Call**
- 2. Motion to Approve the Agenda**
- 3. Audience Comments – Three- (3) Minute Time Limit**
- 4. Staff Reports**
  - A. District Accountant
  - B. Landscape Report
  - C. District Engineer
    - i. Update on Buoy Permit
    - ii. Update on Lennar Turnover
    - iii. Sea Wall Update
  - D. District Counsel
  - E. District Manager
- 5. Business Items**
  - A. Consideration of Resolution 2026-01; Removing and Designating New Treasurer..... Page 3
  - B. Discussion of HOA Request for Enhancements to Antigua Cove Community Entrance ..... Page 4
  - C. Consideration of RFP Landscaping ..... Page 6
  - D. Discussion of Fireworks
- 6. Business Administration**
  - A. Consideration of December 8, 2025 Workshop Minutes..... Page 8
  - B. Consideration of December 10, 2025 Meeting Minutes ..... Page 10
  - C. Review of the November 2025 Financial Statements ..... Page 14
  - D. Consideration of November 2025 Check Register ..... Page 27
  - E. Consideration of November 2025 O&M Report ..... Page 30
- 7. Supervisor Requests**
- 8. Audience Comments – Three- (3) Minute Time Limit**
- 9. Adjournment**

*The next meeting is scheduled for Thursday, February 11, 2026, at 1:00 p.m.*

## District Office:

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

## Meeting Location:

Little Harbor POA Clubhouse  
 611 Destiny Drive  
 Ruskin, Florida 33570

**RESOLUTION 2026-01**

**A RESOLUTION REMOVING LEAH POPELKA AS  
TREASURER AND APPOINTING STEPHEN BLOOM AS  
TREASURER OF THE SOUTH BAY COMMUNITY  
DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the South Bay Community Development District desires to remove Leah Popelka as Treasurer and appoint Stephen Bloom as Treasurer;

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

1. Leah Popelka is removed as Treasurer.
2. Stephen Bloom is appointed Treasurer.

Adopted this 14<sup>th</sup> day of January, 2026

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Chairman / Vice Chair

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Secretary / Assistant Secretary

**From:** Jolly Mathew <jolly.alp@gmail.com>  
**Sent:** Thursday, December 18, 2025 11:24:47 AM  
**To:** jaldrich@outlook.com <Jaldrich@outlook.com>  
**Subject:**

To:  
Board of Supervisors  
South Bay Community Development District  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607

From:  
Jolly Mathew  
Secretary  
Antigua Cove Homeowners Association

Subject: Request for Enhancements to Antigua Cove Community Entrance

Dear Members of the Board,

On behalf of the Antigua Cove Homeowners Association (HOA), we respectfully request your consideration and approval for several long-overdue improvements to the entrance of the Antigua Cove community.

Specifically, we seek approval and assistance for the following:

1. Landscaping Enhancements:

Permission to undertake necessary landscaping improvements at the community entrance to enhance its appearance and overall curb appeal.

2. Monument Sign Installation:

Approval to erect a permanent monument sign, either attached to the existing block structure or as a standalone sign located on the east side of the community entrance.

3. Financial Assistance:

Consideration of financial assistance from the District to support the proposed landscaping and signage enhancements.

4. Irrigation Well Installation:

Approval and assistance for the installation of an irrigation well to serve the proposed entrance landscaping, the clubhouse, and surrounding common areas.

A detailed cost analysis and project scope will be provided promptly upon receiving authorization to proceed with planning and development.

We appreciate your time and consideration of this request and look forward to working

collaboratively with the District to enhance the appearance and functionality of the Antigua Cove community.

Sincerely,

For the Antigua Cove Homeowners Association

Jolly Mathew  
Secretary

**Landscape and Irrigation Maintenance Services Request For Proposals  
South Bay Community Development District Hillsborough County, Florida**

Notice is hereby given that the South Bay Community Development District (“**District**”) will accept proposals from qualified firms (“**Proposers**”) interested in providing landscape and irrigation maintenance services, all as more specifically set forth in the RFP Package. The RFP Package will include, but not be limited to, this Request for Proposals, the Instructions for Proposers, the Scope of Services, Maintenance Map, Evaluation Criteria, an Official Bid Proposal Form and a form of the Agreement. The RFP Package will be available for public inspection and may be obtained from the District Manager via email [christina.newsome@inframark.com](mailto:christina.newsome@inframark.com).

In order to submit a proposal, each Proposer must (1) be authorized to do business in Florida and hold all required state and federal licenses in good standing; (2) have at least five (5) years of experience with landscape and irrigation maintenance projects; and (3) attend the mandatory pre-proposal meeting **January 28 2026 at 11 a.m. (EST). (Marina Parking – picture on page 2) Seagrape Dr. Ruskin, Florida 33570**

Any and all questions relative to this project shall be directed in writing by e-mail only to Christina Newsome at [christina.newsome@inframark.com](mailto:christina.newsome@inframark.com). The deadline for submitting questions relative to this project is **5:00 p.m. on Friday February 6, 2026.**

Firms desiring to provide services for this project must submit their proposals no later than **February 2, 2026 at 3:00 p.m. (EST)** email Attn: Christina Newsome. Those received after the time and date stipulated above may be returned to the Proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified. Presentations are to be made to the Board on **February 11, 2026 at 1:00 p.m. (EST) Little Harbor Clubhouse 2<sup>nd</sup> floor located at 611 Destiny Drive, Ruskin, Florida 33570 PLEASE bring 6 hard copies to the meeting.**

Any protest regarding the RFP Package, including this request for proposals, must be filed in writing, within seventy-two (72) hours after the day of the pre-proposal meeting. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest. Additional information and requirements regarding protests are set forth in the RFP Package and the District’s Rules of Procedure, which are available from the District Manager via email.

