

Lakes by the Bay South

Community Development District

*Adopted Budget
Fiscal Year 2025*

Presented by:



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

Description	Adopted Budget Fiscal Year 2024	Actuals Through 4/30/24	Projected Next 5 Months	Projected Through 9/30/24	Adopted Budget Fiscal Year 2025
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REVENUES:

Special Assessments - Tax Roll	\$ 1,711,461	\$ 1,660,373	\$ 51,088	\$ 1,711,461	\$ 1,711,461
Interest Income	2,500	59,008	42,148	101,156	75,000
Clubhouse Income	10,000	17,326	12,376	29,702	20,000
Other Income	-	5,667	-	5,667	-
TOTAL REVENUES	\$ 1,723,961	\$ 1,742,374	\$ 105,612	\$ 1,847,986	\$ 1,806,461

EXPENDITURES:

General and Administrative

Supervisor Fees	\$ 12,000	\$ 4,800	\$ 5,000	\$ 9,800	\$ 12,000
FICA Taxes	918	367	383	750	918
Engineering	5,000	-	2,500	2,500	5,000
Attorney	35,000	18,575	17,500	36,075	35,000
Annual Audit	4,900	4,900	-	4,900	4,200
Assessment Roll Administration	-	2,000	-	2,000	2,000
Arbitrage Calculation	1,200	600	600	1,200	1,200
Dissemination Agent	5,500	3,208	2,292	5,500	5,500
Trustee Fees	12,500	3,500	4,000	7,500	7,500
Management Fees	61,590	35,928	25,663	61,590	67,749
Website Maintenance	3,600	2,100	1,500	3,600	3,600
Postage and Delivery	1,200	914	653	1,567	1,700
Insurance General Liability	14,496	13,639	-	13,639	15,003
Printing and Binding	1,500	349	625	974	1,200
Legal Advertising	500	1,335	954	2,289	1,500
Other Current Charges	1,000	311	417	727	1,000
Office Supplies	500	-	-	-	-
Dues, Licenses and Subscriptions	175	175	-	175	175
TOTAL GENERAL AND ADMINISTRATIVE	\$ 161,579	\$ 92,701	\$ 62,085	\$ 154,787	\$ 165,245

Lakes by the Bay South

Community Development District

Adopted Budget

General Fund

Description	Adopted Budget Fiscal Year 2024	Actuals Through 4/30/24	Projected Next 5 Months	Projected Through 9/30/24	Adopted Budget Fiscal Year 2025
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Operations and Maintenance

Field Expenditures

Field Management	\$ 27,833	\$ 16,236	\$ 11,597	\$ 27,833	\$ 30,616
Security	14,700	8,575	6,125	14,700	14,700
General Maintenance	22,000	16,056	9,167	25,223	23,559
Landscape Maintenance	186,001	108,501	77,501	186,001	186,001
Landscape - Extra to Contract	50,000	23,365	16,689	40,054	50,000
Mulch	23,000	20,944	2,056	23,000	23,000
Tree Trimming	45,000	59,850	-	59,850	60,000
Lake Maintenance	9,600	5,600	4,000	9,600	9,600
Contingency	40,000	28,958	11,042	40,000	15,000
Pressure Washing	20,000	15,419	4,582	20,000	20,000
Culvert Cleaning/Inspection	20,000	52,270	-	52,270	20,000
Holiday Decorations	31,379	33,002	-	33,002	38,276
Cleaning Reserve Area	-	48,280	-	48,280	48,280

TOTAL FIELD EXPENDITURES	\$ 489,513	\$ 437,055	\$ 142,758	\$ 579,813	\$ 539,032
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Security Gate Service Expenditures

Security (DML)	\$ 138,000	\$ 80,500	\$ 57,500	\$ 138,000	\$ 138,000
Security - Roving Guard	12,000	-	5,000	5,000	10,000
Enhanced Security	40,000	-	15,000	15,000	15,000
Transponders	6,000	8,535	-	8,535	8,500
Management Fees	24,000	14,000	10,000	24,000	24,000
Gate Repairs and Maintenance	35,000	25,715	18,368	44,083	40,000
Building Repairs and Maintenance	5,000	4,375	625	5,000	5,000
Electric	5,000	1,943	1,388	3,332	5,000
Water	1,000	219	157	376	500
Phone and Internet Service	4,000	2,471	1,765	4,237	4,500
Computer, Equipment and Supplies	2,000	-	-	-	-
Janitorial Services	600	350	250	600	600

