



FY 2026 APPROVED TENTATIVE BUDGET

at 6.9.25 meeting

SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT
FY 2026 APPROVED TENTATIVE BUDGET
GENERAL FUND (O&M)

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 03.31.2025	FY 2026 APPROVED TENTATIVE BUDGET	VARIANCE FY 2025-2026
I. REVENUE								
GENERAL FUND REVENUES ON ROLL	\$ -	\$ -	\$ 31,313	\$ 142,015	\$ 207,396	\$ 201,808	\$ 238,223	\$ -
GENERAL FUND REVENUES OFF ROLL	38,082	\$ 110,442	143,975	363,538	468,910		756,087	287,177
GENERAL FUND LOT CLOSINGS		14,249	61,724	56,844	-	352,336	-	-
PY ASSESSMENT/EXCESS FEES			-	1,162	-		-	-
DEVELOPER FUNDING INTERIM OPERATING			-	-	112,718	3,952	-	(112,718)
INTEREST	8	209	-	101	-	198	-	-
MISCELLANEOUS		8,232	572	-	-		-	-
TOTAL REVENUE	38,091	133,132	237,584	563,660	789,024	558,294	994,310	174,459
GENERAL ADMINISTRATIVE								
SUPERVISORS COMPENSATION	210	2,822	4,230	5,793	6,400	6,800	12,000	5,600
PAYROLL TAXES	137	214	321	444	275	520	918	643
PAYROLL PROCESSING	50	150	652	600	495	400	715	220
MANAGEMENT CONSULTING SERVICES	13,500	10,375	19,250	23,000	32,000	16,000	32,000	-
CONSTRUCTION ACCOUNTING SERVICES		-	-	9,000	-	-	-	-
PLANNING, COORDINATING & CONTRACT SERVICES	3,000	19,071	33,000	24,000	24,000	12,000	24,000	-
ADMINISTRATIVE SERVICES	264	142	-	3,500	3,500	1,750	3,500	-
BANK FEES	158	184	-	594	300		300	-
MISCELLANEOUS	228	417	171	1,499	500	390	500	-
AUDITING SERVICES	3,450	4,014	-	7,300	4,400		4,400	-
TRAVEL PER DIEM		-	-	-	-		300	300
INSURANCE	5,495	5,442	9,022	14,066	30,431	8,720	40,000	9,569
REGULATORY AND PERMIT FEES	175	175	175	175	175	200	175	-
LEGAL ADVERTISEMENTS	3,023	1,637	733	1,807	1,500	626	1,500	-
ENGINEERING SERVICES		1,296	1,488	4,005	4,000	1,900	4,000	-
LEGAL SERVICES	3,815	6,362	8,356	14,214	15,000	4,617	15,000	-
WEBSITE HOSTING	2,759	1,822	2,473	2,015	2,015	1,765	2,015	-
ADMINISTRATIVE CONTINGENCY		-	197	1,859	14,500	810	14,500	-
TOTAL GENERAL ADMINISTRATIVE	36,264	54,122	80,068	113,872	139,491	56,497	155,823	16,332
DEBT ADMINISTRATION								
DISSEMINATION AGENT	-	-	5,000	6,000	6,000	7,500	8,500	2,500
TRUSTEE FEES	-	-	4,040	4,041	4,040	-	4,256	216
DEVELOPER FUNDING - INTERIM OPERATING		-	-	-	112,718	3,951	-	(112,718)

