Lakes by the Bay South

Community Development District

Proposed Budget
Fiscal Year 2027

Presented by:

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Lakes by the Bay South
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget Fiscal Year 2026	Actuals Through 3/31/26	Projected Next 6 Months	Projected Through 9/30/26	Proposed Budget Fiscal Year 2027
REVENUES:					
Special Assessments - Tax Roll	$ 1,794,376	$ 1,686,019	$ 108,358	$ 1,794,376	$ 2,056,006
Interest Income	75,000	40,799	35,699	76,498	75,000
Clubhouse Income	30,000	20,411	10,205	30,616	30,000
Other Income	-	33,872	-	33,872	-
Carry Forward Surplus	-	-	121,589	121,589	-
TOTAL REVENUES	**$ 1,899,376**	**$ 1,781,100**	**$ 275,851**	**$ 2,056,952**	**$ 2,161,006**
EXPENDITURES:					
General and Administrative					
Supervisor Fees	$ 12,000	$ 4,400	$ 6,000	$ 10,400	$ 12,000
FICA Taxes	918	337	459	796	918
Engineering	16,000	3,069	8,000	11,069	16,000
Attorney	47,000	12,553	17,574	30,126	38,000
Annual Audit	4,300	4,300	-	4,300	4,400
Assessment Roll Administration	2,000	2,000	-	2,000	2,000
Arbitrage Calculation	1,200	550	-	550	-
Dissemination Agent	5,500	2,750	2,750	5,500	5,500
Trustee Fees	7,500	-	7,500	7,500	7,500
Management Fees	72,491	36,246	36,246	72,491	77,566
Website Maintenance	3,600	1,800	1,800	3,600	3,600
Postage and Delivery	1,500	762	750	1,512	1,500
Insurance General Liability	16,918	15,470	-	15,470	17,017
Printing and Binding	750	11	11	23	-
Legal Advertising	1,500	-	1,250	1,250	1,500
Other Current Charges	1,000	468	500	968	1,000
Dues, Licenses and Subscriptions	175	175	-	175	175
TOTAL GENERAL AND ADMINISTRATIVE	**$ 194,352**	**$ 84,889**	**$ 82,840**	**$ 167,729**	**$ 188,676**

Lakes by the Bay South

Community Development District

Proposed Budget
General Fund

Description	Adopted Budget Fiscal Year 2026	Actuals Through 3/31/26	Projected Next 6 Months	Projected Through 9/30/26	Proposed Budget Fiscal Year 2027	
Operations and Maintenance						
Field Expenditures						
Field Management	$ 32,759	$ 16,380	$ 16,380	$ 32,759	$ 35,053	
Remote Gym and Entrance Road Video Surveillance (DML)	11,940	5,970	5,970	11,940	11,940	
General Maintenance	23,084	9,197	11,542	20,739	20,000	
Landscape Maintenance	186,001	93,001	93,000	186,001	186,001	
Landscape - Extra to Contract	50,000	12,563	37,437	50,000	50,000	
SFWMD Buffer Area Maintenance	-	28,602	70,000	98,602	68,400	1
Mulch	23,000	27,802	-	27,802	28,000	
Tree Trimming	60,000	129,951	-	129,951	74,306	
Lake Maintenance	9,600	4,954	4,800	9,754	9,600	
Contingency	20,000	-	10,000	10,000	20,000	
Pressure Washing	20,000	16,225	3,775	20,000	20,000	
Culvert Cleaning/Inspection	20,000	20,650	-	20,650	20,000	
Holiday Decorations	38,276	32,193	-	32,193	33,337	
Cleaning Reserve Area	48,280	86,761	-	86,761	88,657	2
Reserves	-	-	-	-	85,000	3
TOTAL FIELD EXPENDITURES	**$ 542,940**	**$ 484,247**	**$ 252,904**	**$ 737,151**	**$ 750,293**	
Security Gate Service Expenditures						
Security (DML)	$ 138,000	$ 69,000	$ 69,000	$ 138,000	$ 138,000	
Security - Roving Guard	10,000	-	5,000	5,000	6,000	
Enhanced Security	15,000	-	7,500	7,500	10,000	
Transponders	8,500	-	8,500	8,500	8,500	
Management Fees	24,000	12,000	12,000	24,000	24,000	
Gate Access System Repairs and Maintenance	46,000	17,640	23,000	40,640	46,000	
Guardhouse Repairs and Maintenance	5,000	-	5,000	5,000	5,000	
Electric	4,000	1,197	1,675	2,872	4,000	
Water	1,500	144	1,000	1,144	1,500	
Internet Service	5,000	2,489	2,500	4,989	5,000	
Janitorial Services	600	300	300	600	600	
TOTAL SECURITY GATE SERVICE EXPENDITURES	**$ 257,600**	**$ 102,770**	**$ 135,475**	**$ 238,245**	**$ 248,600**	

[1] This is a new account for FY2027. Please see Budget Narrative on page 6 for more information.