TOTAL SECURITY GATE SERVICE EXPENDITURES	\$ 272,600	\$ 138,109	\$ 110,053	\$ 248,162	\$ 251,100
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Lakes by the Bay South

Community Development District

Adopted Budget

General Fund

Description	Adopted Budget Fiscal Year 2024	Actuals Through 4/30/24	Projected Next 5 Months	Projected Through 9/30/24	Adopted Budget Fiscal Year 2025
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Clubhouse Expenditures

Alarm Monitoring	\$ 2,200	\$ 1,110	\$ 270	\$ 1,380	\$ 1,500
Club Exterior Camera Monitoring	-	720	3,600	4,320	8,640
Pool Monitoring	11,940	6,965	4,975	11,940	11,940
Security - Roving Guard	15,000	2,955	2,950	5,905	10,000
Air Conditioning Maint Contract and Repairs	12,000	5,556	3,968	9,524	12,000
Fitness Equipment Maintenance and Repairs	11,000	1,460	4,583	6,043	8,000
Electric	35,000	25,177	18,000	43,177	44,000
Property Insurance	48,659	48,522	-	48,522	54,830
Flood Insurance	19,653	17,583	-	17,583	19,250
Janitorial Maintenance	47,400	27,650	19,750	47,400	51,240
Janitorial Supplies	5,000	3,873	2,083	5,956	6,000
Landscape Maintenance	32,508	18,963	13,545	32,508	32,508
Landscape Replacement	10,000	-	10,000	10,000	10,000
Office Equipment Maintenance	2,000	979	686	1,666	2,000
Management Fees	279,420	161,980	115,700	277,680	289,752
Office Supplies/Clubhouse Supplies	10,000	2,210	4,167	6,377	7,500
Pest Control	1,000	455	325	780	1,000
Pool and Spa Maintenance	50,000	20,650	14,750	35,400	39,000
Pool Repairs	-	31,524	9,006	40,530	20,000
Repairs and Maintenance	60,000	33,352	25,000	58,352	60,000
Special Events	40,000	47,695	13,333	61,029	60,000
Cable/Internet	6,000	3,100	2,250	5,350	6,000
Trash Collection	1,000	1,122	-	1,122	1,200
Water and Sewer	23,000	3,594	16,856	20,450	21,000
Window Cleaning/Pressure Cleaning	10,000	3,558	-	3,558	3,500
Holiday Decorations	26,007	27,418	-	27,418	31,724
Contingency	15,000	-	13,500	13,500	13,500
Capital Reserve	26,482	32,551	-	32,551	25,000

TOTAL CLUBHOUSE EXPENDITURES	\$ 800,269	\$ 530,722	\$ 299,299	\$ 830,020	\$ 851,084
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TOTAL OPERATIONS AND MAINTENANCE	\$ 1,562,382	\$ 1,105,886	\$ 552,110	\$ 1,657,996	\$ 1,641,216
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TOTAL EXPENDITURES	\$ 1,723,961	\$ 1,198,588	\$ 614,195	\$ 1,812,783	\$ 1,806,461
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EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 543,786	\$ (508,582)	\$ 35,204	\$ (0)
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Lakes by the Bay South
Community Development District
Exhibit "A"
Allocation of Operating Reserve

DESCRIPTION

Beginning Fund Balance - 10/1/23	\$ 1,982,007
Net change in Fund Balance - Fiscal Year 2024	35,204
Total Funds Available (Estimated) - 9/30/24	2,017,211

ALLOCATION OF AVAILABLE FUNDS

Funding for First Quarter Operating Expenses: ⁽¹⁾	(451,615)
Reserved for Field Capital Projects / Renewal and Replacement:	(568,982)
Reserved for Clubhouse Capital Projects / Renewal and Replacement:	(996,613)
Total Allocation of Available Funds	(2,017,210)

Total Unassigned (undesignated) Cash	\$ 0
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Notes

⁽¹⁾ Represents approximately 3 months of operating expenditures

Lakes by the Bay South
Community Development District
Budget Narrative
Fiscal Year 2025

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.