Rankings will be made based on the Evaluation Criteria contained within the RFP Package. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion, it is in the best interest of the District to do so.

South Bay Community Development District  
Christina Newsome, District Manager  
656-223-8030





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

The workshop of the Board of Supervisors of the South Bay Community Development District was held Wednesday, December 8, 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, either in person or via Teams Communications, were:

Christina Newsome	District Manager
David Smith	District Counsel
Kristen Gray	District Counsel
Nikki Day	District Council
Anthony Solo	ASOLO (via phone)
Sabrina Escobar	ASOLO (via phone)
Hank Fishkind	Fishkind
Residents and Members of the Public	

*This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.*

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

Ms. Newsome called the workshop to order

Mr. Smith presented board members and audience with a brief overview of the Agenda Memorandum. The purpose of this workshop agenda item is for the Board of Supervisors to receive the District's consultant's evaluation of the unsolicited public-private partnership ("P3") proposal submitted by ASOLO pursuant to Section 255.065, Florida Statutes.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

Resident 1 commented that there was a Townhall meeting held with approximately 60 members of the community present. Feedback from this meeting was provided to the Board.



**South Bay CDD**  
**December 8, 2025, Workshop**

Additional comments were provided by multiple residents regarding the P3 proposal and how it does not seem to serve the best interests of the community.

**THIRD ORDER OF BUSINESS** **Business Items**

**A. ASOLO Unsolicited Public Private Partnership Proposal**

Mr. Fishkind presented the revised valuation report that was shared with the Board on December 8, 2025, and answered the Board's and audience's questions.

Mr. Solo provided additional context and information on proposal options and items he was willing to change to suit the community.

Ms. Day provided the Board with a brief update on the trustee and their opinion of the current P3 proposal. The trustee does not support the taking on of any additional debt which will increase the bonding capacity.

**FOURTH ORDER OF BUSINESS** **Supervisor Request**

The Board approved of additional audience comments regarding zoning and privatizing certain properties. Discussion ensued regarding POA ownership of parcels and the best way to utilize the land.

**FIFTH ORDER OF BUSINESS** **Adjournment**

There being no further discussion, workshop was adjourned at 3:18 p.m.

\_\_\_\_\_  
 Secretary / Assistant Secretary

\_\_\_\_\_  
 Chairperson / Vice 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, December 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, either in person or via Teams Communications, were:

Christina Newsome	District Manager
David Smith	District Counsel
Kristen Gray	District Counsel
Nikki Day	District Counsel
Richard Brylanski	District Engineer
Sergio Inguanzo	District Accountant
Jennifer Goldyn	Regional Director
Anthony Solo	ASOLO (via phone)
Sabrina Escobar	ASOLO (via phone)
John	Landscape, Pine Lake
Epifanio Carvajal	Landscape, Pine Lake
Connor	Landscape, Pine Lake
Residents and Members of the Public	

*This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.*

**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 Approve Agenda**

The Board approved the December 10, 2025, meeting agenda as presented.

South Bay CDD  
December 10, 2025 Meeting

**THIRD ORDER OF BUSINESS**

**Audience Comments**

All audience comments not related to the PPP process were regarding the accessibility of the meetings online meeting link.

**FOURTH ORDER OF BUSINESS**

**Staff Report**

**A. District Accountant**

Mr. Inganzo provided the Board with his accounting report and answered the Board's questions.

**B. Landscape Report**

Mr. Carvajal presented his report to the Board and answered the Board's questions. The Board commented on the proposals on the agenda and the area behind the dumpster needing additional maintenance.

**C. District Engineer**

Mr. Brylanski presented his report to the Board and answered the Board's questions.

**i. Consideration of Bowman Proposal**

On MOTION by Mr. Brown seconded by Mr. Aldrich, with all in favor, motion to accept the Bowman Proposal was approved. 5-0
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**ii. Update on Buoy Permit**

The permit is currently under review with Florida Fish and Wildlife and awaiting their approval.

**iii. Update on Lennar Turnover**

The Lennar Turnover is still in progress. Discussion ensued regarding Lennar and the turnover for the District.

**iv. Sea Wall Update**

The Seawall contract is being finalized, and a change order has been entered for repairs that will need to be completed by other property owners. Once the District easements on the change order are reviewed and verified the contract will be signed by the chair and the work will begin.

**South Bay CDD  
December 10, 2025 Meeting**

**D. District Counsel**

Mr. Smith provided an overview of government in the sunshine and the differences between CDDs and HOAs and how each body is governed.

On MOTION by Ms. Madden, seconded by Mr. Brown, with all in favor, motion to send RFQ for District Management Services was approved. 5-0

On MOTION by Ms. Madden, seconded by Mr. Brown, with all in favor, motion to send RFQ for District Counsel Services was approved. 5-0

Mr. Smith advised that a letter to Lennar is being prepared to be sent out this week.

Mr. Smith will have Mr. Brown execute any documents regarding Lennar after the letter to Lennar is sent.

**E. District Manager**

Ms. Newsome announced that the next meeting is scheduled for January 14, 2026, at 1:00 p.m.

Ms. Goldyn introduced herself to the Board and informed them that she will be reaching out to each of them to hold a conversation.

**FIFTH ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Russell Landscape Proposal for Storm Clean-up**

The Board reviewed the proposal but decided to take no action.

**B. Consideration of Russell Landscape Proposal for Partnership**

The Board reviewed the proposal but decided to take no action.

On MOTION by Mr. Brown, seconded by Mr. Campbell, with all in favor, motion to send RFQ for Landscape Services was approved. 5-0

**C. Consideration of ASOLO PPP Unsolicited Proposal**

This is the second public hearing of the ASOLO PPP Unsolicited Proposal. The rules of the hearing were given once more. Mr. Solo presented the revised PPP Proposal and answered questions including those regarding a cross-access agreement as well as a privatized beach club. The revised exhibits were received that day and shared with the audience and Board.