[2] Please see Budget Narrative on page 6 for more information explaining the line item increase.

[3] This is a new account for FY2027. Please see Budget Narrative on page 6 for more information.

Lakes by the Bay South

Community Development District

Proposed Budget
General Fund

Description	Adopted Budget Fiscal Year 2026	Actuals Through 3/31/26	Projected Next 6 Months	Projected Through 9/30/26	Proposed Budget Fiscal Year 2027	
Clubhouse Expenditures						
Alarm Monitoring	$ 1,200	$ 565	$ 540	$ 1,105	$ 1,200	
Pool Video and Clubhouse Exterior Camera Surveillance (DML)	23,340	10,950	12,390	23,340	23,340	
Security - Roving Guard	8,000	975	4,000	4,975	8,000	
Air Conditioning Maint Contract and Repairs	10,000	7,624	2,940	10,564	10,000	
Fitness Equipment Maintenance and Repairs	8,000	4,302	4,000	8,302	8,000	
Electric	42,000	11,099	22,197	33,296	39,000	
Property Insurance	53,968	50,824	-	50,824	48,301	
Flood Insurance	19,039	18,760	-	18,760	19,698	
Janitorial Maintenance	60,600	30,300	30,300	60,600	60,600	
Janitorial Supplies	6,000	2,609	3,000	5,609	6,000	
Landscape Maintenance	32,508	16,254	16,254	32,508	32,508	
Landscape Replacement	10,000	-	10,000	10,000	10,000	
Office Equipment Maintenance	2,000	834	1,000	1,834	2,000	
Management Fees	302,304	151,152	151,152	302,304	315,360	
Office Supplies/Clubhouse Supplies	7,500	1,819	3,750	5,569	7,500	
Pest Control	1,000	390	390	780	1,000	
Pool and Spa Maintenance	39,000	21,000	21,000	42,000	42,000	
Pool Repairs	20,000	29,459	5,000	34,459	25,000	
Repairs and Maintenance	60,000	11,600	30,000	41,600	50,000	
Special Events	60,000	54,332	30,000	84,332	70,000	
Cable/Internet	6,300	2,982	3,150	6,132	6,300	
Trash Collection	1,500	1,442	-	1,442	1,500	
Water and Sewer	25,000	27,666	12,500	40,166	25,000	
Window Cleaning/Pressure Cleaning	3,500	2,053	1,447	3,500	3,500	
Holiday Decorations	31,724	28,025	-	28,025	27,630	
Contingency	10,000	31,800	-	31,800	30,000	
Reserves	60,000	-	30,000	30,000	100,000	[4]
TOTAL CLUBHOUSE EXPENDITURES	**$ 904,483**	**$ 518,815**	**$ 395,011**	**$ 913,826**	**$ 973,437**	
TOTAL OPERATIONS AND MAINTENANCE	**$ 1,705,023**	**$ 1,105,833**	**$ 783,390**	**$ 1,889,223**	**$ 1,972,330**	
TOTAL EXPENDITURES	**$ 1,899,376**	**$ 1,190,722**	**$ 866,230**	**$ 2,056,952**	**$ 2,161,006**	
EXCESS REVENUES (EXPENDITURES)	**$ 0**	**$ 590,379**	**$ (590,379)**	**$ (0)**	**$ 0**	

[4] Please see Budget Narrative on page 8 for more information explaining the line item increase.

Lakes by the Bay South

Community Development District

Exhibit "A"

Allocation of Operating Reserve

DESCRIPTION	
Beginning Fund Balance - 10/1/25	$ 1,979,814
Net change in Fund Balance - Fiscal Year 2026	(121,589)
Total Funds Available (Estimated) - 9/30/26	**1,858,225**
ALLOCATION OF AVAILABLE FUNDS	
Funding for First Quarter Operating Expenses: [1]	(540,252)
Reserved for Field Capital Projects / Renewal and Replacement:	(422,810)
Reserved for Clubhouse Capital Projects / Renewal and Replacement:	(895,163)
Total Allocation of Available Funds	**(1,858,225)**
Total Unassigned (undesignated) Cash	**$ 0**

Notes

[1] Represents approximately 3 months of operating expenditures

Lakes by the Bay South

Community Development District

Budget Narrative

Fiscal Year 2027

REVENUES

Special Assessments - Tax Roll
The District will levy a non-ad valorem assessments on all sold and platted parcels within the District in order to pay for the operating expenditures during the fiscal year.