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	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 03.31.2025	FY 2026 APPROVED TENTATIVE BUDGET	VARIANCE FY 2025-2026
ARBITRAGE	-	-	-	475	475	475	475	-
TOTAL DEBT ADMINISTRATION	-	-	9,040	10,516	123,233	11,926	13,231	(110,002)
PHYSICAL ENVIRONMENT EXPENDITURES								
COMPREHENSIVE FIELD SERVICES	5,211	14,329	15,000	13,750	15,000	7,500	15,000	-
AMENITY MANAGEMENT SERVICES		4,583	6,667	4,239	5,000	2,500	5,000	-
STREETPOLE LIGHTING		1,350	48,100	99,675	152,500	75,700	141,732	(10,768)
ELECTRICITY (IRRIGATION & POND PUMPS)		-	819	855	6,000	405	6,000	-
WATER		-	-	-	6,000	-	6,000	-
LANDSCAPING MAINTENANCE		-	111,834	246,683	105,000	112,428	294,856	189,856
LANDSCAPE REPLENISHMENT			-	-	30,000	75,282	60,000	30,000
TREE TRIMMING							5,000	
MULCHING			-	-	15,000		30,000	15,000
IRRIGATION MAINTENANCE		-	2,555	3,504	16,000	5,566	25,000	9,000
POND MAINTENANCE		2,725	8,285	20,697	12,000	4,421	14,100	2,100
EROSION REPAIR			-	-	10,000		15,000	5,000
GATE MAINTENANCE & MONTLY MONITORING		238	1,795	3,865	15,000	2,819	34,348	19,348
SECURITY SERVICES							23,760	
CAMERAS		-	-	350	7,500	330	660	(6,840)
GATE CLICKERS		-	-	-	10,000		10,000	-
HOLIDAY DECORATIONS/EVENTS		-	-	-	7,500	4,490	25,000	17,500
ROAD MAINTENANCE COST SHARE		-	-	-	1,800		1,800	-
MAINTENANCE SERVICE		604	-	-	12,000		12,000	-
FIELD TRAVEL		7	110	-	-		-	-
CONTINGENCY FOR PHYSICAL ENVIRONMENT	5,449	(4,548)	10,919	3,074	100,000	183,241	100,000	-
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	10,660	19,289	206,084	396,691	526,300	474,683	825,256	270,196
TOTAL EXPENDITURES	46,924	73,410	295,192	521,078	789,024	543,106	994,310	176,526
III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(8,833)	59,721	(57,608)	42,582	-	15,189	-	
FUND BALANCE - BEGINNING	8,833	-	59,721	2,113	44,695	44,695	44,695	
FUND BALANCE - ENDING	\$ -	\$ 59,721	\$ 2,113	\$ 44,695	\$ 44,695	\$ 59,884	\$ 44,695	

Footnote:

Developer will enter into an O&M deficit funding agreement for the FY 2025/2026 budget to cover any shortfalls in the FY 2025/2026 budget. Developer will fund budget deficits based on actual expenditures that exceed actual revenues as needed.

**STATEMENT 2
SOUTHSHORE BAY CDD
FY 2026 GENERAL FUND BUDGET
O&M ASSESSMENT ALLOCATION**

A. ERU Assignment

Approx Lot Width	Assigned ERU	Lot Count	Total ERU
Active Adult	1.00	463	463.00

Approx Lot Width	Assigned ERU	Lot Count	Total ERU
Production 22' (TH Phase 5)	0.03	196	6.57
Production 22' (TH Phase 6)	0.45	464	210.66
Total		660	217.23

B. Expenditures (O&M Assessment)

	Total	TH Phase 6	(Active Adult)
Total Expenditures (net)	\$ 994,310.13	\$ 756,087.37	\$ 238,222.76
County collection charges & early pmt. Disc.	\$ 63,466.60	\$ 48,260.90	\$ 15,205.71
Total O&M Assessment, if all ON Roll (gross)	\$ 1,057,776.73	\$ 804,348.27	\$ 253,428.47
Total ERUs in District	680.23	217.23	463.00
O&M Assessment per ERU (Gross)	\$ 1,555.04	\$ 3,702.80	\$ 547.36
O&M Assessment per ERU (Net)	\$ 1,461.73	\$ 3,480.64	\$ 514.52

C. Assessment Allocation

Table 1 - Proposed FY 2026 Allocation of AR (as if all On-Roll)

Approx Lot Width	Assigned ERU	Net Assmt/Lot	Total Net Assmt	Gross Assmt/Lot	Total Gross Assmt
Active Adult	1.00	\$ 514.52	\$ 238,222.76	\$ 547.36	\$ 253,428.47
Production 22' (TH Phase 5)	0.03	\$ 116.69	\$ 22,870.55	\$ 124.13	\$ 24,330.38
Production 22' (TH Phase 6)	0.45	\$ 1,580.21	\$ 733,216.82	\$ 1,681.07	\$ 780,017.89
Total			\$ 994,310.13		\$ 1,057,776.73