**i. Consideration of Resolution 2026-01; Public Interest Determination**

Upon VOICE VOTE, with Mr. Brown, Mr. Herrera, Ms. Madden and Mr. Aldrich voting in favor, and Mr. Campbell opposed, approval was given (by a margin of 4-1) to postpone indefinitely Resolution 2026-01: Public Interest Determination.

#### D. Consideration of October 2025 Check Register

On MOTION by Mr. Brown seconded by Mr. Campbell, with all in favor, the meeting was adjourned at 3:58 p.m. 5-0

Chairperson / Vice Chairperson

**SOUTH BAY**  
**Community Development District**

*Financial Report*

*November 30, 2025*

*(unaudited)*

**Prepared by**





**SOUTH BAY**

Community Development District

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**SOUTH BAY**  
**Community Development District**

**Financial Statements**

(Unaudited)

**November 30, 2025**

**SOUTH BAY**

Community Development District

**Governmental Funds****Balance Sheet**  
November 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2005 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<b>ASSETS</b>				
Cash - Checking Account	\$ 1,231,918	\$ -	\$ -	\$ 1,231,918
Cash with Fiscal Agent	-	-	43,139	43,139
Accounts Receivable	869,882	-	-	869,882
Investments:				
Money Market Account	588,637	-	-	588,637
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	-	10,047	-	10,047
Revenue Fund (A-1)	-	-	303,080	303,080
Revenue Fund (A-2)	-	-	194,083	194,083
Deposits	5,000	-	-	5,000
<b>TOTAL ASSETS</b>	<b>\$ 2,695,437</b>	<b>\$ 10,047</b>	<b>\$ 1,500,383</b>	<b>\$ 4,205,867</b>
<b>LIABILITIES</b>				
Accounts Payable	\$ 17,083	\$ -	\$ -	\$ 17,083
Accrued Expenses	24,376	-	-	24,376
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
<b>TOTAL LIABILITIES</b>	<b>41,465</b>	<b>1,271,776</b>	<b>3,863,379</b>	<b>5,176,620</b>
<b>FUND BALANCES</b>				
<b>Nonspendable:</b>				
Deposits	5,000	-	-	5,000
<b>Assigned to:</b>				
Operating Reserves	221,191	-	-	221,191
Reserves - Bulkheads	176,040	-	-	176,040
Reserves - Other	950,875	-	-	950,875
<b>Unassigned:</b>	1,300,866	(1,261,729)	(2,362,996)	(2,323,859)
<b>TOTAL FUND BALANCES</b>	<b>\$ 2,653,972</b>	<b>\$ (1,261,729)</b>	<b>\$ (2,362,996)</b>	<b>\$ (970,753)</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 2,695,437</b>	<b>\$ 10,047</b>	<b>\$ 1,500,383</b>	<b>\$ 4,205,867</b>

**SOUTH BAY**

Community Development District

**General Fund**

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 20,000	\$ 10,154	50.77%	\$ 3,974
Parking Fees	10,000	10,820	108.20%	5,395
Special Assmnts- Tax Collector	749,798	76,109	10.15%	76,109
Special Assmnts- CDD Collected	1,144,390	869,857	76.01%	869,857
Special Assmnts- Discounts	(29,992)	(3,051)	10.17%	(3,051)
<b>TOTAL REVENUES</b>	<b>1,894,196</b>	<b>963,889</b>	<b>50.89%</b>	<b>952,284</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	12,000	2,000	16.67%	1,000
FICA Taxes	918	122	13.29%	61
ProfServ-Arbitrage Rebate	1,950	-	0.00%	-
ProfServ-Dissemination Agent	5,000	5,000	100.00%	5,000
ProfServ-Engineering	35,000	-	0.00%	-
ProfServ-Legal Services	66,000	20,300	30.76%	20,300
ProfServ-Legal Litigation	25,000	-	0.00%	-
ProfServ-Mgmt Consulting	51,446	8,574	16.67%	4,287
ProfServ-Survey	30,000	-	0.00%	-
ProfServ-Trustee Fees	9,000	-	0.00%	-
Assessment Roll	6,000	-	0.00%	-
Auditing Services	5,900	-	0.00%	-
Postage and Freight	750	4	0.53%	4
Insurance - Risk Management	19,200	15,479	80.62%	-
Legal Advertising	2,477	50	2.02%	50
Misc-Records Storage	1,200	-	0.00%	-
Misc-Assessment Collection Cost	13,854	1,461	10.55%	1,461
Website Expense	-	528	0.00%	528
Website Administration	1,553	-	0.00%	-
Miscellaneous Expenses	4,500	-	0.00%	-
Office Supplies	1,500	-	0.00%	-
Annual District Filing Fee	175	175	100.00%	-
<b>Total Administration</b>	<b>293,423</b>	<b>53,693</b>	<b>18.30%</b>	<b>32,691</b>