Interest Income
The District earns interest on the monthly average collected balance for each of its investment accounts.

Clubhouse Income
Revenue collected for purchasing annual memberships for residents and non-resident users, renting the clubhouse, virtual guard passes, etc.

Expenditures - General and Administrative

Supervisors Fees
Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated $200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 12 meetings.

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

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

Attorney
The District's attorney will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit
The District is required to conduct an annual audit of its financial records by an independent certified public accounting firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Assessment Roll Administration
GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local tax collector and financial advisory services.

Dissemination Agent
The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for unrated bond issues.

Trustee Fees
The District bonds will be held and administered by a Trustee. This represents the trustee's annual fee.

Management Fees
The District receives management, accounting and administrative services as part of a management agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the management agreement.

Website Maintenance
Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

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

Expenditures - General and Administrative (Continued)

Insurance General Liability
The District's general liability and public officials liability insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar community development districts.

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

Other Current Charges
This includes monthly bank charges and any other miscellaneous expenses that incur during the fiscal year.

Due, Licenses and Subscriptions
The District is required to pay an annual fee to the Department of Economic Opportunity Community Affairs for $175.

Expenditures – Field

Field Management
The District has contracted with Governmental Management Services for the supervision and on-site management of the District. Their responsibilities will include reviewing contracts and other maintenance related items.

Remote Gym and Entrance Road Video Surveillance (DML)
The District has contracted with DML for video surveillance of the gym and entrance road.

General Maintenance
General maintenance includes maintenance and repair work needed throughout the common area.

Landscaping Maintenance
The District has contracted with Tony's Nursery & Garden for its annual common area and secondary areas landscape maintenance.

Landscaping - Extra to Contract
Improvements and replacements of landscaping areas.

SFWMD Buffer Area Maintenance
Costs associated with the routine maintenance and management of buffer areas, as required by the South Florida Water Management District (SFWMD). Activities include vegetation management, mowing, invasive species control, debris removal, and other maintenance necessary to preserve and maintain regulatory compliance and proper stormwater management functions.

Mulch
Fall and spring replenishment of the mulched areas.

Tree Trimming
Annual trimming of all the District's trees.

Lake Maintenance
Lake management services includes monthly inspections and treatment of aquatic weeds, herbicide, and algae control and removal.

Contingency
This line item covers unexpected maintenance and repairs.

Pressure Washing
Pressure washing the sidewalks and entrance features.

Culvert Cleaning/Inspection
Annual storm drain cleaning for all storm drains throughout the District.

Holiday Decorations
The District has contracted with Light 'Er Up LLC for the annual holiday lighting of the District.

Cleaning Reserve Area
Costs associated with the cleanup and maintenance of the reserve area and the adjacent lake edge, including the removal of trees, vegetative debris, overgrown vegetation, grass, and trash. These activities help maintain the appearance, safety, accessibility, and environmental condition of the reserve area. The budgeted amount has increased from the prior fiscal year to address higher maintenance needs, including increased contractor costs, and the accumulation of vegetation and debris requiring more extensive

Reserves
Funds set aside for future capital repairs, replacements, and other major expenditures. The increase from the prior fiscal year is intended to strengthen reserve funding and address rising costs associated with future replacement and capital improvement needs.

Lakes by the Bay South

Community Development District

Budget Narrative

Fiscal Year 2027

Expenditures – Security Gate Service

Security (DML)
The District has a monitoring service agreement with DML for monitoring of the 88th - 93rd entrance and exit.

Security - Roving Guard
Delta Five Security provides security services as needed.

Enhanced Security
Will include enhanced security measures, including additional patrols, equipment replacement, any other security measure needed within the District.

Transponders
Cost for transponders that are sold to residents for admittance into the gate entrances.

Management Fees
Management fees incurred for overseeing the running of the guardhouse.

Gate Access System Repairs and Maintenance
Includes maintenance and repair work needed on the gates, gate access system, barrier arms, mechanical components, and related equipment.

Guardhouse Repairs and Maintenance
Includes maintenance and repair work needed on the guardhouse building.

Electric
Electricity for guardhouse and cameras.

