



South Bay Community Development District

January 14, 2026

Agenda Package

TEAMS MEETING INFORMATION

[**Join the meeting now**](#)

Meeting ID: 244 419 361 594 6

Passcode: Ez7wm9hm

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



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 Inguzano, District Accountant
 Tabitha Blackwelder, Administrative Assistant

Meeting Agenda

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

- 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 14th day of January, 2026

Chairman / Vice Chair

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.

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. 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 2nd 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**

1 The workshop of the Board of Supervisors of the South Bay Community Development District
2 was held Wednesday, December 8, 2025, at 1:00 p.m. at the POA Meeting Room, 611 Destiny Dr,
3 Ruskin, Florida 33570.

4

5 Present and constituting a quorum were:

6	Ian Brown	Chairperson
7	Scott Campbell	Vice Chairperson
8	Stephen Herrera	Assistant Secretary
9	Mary Madden	Assistant Secretary
10	John Aldrich	Assistant Secretary

11

12 Also present, either in person or via Teams Communications, were:

13	Christina Newsome	District Manager
14	David Smith	District Counsel
15	Kristen Gray	District Counsel
16	Nikki Day	District Council
17	Anthony Solo	ASOLO (via phone)
18	Sabrina Escobar	ASOLO (via phone)
19	Hank Fishkind	Fishkind
20	Residents and Members of the Public	

21

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

25

26 **FIRST ORDER OF BUSINESS**

Call to Order and Roll Call

27 Ms. Newsome called the workshop to order

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

32

33 **SECOND ORDER OF BUSINESS**

Audience Comments

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

South Bay CDD December 8, 2025, Workshop

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

38

39 THIRD ORDER OF BUSINESS Business Items

40 A. ASOLO Unsolicited Public Private Partnership Proposal

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

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

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

48

49 FOURTH ORDER OF BUSINESS Supervisor Request

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

53

54 FIFTH ORDER OF BUSINESS Adjournment

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

56

57

58 Secretary / Assistant Secretary Chairperson / Vice Chairperson

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

1 The regular meeting of the Board of Supervisors of the South Bay Community Development
2 District was held Wednesday, December 10, 2025, at 1:00 p.m. at the POA Meeting Room, 611
3 Destiny Dr, Ruskin, Florida 33570.

4

5 Present and constituting a quorum were:

6	Ian Brown	Chairperson
7	Scott Campbell	Vice Chairperson
8	Stephen Herrera	Assistant Secretary
9	Mary Madden	Assistant Secretary
10	John Aldrich	Assistant Secretary

11

12 Also present, either in person or via Teams Communications, were:

13	Christina Newsome	District Manager
14	David Smith	District Counsel
15	Kristen Gray	District Counsel
16	Nikki Day	District Counsel
17	Richard Brylanski	District Engineer
18	Sergio Inguanzo	District Accountant
19	Jennifer Goldyn	Regional Director
20	Anthony Solo	ASOLO (via phone)
21	Sabrina Escobar	ASOLO (via phone)
22	John	Landscape, Pine Lake
23	Epifanio Carvajal	Landscape, Pine Lake
24	Connor	Landscape, Pine Lake
25	Residents and Members of the Public	

26

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

30

31 **FIRST ORDER OF BUSINESS** **Call to Order and Roll Call**
32 Ms. Newsome called the meeting to order, and a quorum was established.

33

34 **SECOND ORDER OF BUSINESS** **Motion to Approve Agenda**
35 The Board approved the December 10, 2025, meeting agenda as presented.

36

37

38

South Bay CDD December 10, 2025 Meeting

39 **THIRD ORDER OF BUSINESS** **Audience Comments**
40 All audience comments not related to the PPP process were regarding the accessibility of the
41 meetings online meeting link.

42
43 **FOURTH ORDER OF BUSINESS** **Staff Report**
44 **A. District Accountant**
45 Mr. Inguzano provided the Board with his accounting report and answered the Board's
46 questions.

47
48 **B. Landscape Report**
49 Mr. Carvajal presented his report to the Board and answered the Board's questions. The Board
50 commented on the proposals on the agenda and the area behind the dumpster needing additional
51 maintenance.