**SOUTH BAY**

Community Development District

**General Fund**

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 ACTUAL
<b><u>Maintenance</u></b>				
Stormwater Assessment	5,000	-	0.00%	-
R&M-Sidewalks	25,000	-	0.00%	-
R&M-Stormwater Inlet Cleaning	50,000	-	0.00%	-
<b>Total Maintenance</b>	<b>80,000</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b><u>Electric Utility Services</u></b>				
Utility - General	71,500	9,775	13.67%	4,900
<b>Total Electric Utility Services</b>	<b>71,500</b>	<b>9,775</b>	<b>13.67%</b>	<b>4,900</b>
<b><u>Water Utility Services</u></b>				
Utility - Water	45,000	1,341	2.98%	670
<b>Total Water Utility Services</b>	<b>45,000</b>	<b>1,341</b>	<b>2.98%</b>	<b>670</b>
<b><u>Field</u></b>				
Contracts-Solid Waste Services	26,565	5,810	21.87%	5,810
Contracts-Landscape	121,575	16,355	13.45%	8,177
Contracts-Mulch	15,470	-	0.00%	-
Telephone, Cable & Internet Service	1,980	340	17.17%	170
Contracts - Portable Restroom	6,237	991	15.89%	496
R&M-Gatehouse	5,750	1,508	26.23%	754
R&M-Irrigation	11,500	-	0.00%	-
Landscape Replacement	15,000	-	0.00%	-
R&M-Sod	5,000	-	0.00%	-
Misc-Holiday Lighting	5,000	-	0.00%	-
Misc-Contingency	125,000	-	0.00%	-
<b>Total Field</b>	<b>339,077</b>	<b>25,004</b>	<b>7.37%</b>	<b>15,407</b>
<b><u>Parking Facilities</u></b>				
Contracts-Parking	13,000	2,166	16.66%	1,083
Contracts-Other Services	1,500	-	0.00%	-
Contracts-Security Services	55,380	9,230	16.67%	4,615
Contracts-Gates	65,856	10,176	15.45%	5,088
Contracts-Material and Fuel	6,500	479	7.37%	209
Contracts-Security Enforcement	172,960	28,826	16.67%	14,413
<b>Total Parking Facilities</b>	<b>315,196</b>	<b>50,877</b>	<b>16.14%</b>	<b>25,408</b>

**SOUTH BAY**

Community Development District

**General Fund****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 ACTUAL
<b><u>Reserves</u></b>				
Reserve - Other	700,000	7,779	1.11%	-
Reserve - Seawall	50,000	-	0.00%	-
<b>Total Reserves</b>	<b>750,000</b>	<b>7,779</b>	<b>1.04%</b>	<b>-</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>1,894,196</b>	<b>148,469</b>	<b>7.84%</b>	<b>79,076</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	815,420	0.00%	873,208
Net change in fund balance	\$ -	\$ 815,420	0.00%	\$ 873,208
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>1,838,552</b>	<b>1,838,552</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,838,552</b>	<b>\$ 2,653,972</b>		



**SOUTH BAY**

Community Development District

*Series 2005 Debt Service Fund*

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 65	0.00%	\$ 33
<b>TOTAL REVENUES</b>	<b>-</b>	<b>65</b>	<b>0.00%</b>	<b>33</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	-	65	0.00%	33
Net change in fund balance	\$ -	\$ 65	0.00%	\$ 33
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>-</b>	<b>(1,261,794)</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ (1,261,729)</b>		

**SOUTH BAY**

Community Development District

**Series 2015 Debt Service Fund**

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 10,506	0.00%	\$ 5,328
Special Assmnts- CDD Collected	113,701	-	0.00%	-
Special Assmnts- Debt Service (A-1)	729,255	85,257	11.69%	85,257
Special Assmnts- Debt Service (A-2)	458,475	-	0.00%	-
Special Assmnts- Debt Service (B-2)	275,530	-	0.00%	-
Special Assmnts- Discounts	(29,170)	(3,418)	11.72%	(3,418)
<b>TOTAL REVENUES</b>	<b>1,547,791</b>	<b>92,345</b>	<b>5.97%</b>	<b>87,167</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	14,585	1,637	11.22%	1,637
<b>Total Administration</b>	<b>14,585</b>	<b>1,637</b>	<b>11.22%</b>	<b>1,637</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement A-1	425,000	-	0.00%	-
Principal Debt Retirement A-2	423,474	-	0.00%	-
Interest Expense Series A-1	369,644	190,995	51.67%	190,995
Interest Expense Series A-2	535,095	-	0.00%	-
Interest Expense Series B-2	275,550	-	0.00%	-
<b>Total Debt Service</b>	<b>2,028,763</b>	<b>190,995</b>	<b>9.41%</b>	<b>190,995</b>
<b>TOTAL EXPENDITURES</b>	<b>2,043,348</b>	<b>192,632</b>	<b>9.43%</b>	<b>192,632</b>
Excess (deficiency) of revenues Over (under) expenditures	(495,557)	(100,287)	20.24%	(105,465)
Net change in fund balance	\$ (495,557)	\$ (100,287)	20.24%	\$ (105,465)
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>(2,262,709)</b>	<b>(2,262,709)</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ (2,758,266)</b>	<b>\$ (2,362,996)</b>		

**SOUTH BAY**  
**Community Development District**

**Supporting Schedules**

**November 30, 2025**

**SOUTH BAY**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Non-Ad Valorem Special Assessments - Hillsborough County Tax Collector**  
**(Monthly Collection Distributions)**  
**For the Fiscal Year Ending September 30, 2026**

					ALLOCATION		
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Debt Service Fund	
Assessments Levied FY 2026				1,589,717 100.00%	749,798 47.17%	839,919 52.83%	
11/07/25	\$ 22,509	\$ 972	\$ 459	\$ 23,940	\$ 11,291	\$ 12,649	
11/14/25	47,640	2,026	972	50,637	23,883	26,754	
11/21/25	81,650	3,472	1,666	86,788	40,934	45,854	
<b>TOTAL</b>	<b>\$ 151,799</b>	<b>\$ 6,469</b>	<b>\$ 3,098</b>	<b>\$ 161,365</b>	<b>\$ 76,109</b>	<b>\$ 85,257</b>	
% COLLECTED				10%	10%	10%	
<b>TOTAL OUTSTANDING</b>				<b>\$ 1,428,352</b>	<b>\$ 673,689</b>	<b>\$ 754,663</b>	