Water
Water cost for the guardhouse.

Internet Service
Estimated cost of phone and internet for the guardhouse.

Janitorial Services
This is for janitorial services provided per contract by All Professional Cleaning LLC.

Expenditures – Clubhouse

Alarm Monitoring
This is the cost for monitoring of the alarm system (security and fire alarm) for the clubhouse.

Pool Video and Clubhouse Exterior Camera Surveillance (DML)
This is the cost for monitoring the exterior of the clubhouse and pool area via cameras.

Security - Roving Guard
Delta Five Security provides security services as needed.

Air Conditioning Maint Contract and Repairs
This line item is the estimated cost to maintain and repair the air conditioning system.

Fitness Equipment Maintenance and Repairs
This line item is the estimated cost to maintain and repair the fitness equipment.

Electric
Electricity for clubhouse and grounds.

Property Insurance
The District's property insurance is with Egis Insurance Advisors. Egis specializes in providing insurance coverage to governmental agencies.

Flood Insurance
Flood insurance for the District's property.

Janitorial Maintenance
This includes janitorial service and supplies provided per contract by All Professional Cleaning LLC.

Janitorial Supplies
Include additional janitorial supplies not provided by contract.

Expenditures – Clubhouse (Continued)

Janitorial Supplies
Include additional janitorial supplies not provided by contract.

Landscape Maintenance
Maintaining the lawn and plants around the clubhouse.

Landscape Replacement
Improvements and replacements of landscaping areas around the clubhouse.

Office Equipment Maintenance
Reflects the maintenance agreement for the copier plus any repairs to other office equipment.

Management Fees
Management fees incurred for management of the clubhouse.

Office Supplies/Clubhouse Supplies
Supplies to run clubhouse and clubhouse office.

Pest Control
Preventative maintenance for bugs and rodents.

Pool and Spa Maintenance
Cost to maintain the pool as well as perform any necessary repairs.

Pool Repairs
Cost to make repairs to the pool and spa.

Repairs and Maintenance
Items needed to repair and maintain the clubhouse.

Special Events
Expenses related to social events.

Cable/Internet
Estimated cost of cable TV and internet for the clubhouse.

Trash Collection
Cost of trash and recycling removal.

Water and Sewer
Water and sewer cost for the clubhouse.

Window Cleaning/Pressure Cleaning
Cost of window washing and pressure cleaning the paver area.

Holiday Decorations
The District has contracted for Light 'Er Up LLC for the annual holiday lighting of the District.

Contingency
Any unscheduled repairs and maintenance that the District should incur during the fiscal year.

Reserves
Funds set aside for future capital repairs, replacements, and other major expenditures. The increase from the prior fiscal year is intended to strengthen reserve funding and address rising costs associated with future replacement and capital improvement needs.

Lakes by the Bay South

Community Development District

Proposed Budget

Debt Service Series 2022 Special Assessment Refunding Bonds

Description	Adopted Budget Fiscal Year 2026	Actuals Through 3/31/26	Projected Next 6 Months	Projected Through 9/30/26	Proposed Budget Fiscal Year 2027
REVENUES:					
Special Assessments-On Roll	$ 1,382,295	$ 1,298,822	$ 83,473	$ 1,382,295	$ 1,382,295
Interest Earnings	-	14,124	3,500	17,624	-
Carry Forward Surplus [1]	517,834	-	508,066	508,066	514,093
TOTAL REVENUES	**$ 1,900,129**	**$ 1,312,946**	**$ 595,039**	**$ 1,907,986**	**$ 1,896,388**
EXPENDITURES:					
Interest - 11/1	$ 331,447	$ 331,447	$ -	$ 331,447	$ 317,375
Interest - 5/1	331,447	-	331,447	331,447	317,375
Principal - 5/1	731,000	-	731,000	731,000	760,000
TOTAL EXPENDITURES	**$ 1,393,893**	**$ 331,447**	**$ 1,062,447**	**$ 1,393,893**	**$ 1,394,750**
EXCESS REVENUES (EXPENDITURES)	**$ 506,236**	**$ 981,500**	**$ (467,407)**	**$ 514,093**	**$ 501,638**