52
53 **C. District Engineer**
54 Mr. Brylanski presented his report to the Board and answered the Board's questions.

56 i. **Consideration of Bowman Proposal**

57 On MOTION by Mr. Brown seconded by Mr. Aldrich, with all in

58 favor, motion to accept the Bowman Proposal was approved. 5-0

60 **ii. Update on Buoy Permit**
61 The permit is currently under review with Florida Fish and Wildlife and awaiting their
62 approval.

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

**SOUTH BAY
Community Development District**

Financial Report

November 30, 2025

(unaudited)

Prepared by



SOUTH BAYCommunity Development District

Table of Contents

<u>FINANCIAL STATEMENTS</u>		Page #
Balance Sheet - All Funds	.....	1
Statement of Revenues, Expenditures and Changes in Fund Balance		
General Fund	.....	2 - 4
Debt Service Fund	.....	5 - 6
<u>SUPPORTING SCHEDULES</u>		
Non-Ad Valorem Special Assessments Schedule	.....	7
Cash and Investment Report	.....	8
Bank Reconciliation	.....	9
Payment Register by Fund	.....	10 - 12

**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
ASSETS				
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
TOTAL ASSETS	\$ 2,695,437	\$ 10,047	\$ 1,500,383	\$ 4,205,867
LIABILITIES				
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
TOTAL LIABILITIES	41,465	1,271,776	3,863,379	5,176,620
FUND BALANCES				
Nonspendable:				
Deposits	5,000	-	-	5,000
Assigned to:				
Operating Reserves	221,191	-	-	221,191
Reserves - Bulkheads	176,040	-	-	176,040
Reserves - Other	950,875	-	-	950,875
Unassigned:	1,300,866	(1,261,729)	(2,362,996)	(2,323,859)
TOTAL FUND BALANCES	\$ 2,653,972	\$ (1,261,729)	\$ (2,362,996)	\$ (970,753)
TOTAL LIABILITIES & FUND BALANCES	\$ 2,695,437	\$ 10,047	\$ 1,500,383	\$ 4,205,867

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
<u>REVENUES</u>				
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)
TOTAL REVENUES	1,894,196	963,889	50.89%	952,284
<u>EXPENDITURES</u>				
<u>Administration</u>				
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%	-
Total Administration	293,423	53,693	18.30%	32,691

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
<u>Maintenance</u>				
Stormwater Assessment	5,000	-	0.00%	-
R&M-Sidewalks	25,000	-	0.00%	-
R&M-Stormwater Inlet Cleaning	50,000	-	0.00%	-
Total Maintenance	80,000	-	0.00%	-
<u>Electric Utility Services</u>				
Utility - General	71,500	9,775	13.67%	4,900
Total Electric Utility Services	71,500	9,775	13.67%	4,900
<u>Water Utility Services</u>				
Utility - Water	45,000	1,341	2.98%	670
Total Water Utility Services	45,000	1,341	2.98%	670
<u>Field</u>				
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%	-
Total Field	339,077	25,004	7.37%	15,407
<u>Parking Facilities</u>				
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
Total Parking Facilities	315,196	50,877	16.14%	25,408

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
<u>Reserves</u>				
Reserve - Other	700,000	7,779	1.11%	-
Reserve - Seawall	50,000	-	0.00%	-
Total Reserves	750,000	7,779	1.04%	-
TOTAL EXPENDITURES & RESERVES	1,894,196	148,469	7.84%	79,076
Excess (deficiency) of revenues				
Over (under) expenditures	-	815,420	0.00%	873,208
Net change in fund balance	\$ -	\$ 815,420	0.00%	\$ 873,208
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,838,552	1,838,552		
FUND BALANCE, ENDING	\$ 1,838,552	\$ 2,653,972		

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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 65	0.00%	\$ 33
TOTAL REVENUES	-	65	0.00%	33
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	0.00%	-
Excess (deficiency) of revenues				
Over (under) expenditures		65	0.00%	33
Net change in fund balance	\$ -	\$ 65	0.00%	\$ 33
FUND BALANCE, BEGINNING (OCT 1, 2025)	-	(1,261,794)		
FUND BALANCE, ENDING	\$ -	\$ (1,261,729)		