**SOUTH BAY**

Community Development District

**Cash and Investment Report***November 30, 2025*

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
<b>GENERAL FUND</b>				
Checking Account - Operating	Valley National Bank	Government Checking	3.83%	\$ 1,231,918
Money Market Account	BankUnited	PF Relationship Priced MMA	3.60%	588,637
		<b>Subtotal</b>		<u>1,820,555</u>
<b>DEBT SERVICE AND CAPITAL PROJECTS FUNDS</b>				
Series 2005 Revenue	U.S. Bank	US Bank Money Market Account	3.77%	10,047
Series 2015-1 Reserve A-1	U.S. Bank	US Bank Money Market Account	3.77%	411,126
Series 2015-2 Reserve A-2	U.S. Bank	US Bank Money Market Account	3.77%	294,960
Series 2015-2 Reserve B-2	U.S. Bank	US Bank Money Market Account	3.77%	253,995
Series 2015-1 Revenue A-1	U.S. Bank	US Bank Money Market Account	3.77%	303,080
Series 2015-2 Revenue A-2	U.S. Bank	US Bank Money Market Account	3.77%	194,083
		<b>Subtotal</b>		<u>1,467,291</u>
		<b>Total</b>	<b>\$</b>	<u><u>3,287,846</u></u>

## South Bay CDD

**Statement Date** 11/30/2025

<b>G/L Account No. 101001 Balance</b>	1,231,918.23	<b>Statement Balance</b>	1,319,622.01
		<b>Outstanding Deposits</b>	495.58
<b>Positive Adjustments</b>	0.00		
		<b>Subtotal</b>	1,320,117.59
<b>Subtotal</b>	1,231,918.23	<b>Outstanding Checks</b>	-88,199.36
<b>Negative Adjustments</b>	0.00		
		<b>Ending Balance</b>	1,231,918.23
<b>Ending G/L Balance</b>	1,231,918.23		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
10/13/2025	Payment	1100	TOWNHOMES AT LITTLE HARBOR HOA, INC.	Payment of Invoice 000689			-279.35
10/14/2025	Payment	300048	VALLEY NATIONAL BANK	Inv: 0831-6871			-495.58
09/30/2025	Payment	DD176	VALLEY NATIONAL BANK	Payment of Invoice 000686			-495.58
11/14/2025	Payment	1105	RICHARD S METZ	Payment of Invoice 000706			-249.00
11/14/2025	Payment	100083	J MAC PROPERTY SERVICES	Inv: 25-126			-25,408.04
11/14/2025	Payment	100084	FISHKIND LITIGATION SERVICES	Inv: 1801			-7,500.00
11/21/2025	Payment	100087	RICHARD S METZ	Inv: SBCDD-10			-252.00
11/21/2025	Payment	100088	LERNER REPORTING SERVICES, INC	Inv: 383			-5,000.00
11/21/2025	Payment	100089	BOWMAN CONSULTING GROUP LTD	Inv: 522324			-2,468.25
11/21/2025	Payment	300057	REPUBLIC SERVICES - ACH	Inv: 0696-001313178			-2,912.11
11/25/2025	Payment	1107	US BANK C/O SOUTH BAY CDD	Payment of Invoice 000722			-43,139.45
Total Outstanding Checks							-88,199.36



## SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT

### Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(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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### **GENERAL FUND - 001**

**CHECK # 100082**

001	11/10/25	INFRAMARK LLC	161857	SEPT 2025 POSTAGE	Postage and Freight	541006-51301	\$8.88
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<b>Check Total</b>	<b>\$8.88</b>
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**CHECK # 100084**

001	11/14/25	FISHKIND LITIGATION SERVICES	1801	INDUSTRIAL LAND STUDY	Reserve - Other	568114-58100	\$7,500.00
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<b>Check Total</b>	<b>\$7,500.00</b>
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**CHECK # 100085**

001	11/14/25	PINE LAKE NURSERY	8544	NOV 2025 LIFT STATION AREA MAINT R&M- Gatehouse	546035-53901	\$753.76
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001	11/14/25	PINE LAKE NURSERY	8543	NOV 2025 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$8,177.45
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<b>Check Total</b>	<b>\$8,931.21</b>
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**CHECK # 100086**

001	11/18/25	INFRAMARK LLC	163580	NOV 2025 MGMT SVCS	ProfServ-Mgmt Consulting	531027-51201	\$4,287.17
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**Check Total** \$4,287.17

**CHECK # 100087**

001	11/21/25	RICHARD S METZ	SBCDD-10	CLOUD BASED SVC 7/1-9/30/25	Website Expense	549933-51301	\$252.00
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<b>Check Total</b>	<u>\$252.00</u>
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**CHECK # 100088**

001	11/21/25	LERNER REPORTING SERVICES, INC 383	ANNUAL DISCLOSURE FEE	ProfServ-Dissemination Agent	531012-51301	\$5,000.00
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**Check Total** \$5,000.00

**CHECK # 100089**

001	11/21/25	BOWMAN CONSULTING GROUP LTD	522324	SEPT 2025 FEES	ProfServ-Engineering	531013-51501	\$2,468.25
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**Check Total** \$2,468.25

**CHECK # 100090**

001	11/26/25	BUSINESS OBSERVER	25-03576H	SUPERVISOR WORKSHOP 12/8/25	Legal Advertising	548002-51301	\$50.31
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**Check Total** \$50.31

**CHECK # 1103**

001	11/07/25	RICHARD S METZ	SBCDD-08	CLOUD BASED SERVICE 1/1-3/1/25	Website Expense	549933-51301	\$249.00
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<b>Check Total</b>	<b>\$249.00</b>
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**CHECK # 1104**

001	11/14/25	JOHN ALDRICH	JA-111225	BOARD 11/12/25	Supervisor Fees	511100-51301	\$200.00
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**Check Total** \$200.00

## SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT

### Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # 1105</b>							
001	11/14/25	RICHARD S METZ	SBCDD-09	CLOUD BASED SERVICE 4/1-6/30/25	Website Expense	549933-51301	\$249.00
<b>Check Total</b>							<b>\$249.00</b>
<b>CHECK # 1106</b>							
001	11/21/25	US BANK C/O SOUTH BAY CDD	11192025-2015	Trsf Series 2015 DS Assessments	Due From Other Funds	131000	\$42,485.69
<b>Check Total</b>							<b>\$42,485.69</b>
<b>CHECK # 300053</b>							
001	11/06/25	REPUBLIC SERVICES - ACH	0696-001306378	11/1-11/30/25 2 WASTE CONTAINERS	Contracts-Solid Waste Services	534039-53901	\$2,897.69
<b>Check Total</b>							<b>\$2,897.69</b>
<b>CHECK # 300054</b>							
001	11/07/25	CHARTER COMMUNICATIONS - ACH	2806762102225	10/22-11/21/25	Telephone, Cable & Internet Service	541016-53901	\$170.00
<b>Check Total</b>							<b>\$170.00</b>
<b>CHECK # 300056</b>							
001	11/21/25	BOCC - ACH	1104257298	9/26-10/30/25 SVC	Utility - Water	543018-53301	\$670.82
<b>Check Total</b>							<b>\$670.82</b>
<b>CHECK # 300057</b>							
001	11/21/25	REPUBLIC SERVICES - ACH	0696-001313178	2 WASTE CONTAINERS	Contracts-Solid Waste Services	534039-51301	\$2,912.11
<b>Check Total</b>							<b>\$2,912.11</b>
<b>CHECK # 300058</b>							
001	11/21/25	TAMPA ELECTRIC	111725CH	8/22-9/22/25	R&M-Common Area	546016-51902	\$4,802.96
<b>Check Total</b>							<b>\$4,802.96</b>
<b>CHECK # 300059</b>							
001	11/25/25	VALLEY NATIONAL BANK	103125-6871	OCT 2025 PORTABLE RESTROOM	Contracts - Portable Restroom	543187-53901	\$495.58
<b>Check Total</b>							<b>\$495.58</b>
<b>CHECK # DD179</b>							
001	11/21/25	TAMPA ELECTRIC	1111725/2ACH	Invoice 000724	R&M-Common Area	546016-51902	\$71.89
<b>Check Total</b>							<b>\$71.89</b>
<b>Fund Total</b>							<b>\$83,702.56</b>

SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(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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**SERIES 2015 DEBT SERVICE FUND - 202**

**CHECK # 1107**

202	11/25/25	US BANK C/O SOUTH BAY CDD	11242025-2015	Trsf Series 2015 DS Assessments	Due From Other Funds	131000	\$43,139.45
<b>Check Total</b>							<u>\$43,139.45</u>
<b>Fund Total</b>							<u>\$43,139.45</u>

<b>Total Checks Paid</b>	<b>\$126,842.01</b>
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## South Bay Community Development District

Expenditure Report - General Fund  
For the Period(s) from Oct 01, 2025 to Nov 30, 2025  
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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### DEPARTMENT NAME: LEGISLATIVE

#### Account Name: P/R-Board of Supervisors

10/15/25	511001-51101-5000	JE000383		RECL JOHN ALDRICH BOARD 10/15/25		200.00
10/21/25	511001-51101-5000	ADP0021		ADP Wages		600.00
10/21/25	511001-51101-5000	ADP0021		ADP Wages		200.00
11/12/25	511001-51101-5000	JE000391		JOHN ALDRICH BOARD 11/12/25		200.00
11/14/25	511001-51101-5000	ADP0022		ADP Wages		600.00
11/14/25	511001-51101-5000	ADP0022		Payroll-Salary		200.00
<b>YTD Total</b>						<b>2,000.00</b>
<b>Annual Budget</b>						<b>\$12,000.00</b>
Amount Remaining / (Budget overage)						\$10,000.00
% of Budget						16.7%

#### Account Name: FICA Taxes

10/21/25	521001-51101-5000	ADP0021		ER FICA		61.20
11/14/25	521001-51101-5000	ADP0022		ER FICA		61.20
<b>YTD Total</b>						<b>122.40</b>
<b>Annual Budget</b>						<b>\$918.00</b>
Amount Remaining / (Budget overage)						\$795.60
% of Budget						13.3%

<b>Legislative Department Total:</b>	<b>\$2,122.40</b>
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### DEPARTMENT NAME: EXECUTIVE

#### Account Name: ProfServ-Mgmt Consulting

10/08/25	531027-51201-5000	160703	VENDOR	INFRAMARK LLC	OCT 2025 MGMT SVCS	4,287.16
11/11/25	531027-51201-5000	163580	VENDOR	INFRAMARK LLC	NOV 2025 MGMT SVCS	4,287.17
<b>YTD Total</b>						<b>8,574.33</b>
<b>Annual Budget</b>						<b>\$51,446.00</b>
Amount Remaining / (Budget overage)						\$42,871.67
% of Budget						16.7%

<b>Executive Department Total:</b>	<b>\$8,574.33</b>
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### DEPARTMENT NAME: FINANCIAL AND ADMINISTRATIVE

#### Account Name: ProfServ-Dissemination Agent

11/07/25	531012-51301-5000	383	VENDOR	LEARNER REPORTING SERVICES, INC	ANNUAL DISCLOSURE FEE	5,000.00
<b>YTD Total</b>						<b>5,000.00</b>
<b>Annual Budget</b>						<b>\$5,000.00</b>
Amount Remaining / (Budget overage)						\$0.00
% of Budget						100.0%

#### Account Name: Postage and Freight

11/25/25	541006-51301-5000	164579	VENDOR	INFRAMARK LLC	POSTAGE/WEBSITE	4.44
<b>YTD Total</b>						<b>4.44</b>
<b>Annual Budget</b>						<b>\$750.00</b>
Amount Remaining / (Budget overage)						\$745.56
% of Budget						0.6%