[1] Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26	$302,745
	$302,745

Lakes by the Bay South

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2022 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/26	$ 17,218,000	3.850%	$ 731,000	$ 331,447	$ -
11/01/26	16,487,000	3.850%	-	317,375	1,379,821.25
05/01/27	16,487,000	3.850%	760,000	317,375	
11/01/27	15,727,000	3.850%	-	302,745	1,380,119.50
05/01/28	15,727,000	3.850%	788,000	302,745	
11/01/28	14,939,000	3.850%	-	287,576	1,378,320.50
05/01/29	14,939,000	3.850%	820,000	287,576	
11/01/29	14,119,000	3.850%	-	271,791	1,379,366.50
05/01/30	14,119,000	3.850%	852,000	271,791	
11/01/30	13,267,000	3.850%	-	255,390	1,379,180.50
05/01/31	13,267,000	3.850%	888,000	255,390	
11/01/31	12,379,000	3.850%	-	238,296	1,381,685.50
05/01/32	12,379,000	3.850%	923,000	238,296	
11/01/32	11,456,000	3.850%	-	220,528	1,381,823.75
05/01/33	11,456,000	3.850%	957,000	220,528	
11/01/33	10,499,000	3.850%	-	202,106	1,379,633.75
05/01/34	10,499,000	3.850%	995,000	202,106	
11/01/34	9,504,000	3.850%	-	182,952	1,380,057.75
05/01/35	9,504,000	3.850%	1,036,000	182,952	
11/01/35	8,468,000	3.850%	-	163,009	1,381,961.00
05/01/36	8,468,000	3.850%	1,077,000	163,009	
11/01/36	7,391,000	3.850%	-	142,277	1,382,285.75
05/01/37	7,391,000	3.850%	1,119,000	142,277	
11/01/37	6,272,000	3.850%	-	120,736	1,382,012.75
05/01/38	6,272,000	3.850%	1,161,000	120,736	
11/01/38	5,111,000	3.850%	-	98,387	1,380,122.75
05/01/39	5,111,000	3.850%	1,205,000	98,387	
11/01/39	3,906,000	3.850%	-	75,191	1,378,577.25
05/01/40	3,906,000	3.850%	1,252,000	75,191	
11/01/40	2,654,000	3.850%	-	51,090	1,378,280.00
05/01/41	2,654,000	3.850%	1,301,000	51,090	
11/01/41	1,353,000	3.850%	-	26,045	1,378,134.75
05/01/42	1,353,000	3.850%	1,353,000	26,045	1,379,045.25
Total			**$ 17,218,000**	**$ 6,242,429**	**$ 23,460,429**

Lakes by the Bay South

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Proposed Budget

Debt Service Series 2024 Special Assessment Revenue Refunding Bonds

Description	Adopted Budget Fiscal Year 2026	Actuals Through 3/31/26	Projected Next 6 Months	Projected Through 9/30/26	Proposed Budget Fiscal Year 2027
REVENUES:					
Special Assessments - Tax Roll	$ 1,097,122	$ 1,030,870	$ 66,252	$ 1,097,122	$ 1,097,122
Interest Income	1,000	10,197	2,700	12,897	1,000
Carry Forward Surplus [(1)]	300,786	-	312,007	312,007	317,026
TOTAL REVENUES	**$ 1,398,908**	**$ 1,041,066**	**$ 380,959**	**$ 1,422,026**	**$ 1,415,148**
EXPENDITURES:					
Interest - 11/1	$ 197,500	$ 197,500	$ -	$ 197,500	$ 179,750
Interest - 5/1	197,500	-	197,500	197,500	179,750
Principal - 5/1	710,000	-	710,000	710,000	750,000
TOTAL EXPENDITURES	**$ 1,105,000**	**$ 197,500**	**$ 907,500**	**$ 1,105,000**	**$ 1,109,500**
EXCESS REVENUES (EXPENDITURES)	**$ 293,908**	**$ 843,566**	**$ (526,541)**	**$ 317,026**	**$ 305,648**

[(1)] Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26	$161,000
	$161,000

Lakes by the Bay South

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2024 Special Assessment Revenue Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/26	$ 7,900,000	5.000%	$ 710,000	$ 197,500	$ -
11/01/26	7,190,000	5.000%		179,750	1,087,250.00
05/01/27	7,190,000	5.000%	750,000	179,750	
11/01/27	6,440,000	5.000%		161,000	1,090,750.00
05/01/28	6,440,000	5.000%	795,000	161,000	
11/01/28	5,645,000	5.000%		141,125	1,097,125.00
05/01/29	5,645,000	5.000%	835,000	141,125	
11/01/29	4,810,000	5.000%		120,250	1,096,375.00
05/01/30	4,810,000	5.000%	875,000	120,250	
11/01/30	3,935,000	5.000%		98,375	1,093,625.00
05/01/31	3,935,000	5.000%	920,000	98,375	
11/01/31	3,015,000	5.000%		75,375	1,093,750.00
05/01/32	3,015,000	5.000%	960,000	75,375	
11/01/32	2,055,000	5.000%		51,375	1,086,750.00
05/01/33	2,055,000	5.000%	1,010,000	51,375	
11/01/33	1,045,000	5.000%		26,125	1,087,500.00
05/01/34	1,045,000	5.000%	1,045,000	26,125	1,071,125.00
Total			**$ 7,900,000**	**$ 1,904,250**	**$ 9,804,250**