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
<u>REVENUES</u>				
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)
TOTAL REVENUES	1,547,791	92,345	5.97%	87,167
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	14,585	1,637	11.22%	1,637
Total Administration	14,585	1,637	11.22%	1,637
<u>Debt Service</u>				
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%	-
Total Debt Service	2,028,763	190,995	9.41%	190,995
TOTAL EXPENDITURES	2,043,348	192,632	9.43%	192,632
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)
FUND BALANCE, BEGINNING (OCT 1, 2025)	(2,262,709)	(2,262,709)		
FUND BALANCE, ENDING	\$ (2,758,266)	\$ (2,362,996)		

**SOUTH BAY
Community Development District**

Supporting Schedules

November 30, 2025

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

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION	
					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
TOTAL	\$ 151,799	\$ 6,469	\$ 3,098	\$ 161,365	\$ 76,109	\$ 85,257
% COLLECTED				10%	10%	10%
TOTAL OUTSTANDING				\$ 1,428,352	\$ 673,689	\$ 754,663

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>
GENERAL FUND				
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
			Subtotal	<u>1,820,555</u>
DEBT SERVICE AND CAPITAL PROJECTS FUNDS				
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
			Subtotal	<u>1,467,291</u>
			Total	<u>\$ 3,287,846</u>

Bank Account Statement

South Bay CDD

Thursday, December 11, 2025

Page 1

SINGUANZO2

Bank Account No. 1201

Statement No. 11-25

Statement Date

11/30/2025

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

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
----------	------	-------	-------------	---------------------	--------------------------	---------------	-------------

GENERAL FUND - 001**CHECK # 100082**

001	11/10/25	INFRAMARK LLC	161857	SEPT 2025 POSTAGE	Postage and Freight	541006-51301	\$8.88
						Check Total	\$8.88

CHECK # 100084

001	11/14/25	FISHKIND LITIGATION SERVICES	1801	INDUSTRIAL LAND STUDY	Reserve - Other	568114-58100	\$7,500.00
						Check Total	\$7,500.00

CHECK # 100085

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

CHECK # 100086

001	11/18/25	INFRAMARK LLC	163580	NOV 2025 MGMT SVCS	ProfServ-Mgmt Consulting	531027-51201	\$4,287.17
						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
						Check Total	\$252.00

CHECK # 100088

001	11/21/25	LERNER REPORTING SERVICES, INC 383		ANNUAL DISCLOSURE FEE	ProfServ-Dissemination Agent	531012-51301	\$5,000.00
						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
						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
						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
						Check Total	\$249.00

CHECK # 1104

001	11/14/25	JOHN ALDRICH	JA-111225	BOARD 11/12/25	Supervisor Fees	511100-51301	\$200.00
						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
CHECK # 1105							
001	11/14/25	RICHARD S METZ	SBCDD-09	CLOUD BASED SERVICE 4/1-6/30/25	Website Expense	549933-51301	\$249.00
Check Total <u>\$249.00</u>							
CHECK # 1106							
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
Check Total <u>\$42,485.69</u>							
CHECK # 300053							
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
Check Total <u>\$2,897.69</u>							
CHECK # 300054							
001	11/07/25	CHARTER COMMUNICATIONS - ACH	280676210225	10/22-11/21/25	Telephone, Cable & Internet Service	541016-53901	\$170.00
Check Total <u>\$170.00</u>							
CHECK # 300056							
001	11/21/25	BOCC - ACH	1104257298	9/26-10/30/25 SVC	Utility - Water	543018-53301	\$670.82
Check Total <u>\$670.82</u>							
CHECK # 300057							
001	11/21/25	REPUBLIC SERVICES - ACH	0696-001313178	2 WASTE CONTAINERS	Contracts-Solid Waste Services	534039-51301	\$2,912.11
Check Total <u>\$2,912.11</u>							
CHECK # 300058							
001	11/21/25	TAMPA ELECTRIC	111725CH	8/22-9/22/25	R&M-Common Area	546016-51902	\$4,802.96
Check Total <u>\$4,802.96</u>							
CHECK # 300059							
001	11/25/25	VALLEY NATIONAL BANK	103125-6871	OCT 2025 PORTABLE RESTROOM	Contracts - Portable Restroom	543187-53901	\$495.58
Check Total <u>\$495.58</u>							
CHECK # DD179							
001	11/21/25	TAMPA ELECTRIC	1111725/2ACH	Invoice 000724	R&M-Common Area	546016-51902	\$71.89
Check Total <u>\$71.89</u>							
Fund Total							<u>\$83,702.56</u>