Arbitrage Calculation

The District is required to annually have an arbitrage rebate calculation on the District's Series 2014 Special Assessment Revenue Bonds and Series 2022 Special Assessment Refunding Bonds. Currently the District has contracted Grau & Associates, an independent certified public accounting firm, to calculate the rebate liability and submit the reports to the District.

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.

Lakes by the Bay South
Community Development District
Budget Narrative
Fiscal Year 2025

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.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

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.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

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.

Security

The District has contracted with DML for video surveillance.

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.

Mulch

Fall and spring replenishment of the mulched areas.

Tree Trimming

Annual trimming of all the District's trees.

Lake Maintenance

Lake management services that includes monthly inspections and treatment of aquatic weeds and algae, 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

This include clean up of trees, debris, hedges, grass, regular trash on the edge of the lake by Reserve.

Lakes by the Bay South
Community Development District
Budget Narrative
Fiscal Year 2025

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 Repairs and Maintenance

Includes maintenance and repair work needed on the gates and related equipment.

Building 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.

Phone and 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.

Club Exterior Camera Monitoring

This is the cost for monitoring the exterior of the clubhouse via cameras.

Pool Monitoring

The District has contracted with Envera for the monitoring of the pool area.

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.

Lakes by the Bay South
Community Development District
Budget Narrative
Fiscal Year 2025

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.

Capital Reserve

Funds set aside for a future use to replace any capital item.

Lakes by the Bay South

Community Development District

Adopted Budget

Debt Service Series 2022 Special Assessment Refunding Bonds

Description	Adopted Budget Fiscal Year 2024	Actuals Through 4/30/24	Projected Next 5 Months	Projected Through 9/30/24	Adopted Budget Fiscal Year 2025
REVENUES:					
Special Assessments-On Roll	\$ 1,382,295	\$ 1,341,033	\$ 41,263	\$ 1,382,295	\$ 1,382,295
Interest Earnings	-	22,524	1,578	24,102	-
Carry Forward Surplus ⁽¹⁾	657,157	-	449,977	449,977	461,197
TOTAL REVENUES	\$ 2,039,453	\$ 1,363,556	\$ 492,818	\$ 1,856,374	\$ 1,843,493
EXPENDITURES:					
Interest - 11/1	\$ 358,089	\$ 358,089	-	\$ 358,089	\$ 345,018
Interest - 5/1	358,089	-	358,089	358,089	345,018
Principal - 5/1	679,000	-	679,000	679,000	705,000
TOTAL EXPENDITURES	\$ 1,395,177	\$ 358,089	\$ 1,037,089	\$ 1,395,177	\$ 1,395,036
EXCESS REVENUES (EXPENDITURES)	\$ 644,276	\$ 1,005,468	\$ (544,270)	\$ 461,197	\$ 448,457
⁽¹⁾ Carry Forward is Net of Reserve Requirement			Interest Due 11/1/25		\$331,446.50
					\$331,446.50

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
11/01/24	\$ 17,923,000	3.850%	\$ -	\$ 345,018	\$ 345,018
05/01/25	17,923,000	3.850%	705,000	345,018	
11/01/25	17,218,000	3.850%	-	331,447	1,381,464.25
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			\$ 17,923,000	\$ 7,263,911	\$ 25,186,911

Lakes by the Bay South Community Development District

Adopted Budget

Debt Service Series 2024 Special Assessment Revenue Refunding Bonds

Description	Adopted Budget Fiscal Year 2024	Actuals Through 4/30/24	Projected Next 5 Months	Projected Through 9/30/24	Adopted Budget Fiscal Year 2025
REVENUES:					
Special Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ 1,097,122
Interest Income	-	-	-	-	1,000
Carry Forward Surplus ⁽¹⁾	-	-	-	-	182,431
TOTAL REVENUES	\$ -	\$ -	\$ -	\$ -	\$ 1,280,553
EXPENDITURES:					
Interest - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 182,431
Interest - 5/1	-	-	-	-	214,625
Principal - 5/1	-	-	-	-	685,000
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ 1,082,056
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ -	\$ -	\$ -	\$ 198,497