#### Account Name: Insurance - Risk Management

10/01/25	545003-51301-5000	PREPAID		RECL EGIS INSURANCE ADVISORS FY 2026 POLICY		15,479.00
<b>YTD Total</b>						<b>15,479.00</b>
<b>Annual Budget</b>						<b>\$19,200.00</b>
Amount Remaining / (Budget overage)						\$3,721.00
% of Budget						80.6%

# South Bay Community Development District

Expenditure Report - General Fund  
For the Period(s) from Oct 01, 2025 to Nov 30, 2025  
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
<b>Account Name: Legal Advertising</b>						
11/20/25	548002-51301-5000	25-03576H	VENDOR	BUSINESS OBSERVER	SUPERVISOR WORKSHOP 12/8/25	50.31
						<b>YTD Total</b> 50.31
						<b>Annual Budget</b> \$2,477.00
						Amount Remaining / (Budget overage) \$2,426.69
						% of Budget 2.0%
<b>Account Name: Misc-Assessment Collection Cost</b>						
11/07/25	549070-51301-5000	ASSESSMENTS			HILLSBOROUGH TX COLLECTOR-CURRENT 10/1-10/31/25	216.66
11/14/25	549070-51301-5000	ASSESSMENTS			HILLSBOROUGH TX COLLECTOR-CURRENT 11/1-11/09/25	458.56
11/21/25	549070-51301-5000	ASSESSMENTS			HILLSBOROUGH TX COLLECTOR-CURRENT 11/10-11/16/25	785.93
						<b>YTD Total</b> 1,461.15
						<b>Annual Budget</b> \$13,854.00
						Amount Remaining / (Budget overage) \$12,392.85
						% of Budget 10.5%
<b>Account Name: Website Expense</b>						
11/07/25	549933-51301-5000	SBCDD-09	VENDOR	RICHARD S METZ	CLOUD BASED SERVICE 4/1-6/30/25	249.00
11/10/25	549933-51301-5000	SBCDD-10	VENDOR	RICHARD S METZ	CLOUD BASED SVC 7/1-9/30/25	252.00
11/25/25	549933-51301-5000	164579	VENDOR	INFRAMARK LLC	POSTAGE/WEBSITE	26.67
						<b>YTD Total</b> 527.67
						<b>Annual Budget</b> \$0.00
						Amount Remaining / (Budget overage) (\$527.67)
						% of Budget n/a
<b>Account Name: Annual District Filing Fee</b>						
10/12/25	554007-51301-5000	92830	VENDOR	FLORIDA COMMERCE	ANNUAL FILING FEE	175.00
						<b>YTD Total</b> 175.00
						<b>Annual Budget</b> \$175.00
						Amount Remaining / (Budget overage) \$0.00
						% of Budget 100.0%
						<b>Financial And Administrative Department Total:</b> \$22,697.57

## DEPARTMENT NAME: LEGAL COUNSEL

<b>Account Name: ProfServ-Legal Services</b>						
10/31/25	531023-51401-5000	OCT 2025			ACCRUE GRAY ROBINSON INV 11322931 SEPT 2025	18,310.83
10/31/25	531023-51401-5000	OCT 2025			ACCRUE GRAY ROBINSON INV 11322931 SEPT 2025	(18,310.83)
11/10/25	531023-51401-5000	11328108	VENDOR	GRAY ROBINSON P.A.	OCT 2025 SVCS	20,300.00
						<b>YTD Total</b> 20,300.00
						<b>Annual Budget</b> \$66,000.00
						Amount Remaining / (Budget overage) \$45,700.00
						% of Budget 30.8%
						<b>Legal Counsel Department Total:</b> \$20,300.00

## DEPARTMENT NAME: ELECTRIC UTILITY SERVICES

<b>Account Name: Utility - General</b>						
10/01/25	543001-53100-5000	AUG 2025			ACCRUE TECO	(4,900.00)
10/01/25	543001-53100-5000	SEPT 2025			ACCRUE TECO	(4,900.00)
10/07/25	543001-53100-5000	JE000394			RECL TAMPA ELECTRIC 9/23-10/21/25	71.89
10/27/25	543001-53100-5000	JE000393			RECL TAMPA ELECTRIC 8/22-9/22/25	4,802.96
10/31/25	543001-53100-5000	SEPT 2025			ACCRUE TECO	4,900.00
10/31/25	543001-53100-5000	AUG 2025			ACCRUE TECO	4,900.00
10/31/25	543001-53100-5000	OCT 2025			ACCRUE TECO	4,900.00
10/31/25	543001-53100-5000	OCT 2025			ACCRUE TECO	(4,900.00)
11/30/25	543001-53100-5000	NOV 2025			REVERSE ACCRUE TECO	4,900.00
11/30/25	543001-53100-5000	NOV 2025			REVERSE ACCRUE TECO	(4,900.00)
11/30/25	543001-53100-5000	NOV 2025			ACCRUE TECO	4,900.00
						<b>YTD Total</b> 9,774.85
						<b>Annual Budget</b> \$71,500.00

## South Bay Community Development District

Expenditure Report - General Fund  
For the Period(s) from Oct 01, 2025 to Nov 30, 2025  
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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Amount Remaining / (Budget overage) \$61,725.15  
% of Budget 13.7%