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
----------	------	-------	-------------	---------------------	--------------------------	---------------	-------------

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
						Check Total	<u>\$43,139.45</u>
						Fund Total	<u>\$43,139.45</u>

Total Checks Paid	\$126,842.01
-------------------	--------------

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
--------------	-----------	------------	-------------	-------------	-------------	--------

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	
				YTD Total	2,000.00
				Annual Budget	\$12,000.00
				<i>Amount Remaining / (Budget overage)</i>	\$10,000.00
				<i>% of Budget</i>	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	
				YTD Total	122.40
				Annual Budget	\$918.00
				<i>Amount Remaining / (Budget overage)</i>	\$795.60
				<i>% of Budget</i>	13.3%

Legislative Department Total:	\$2,122.40
--------------------------------------	-------------------

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	
						YTD Total	8,574.33
						Annual Budget	\$51,446.00
						<i>Amount Remaining / (Budget overage)</i>	\$42,871.67
						<i>% of Budget</i>	16.7%

Executive Department Total:	\$8,574.33
------------------------------------	-------------------

DEPARTMENT NAME: FINANCIAL AND ADMINISTRATIVE**Account Name: ProfServ-Dissemination Agent**

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

Account Name: Postage and Freight

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

Account Name: Insurance - Risk Management

10/01/25	545003-51301-5000	PREPAID	RECL EGIS INSURANCE ADVISORS FY 2026 POLICY	15,479.00	
				YTD Total	15,479.00
				Annual Budget	\$19,200.00
				<i>Amount Remaining / (Budget overage)</i>	\$3,721.00
				<i>% of Budget</i>	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
Account Name: Legal Advertising						
11/20/25	548002-51301-5000	25-03576H	VENDOR	BUSINESS OBSERVER	SUPERVISOR WORKSHOP 12/8/25	50.31
					YTD Total	50.31
					Annual Budget	\$2,477.00
					<i>Amount Remaining / (Budget overage)</i>	\$2,426.69
					<i>% of Budget</i>	2.0%
Account Name: Misc-Assessment Collection Cost						
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
					YTD Total	1,461.15
					Annual Budget	\$13,854.00
					<i>Amount Remaining / (Budget overage)</i>	\$12,392.85
					<i>% of Budget</i>	10.5%
Account Name: Website Expense						
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
					YTD Total	527.67
					Annual Budget	\$0.00
					<i>Amount Remaining / (Budget overage)</i>	(\$527.67)
					<i>% of Budget</i>	n/a
Account Name: Annual District Filing Fee						
10/12/25	554007-51301-5000	92830	VENDOR	FLORIDA COMMERCE	ANNUAL FILING FEE	175.00
					YTD Total	175.00
					Annual Budget	\$175.00
					<i>Amount Remaining / (Budget overage)</i>	\$0.00
					<i>% of Budget</i>	100.0%
Financial And Administrative Department Total:						
\$22,697.57						
<hr/>						
DEPARTMENT NAME: LEGAL COUNSEL						
Account Name: ProfServ-Legal Services						
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	OCT 2025 SVCS	20,300.00	
					YTD Total	20,300.00
					Annual Budget	\$66,000.00
					<i>Amount Remaining / (Budget overage)</i>	\$45,700.00
					<i>% of Budget</i>	30.8%
Legal Counsel Department Total:						
\$20,300.00						
<hr/>						
DEPARTMENT NAME: ELECTRIC UTILITY SERVICES						
Account Name: Utility - General						
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	
					YTD Total	9,774.85
					Annual Budget	\$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
					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

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
					Amount Remaining / (Budget overage)	\$4,242.48
					% of Budget	26.2%
					Field Department Total:	\$25,003.38