Lakes by the Bay South

Community Development District

Non-Ad Valorem Assessments Comparison

Neighborhood	O&M Units	O&M Clubhouse	Bond Units 2024	Bonds Units 2022	Annual Maintenance Assessments							Annual Debt Assessments					Total Assessed Per Unit		
					Fiscal Year 2027			**Fiscal Year 2026**				**Fiscal Year 2027**		**Fiscal Year 2026**			**Fiscal Year 2027**	**Fiscal Year 2026**	
					O&M	**Clubhouse**	**Total**	**O&M**	**Clubhouse**	**Total**	**Increase/ (Decrease)**	**Series 2024**	**Series 2022**	**Series 2024**	**Series 2022**	**Increase/ (Decrease)**	**Total Assessed Per Unit**	**Total Assessed Per Unit**	**Increase/ (Decrease)**
The Breakers	97	97	97	97	**$728.93**	**$242.60**	**$971.53**	$608.93	$242.60	$851.53	**$120.00**	**$510.27**	**$686.98**	$510.27	$686.98	**$0.00**	**$2,168.78**	$2,048.78	**$120.00**
The Enclave	204	204	204	204	**$728.93**	**$242.60**	**$971.53**	$608.93	$242.60	$851.53	**$120.00**	**$553.64**	**$686.98**	$553.64	$686.98	**$0.00**	**$2,212.15**	$2,092.15	**$120.00**
The Trellis	159	159	159	159	**$728.93**	**$242.60**	**$971.53**	$608.93	$242.60	$851.53	**$120.00**	**$375.89**	**$686.98**	$375.89	$686.98	**$0.00**	**$2,034.40**	$1,914.40	**$120.00**
The Courts	420	420	420	420	**$728.93**	**$242.60**	**$971.53**	$608.93	$242.60	$851.53	**$120.00**	**$398.01**	**$686.98**	$398.01	$686.98	**$0.00**	**$2,056.52**	$1,936.52	**$120.00**
The Reserve	98	98	98	98	**$728.93**	**$242.60**	**$971.53**	$608.93	$242.60	$851.53	**$120.00**	**$510.27**	**$686.98**	$510.27	$686.98	**$0.00**	**$2,168.78**	$2,048.78	**$120.00**
The Palms	224	224	224	224	**$728.93**	**$242.60**	**$971.53**	$608.93	$242.60	$851.53	**$120.00**	**$510.27**	**$686.98**	$510.27	$686.98	**$0.00**	**$2,168.78**	$2,048.78	**$120.00**
The Cove	269	269	269	269	**$728.93**	**$242.60**	**$971.53**	$608.93	$242.60	$851.53	**$120.00**	**$581.72**	**$686.98**	$581.72	$686.98	**$0.00**	**$2,240.23**	$2,120.23	**$120.00**
The Shores	227	227	227	227	**$728.93**	**$242.60**	**$971.53**	$608.93	$242.60	$851.53	**$120.00**	**$553.64**	**$686.98**	$553.64	$686.98	**$0.00**	**$2,212.15**	$2,092.15	**$120.00**
The Shores	179	0	179	179	**$605.92**	**$0.00**	**$605.92**	$485.92	$0.00	$485.92	**$120.00**	**$553.64**	**$7.81**	$553.64	$7.81	**$0.00**	**$1,167.37**	$1,047.37	**$120.00**
The Waterways	265	265	265	265	**$728.93**	**$242.60**	**$971.53**	$608.93	$242.60	$851.53	**$120.00**	**$510.27**	**$686.98**	$510.27	$686.98	**$0.00**	**$2,168.78**	$2,048.78	**$120.00**
The Tides	153	153	153	153	**$728.93**	**$242.60**	**$971.53**	$608.93	$242.60	$851.53	**$120.00**	**$553.64**	**$686.98**	$553.64	$686.98	**$0.00**	**$2,212.15**	$2,092.15	**$120.00**
Total	2295	2116	2295	2295															