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25	\$197,500.00
	\$197,500.00

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
11/01/24	\$ 8,585,000	5.000%	\$ -	\$ 182,431	\$ 182,431
05/01/25	8,585,000	5.000%	685,000	214,625	
11/01/25	7,900,000	5.000%		197,500	1,097,125.00
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			\$ 8,585,000	\$ 2,498,806	\$ 11,083,806

Lakes by the Bay South
Community Development District
Non-Ad Valorem Assessments Comparison
2024-2025

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 2025			Fiscal Year 2024			Increase/ (Decrease)	Fiscal Year 2025		Fiscal Year 2024		Increase/ (Decrease)	Fiscal Year 2025	Fiscal Year 2024	Increase/ (Decrease)
					O&M	Clubhouse	Total	O&M	Clubhouse	Total		Series 2024	Series 2022	Series 2014	Series 2022		Total Assessed Per Unit	Total Assessed Per Unit	
The Breakers	97	97	97	97	\$570.90	\$242.60	\$813.50	\$570.90	\$242.60	\$813.50	\$0.00	\$510.27	\$686.98	\$561.88	\$686.98	-\$51.61	\$2,010.75	\$2,062.36	-\$51.61
The Enclave	204	204	204	204	\$570.90	\$242.60	\$813.50	\$570.90	\$242.60	\$813.50	\$0.00	\$553.64	\$686.98	\$609.64	\$686.98	-\$56.00	\$2,054.12	\$2,110.12	-\$56.00
The Trellis	159	159	159	159	\$570.90	\$242.60	\$813.50	\$570.90	\$242.60	\$813.50	\$0.00	\$375.89	\$686.98	\$413.92	\$686.98	-\$38.03	\$1,876.37	\$1,914.40	-\$38.03
The Courts	420	420	420	420	\$570.90	\$242.60	\$813.50	\$570.90	\$242.60	\$813.50	\$0.00	\$398.01	\$686.98	\$438.26	\$686.98	-\$40.25	\$1,898.49	\$1,938.74	-\$40.25
The Reserve	98	98	98	98	\$570.90	\$242.60	\$813.50	\$570.90	\$242.60	\$813.50	\$0.00	\$510.27	\$686.98	\$561.88	\$686.98	-\$51.61	\$2,010.75	\$2,062.36	-\$51.61
The Palms	224	224	224	224	\$570.90	\$242.60	\$813.50	\$570.90	\$242.60	\$813.50	\$0.00	\$510.27	\$686.98	\$561.88	\$686.98	-\$51.61	\$2,010.75	\$2,062.36	-\$51.61
The Cove	269	269	269	269	\$570.90	\$242.60	\$813.50	\$570.90	\$242.60	\$813.50	\$0.00	\$581.72	\$686.98	\$640.55	\$686.98	-\$58.83	\$2,082.20	\$2,141.03	-\$58.83
The Shores	227	227	227	227	\$570.90	\$242.60	\$813.50	\$570.90	\$242.60	\$813.50	\$0.00	\$553.64	\$686.98	\$609.64	\$686.98	-\$56.00	\$2,054.12	\$2,110.12	-\$56.00
The Shores	179	0	179	179	\$447.89	\$0.00	\$447.89	\$447.89	\$0.00	\$447.89	\$0.00	\$553.64	\$7.81	\$609.64	\$7.81	-\$56.00	\$1,009.34	\$1,065.34	-\$56.00
The Waterways	265	265	265	265	\$570.90	\$242.60	\$813.50	\$570.90	\$242.60	\$813.50	\$0.00	\$510.27	\$686.98	\$561.88	\$686.98	-\$51.61	\$2,010.75	\$2,062.36	-\$51.61
The Tides	153	153	153	153	\$570.90	\$242.60	\$813.50	\$570.90	\$242.60	\$813.50	\$0.00	\$553.64	\$686.98	\$609.64	\$686.98	-\$56.00	\$2,054.12	\$2,110.12	-\$56.00
Total	2295	2116	2295	2295															