DEPARTMENT NAME: PARKING FACILITIES**Account Name: Contracts-Parking**

10/06/25	534030-54500-5000	25-114	VENDOR	J MAC PROPERTY SERVICES	OCT 2025	1,083.00
11/03/25	534030-54500-5000	25-126	VENDOR	J MAC PROPERTY SERVICES	NOV 2025 SVCS	1,083.00
						YTD Total 2,166.00
						Annual Budget \$13,000.00

Amount Remaining / (Budget overage) \$10,834.00
 % of Budget 16.7%

Account Name: Contracts-Security Services

10/06/25	534037-54500-5000	25-114	VENDOR	J MAC PROPERTY SERVICES	OCT 2025	850.00
10/06/25	534037-54500-5000	25-114	VENDOR	J MAC PROPERTY SERVICES	OCT 2025	3,765.00
11/03/25	534037-54500-5000	25-126	VENDOR	J MAC PROPERTY SERVICES	NOV 2025 SVCS	850.00
11/03/25	534037-54500-5000	25-126	VENDOR	J MAC PROPERTY SERVICES	NOV 2025 SVCS	3,765.00
						YTD Total 9,230.00
						Annual Budget \$55,380.00

Amount Remaining / (Budget overage) \$46,150.00
 % of Budget 16.7%

Account Name: Contracts-Gates

10/06/25	534140-54500-5000	JE000384		RECL J MAC PROPERTY SVCS	OCT 2025	5,088.00
11/03/25	534140-54500-5000	25-126	VENDOR	J MAC PROPERTY SERVICES	NOV 2025 SVCS	5,088.00
						YTD Total 10,176.00
						Annual Budget \$65,856.00

Amount Remaining / (Budget overage) \$55,680.00
 % of Budget 15.5%

Account Name: Contracts-Material and Fuel

10/06/25	534187-54500-5000	25-114	VENDOR	J MAC PROPERTY SERVICES	OCT 2025	270.28
11/03/25	534187-54500-5000	25-126	VENDOR	J MAC PROPERTY SERVICES	NOV 2025 SVCS	209.04
						YTD Total 479.32
						Annual Budget \$6,500.00

Amount Remaining / (Budget overage) \$6,020.68
 % of Budget 7.4%

Account Name: Contracts-Security Enforcement

10/06/25	534362-54500-5000	25-114	VENDOR	J MAC PROPERTY SERVICES	OCT 2025	14,413.00
11/03/25	534362-54500-5000	25-126	VENDOR	J MAC PROPERTY SERVICES	NOV 2025 SVCS	14,413.00
						YTD Total 28,826.00
						Annual Budget \$172,960.00

Amount Remaining / (Budget overage) \$144,134.00
 % of Budget 16.7%

Parking Facilities Department Total: \$50,877.32

DEPARTMENT NAME: RESERVES**Account Name: Reserve - Other**

10/09/25	568114-58100-5000	101425-	VENDOR	TOWNHOMES AT LITTLE HARBOR HOA, INC.	Pressure Tank Reimbursement	279.35
10/31/25	568114-58100-5000	1801	VENDOR	FISHKIND LITIGATION SERVICES	INDUSTRIAL LAND STUDY	7,500.00
						YTD Total 7,779.35
						Annual Budget \$700,000.00

Amount Remaining / (Budget overage) \$692,220.65
 % of Budget 1.1%

Reserves Department Total: \$7,779.35

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
--------------	-----------	------------	-------------	-------------	-------------	--------

TOTAL EXPENDITURES & OTHER FINANCING USES:	\$148,470.02
--	--------------

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 Date	Account #	Document #	Trans. 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
				<i>Amount Remaining / (Budget overage)</i> \$12,948.22
				<i>% of Budget</i> 11.2%

Financial And Administrative Department Total:	\$1,636.78
--	-------------------

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
				YTD Total 190,995.00
				Annual Budget \$369,644.00
				<i>Amount Remaining / (Budget overage)</i> \$178,649.00
				<i>% of Budget</i> 51.7%

Debt Service Payments Department Total:	\$190,995.00
---	---------------------

TOTAL EXPENDITURES & OTHER FINANCING USES:	\$192,631.78
--	---------------------