**Electric Utility Services Department Total: \$9,774.85**

### DEPARTMENT NAME: WATER UTILITY SERVICES

#### Account Name: Utility - Water

10/01/25	543018-53301-5000	SEPT 2025			ACCRUE BOCC	(620.00)
10/31/25	543018-53301-5000	SEPT 2025			ACCRUE BOCC	620.00
10/31/25	543018-53301-5000	OCT 2025			ACCRUE BOCC	620.00
10/31/25	543018-53301-5000	1104257298	VENDOR	BOCC - ACH	9/26-10/30/25 SVC	670.82
10/31/25	543018-53301-5000	OCT 2025			REVERSE ACCRUE BOCC	(620.00)
11/30/25	543018-53301-5000	NOV 2025			REVERSE ACCRUE BOCC	670.00
11/30/25	543018-53301-5000	NOV 2025			REVERSE ACCRUE BOCC	(670.00)
11/30/25	543018-53301-5000	NOV 2025			ACCRUE BOCC	670.00

YTD Total 1,340.82  
Annual Budget \$45,000.00  
Amount Remaining / (Budget overage) \$43,659.18  
% of Budget 3.0%

**Water Utility Services Department Total: \$1,340.82**

### DEPARTMENT NAME: FIELD

#### Account Name: Contracts-Solid Waste Services

11/01/25	534039-53901-5000	0696-001306378	VENDOR	REPUBLIC SERVICES - ACH	11/1-11/30/25 2 WASTE CONTAINERS	2,897.69
11/19/25	534039-53901-5000	JE000392			REPUBLIC SERVICES - ACH 2 WASTE CONTAINERS	2,912.11

YTD Total 5,809.80  
Annual Budget \$26,565.00  
Amount Remaining / (Budget overage) \$20,755.20  
% of Budget 21.9%

#### Account Name: Contracts-Landscape

10/01/25	534050-53901-5000	8297	VENDOR	PINE LAKE NURSERY	OCT 2025 LANDSCAPE MAINT	8,177.45
11/01/25	534050-53901-5000	8543	VENDOR	PINE LAKE NURSERY	NOV 2025 LANDSCAPE MAINT	8,177.45

YTD Total 16,354.90  
Annual Budget \$121,575.00  
Amount Remaining / (Budget overage) \$105,220.10  
% of Budget 13.5%

#### Account Name: Telephone, Cable & Internet Service

10/01/25	541016-53901-5000	2806762092225	VENDOR	CHARTER COMMUNICATIONS - ACH	09/22-10/21/25	170.00
11/01/25	541016-53901-5000	2806762102225	VENDOR	CHARTER COMMUNICATIONS - ACH	10/22-11/21/25	170.00

YTD Total 340.00  
Annual Budget \$1,980.00  
Amount Remaining / (Budget overage) \$1,640.00  
% of Budget 17.2%

#### Account Name: Contracts - Portable Restroom

10/31/25	543187-53901-5000	103125-6871	VENDOR	VALLEY NATIONAL BANK	OCT 2025 PORTABLE RESTROOM	495.58
11/30/25	543187-53901-5000	NOV 2025			ACCRUE VALLEY NAT'L BANK, PORTABLE RESTROOM RENTAL	495.58

YTD Total 991.16  
Annual Budget \$6,237.00  
Amount Remaining / (Budget overage) \$5,245.84  
% of Budget 15.9%

#### Account Name: R&M-Gatehouse

10/01/25	546035-53901-5000	8298	VENDOR	PINE LAKE NURSERY	OCT 2025 LIFT STATION MAINT	753.76
10/31/25	546035-53901-5000	8544	VENDOR	PINE LAKE NURSERY	NOV 2025 LIFT STATION AREA MAINT	753.76
10/31/25	546035-53901-5000	PREPAID			PINE LAKE NURSERY NOV 2025 LIFT STATION AREA MAINT	(753.76)
11/01/25	546035-53901-5000	PREPAID			PINE LAKE NURSERY NOV 2025 LIFT STATION AREA MAINT	753.76

YTD Total 1,507.52  
Annual Budget \$5,750.00

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**South Bay Community Development District**  
Expenditure Report - General Fund  
For the Period(s) from Oct 01, 2025 to Nov 30, 2025  
(Sorted by Department)

Posting				Trans.				
Date	Account #	Document #	Type		Vendor Name	Description	Amount	

TOTAL EXPENDITURES & OTHER FINANCING USES:	\$148,470.02
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## South Bay Community Development District

Expenditure Report - Series 2015 Debt Service Fund

For the Period(s) from Oct 01, 2025 to Nov 30, 2025

(Sorted by Department)

Posting			Trans.			
Date	Account #	Document #	Type	Vendor Name	Description	Amount

### DEPARTMENT NAME: FINANCIAL AND ADMINISTRATIVE

#### **Account Name: Misc-Assessment Collection Cost**

11/07/25	549070-51301-5000	ASSESSMENTS		HILLSBOROUGH TX COLLECTOR-CURRENT	10/1-10/31/25	242.71
11/14/25	549070-51301-5000	ASSESSMENTS		HILLSBOROUGH TX COLLECTOR-CURRENT	11/1-11/09/25	513.68
11/21/25	549070-51301-5000	ASSESSMENTS		HILLSBOROUGH TX COLLECTOR-CURRENT	11/10-11/16/25	880.39

**YTD Total** 1,636.78

**Annual Budget** \$14,585.00

*Amount Remaining / (Budget overage)* \$12,948.22

*% of Budget* 11.2%

<b>Financial And Administrative Department Total:</b>	<b>\$1,636.78</b>
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### DEPARTMENT NAME: DEBT SERVICE PAYMENTS

#### **Account Name: Interest Expense Series A-1**

11/03/25	572010-51701-5000	INT PAYMENT		INTEREST PAYMENT	11/03/25	190,995.00
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**YTD Total** 190,995.00

**Annual Budget** \$369,644.00

*Amount Remaining / (Budget overage)* \$178,649.00

*% of Budget* 51.7%

<b>Debt Service Payments Department Total:</b>	<b>\$190,995.00</b>
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<b>TOTAL EXPENDITURES &amp; OTHER FINANCING USES:</b>	<b>\$192,631.78</b>
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