Table 2 - Adopted FY 2025 Allocation of AR (as if all On-Roll)

Approx Lot Width	Assigned ERU	Net Assmt/Lot	Total Net Assmt	Gross Assmt/Lot	Total Gross Assmt
Active Adult	1.00	\$ 447.94	\$ 207,396.22	\$ 476.53	\$ 220,634.28
Production 22' (TH Phase 5)	0.45	\$ 710.47	\$ 139,252.00	\$ 755.82	\$ 148,140.42
Production 22' (TH Phase 6)	0.45	\$ 710.47	\$ 329,657.78	\$ 755.82	\$ 350,699.77
Total			\$ 676,306.00		\$ 719,474.47

Table 3 - Difference from Adopted FY 2025 to Proposed FY 2026 Gross Assessments

Approx Lot Width	Assigned ERU	Annual Difference	% Increase	Monthly Change
Active Adult	1.00	\$ 70.83	\$ 0.15	\$ 5.90
Production 22' (TH Phase 5)	0.45	\$ (631.68)	\$ (0.84)	\$ (52.64)
Production 22' (TH Phase 6)	0.45	\$ 925.25	\$ 1.22	\$ 77.10
Total				

STATEMENT 3
SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL CONTRACT AMOUNT
GENERAL ADMINISTRATIVE				
SUPERVISORS COMPENSATION		1510000	Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year assumes - 5 Board Members per Meeting , 12 Meetings Considered.	\$12,000
PAYROLL TAXES		1510010	Amount is for employer taxes related to the payroll calculated at 7.65% Of BOS Payroll	\$918
PAYROLL PROCESSING		1510020	Amount is assessed at \$55 Per Payroll Plus Year End Processing of \$55 for the processing of payroll related to Supervisor compensation	\$715
MANAGEMENT CONSULTING SERVICES	Kai	1510030	The District received Management, Accounting and Assessment services as part of a Management Agreement.	\$32,000
CONSTRUCTION ACCOUNTING SERVICES		1510040	Construction accounting services are provided for the processing of requisitions and funding request for the District.	\$0
PLANNING, COORDINATING & CONTRACT SERVICES	Kai	1510050	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure.	\$24,000
ADMINISTRATIVE SERVICES	Kai	1510060	Pursuant to District Management Contract for services related to administration functions of the District such as agenda processing, public records request, etc.	\$3,500
BANK FEES	Bank United	1510070	Bank fees associated with maintaining the District's bank accounts	\$300
MISCELLANEOUS		1510080	Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items	\$500
AUDITING SERVICES	DiBartolomeo	1510090	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.	\$4,400
TRAVEL PER DIEM		1510095	Reimbursement to Board Supervisors for travel to District Meetings	\$300
INSURANCE	EGIS	1510110	The Districts General Liability, Public Officials, and Property insurance is with EGIS Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount is based on estimates received for EGIS. (Pending contract)	\$40,000
REGULATORY AND PERMIT FEES	DEO	1510120	The District is required to pay an annual fee of \$175 to the Department of Community Affairs.	\$175
LEGAL ADVERTISEMENTS		1510130	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation	\$1,500
ENGINEERING SERVICES	Stantec	1510140	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.	\$4,000
LEGAL SERVICES	Straley, Robin, Vericker	1510150	The District's attorney provides 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 as directed or requested by the Board of Supervisor and the District Manager.	\$15,000
WEBSITE HOSTING	Campus Suite	1510170	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. Campus Suite - \$1,515 includes website compliance and remediation of 750	\$2,015

STATEMENT 3
SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL CONTRACT AMOUNT
ADMINISTRATIVE CONTINGENCY		1510180	Estimated for items not known and considered in the administrative allocations	\$14,500
DEBT ADMINISTRATION:				
DISSEMINATION AGENT	Lerner	1530000	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.	\$8,500
TRUSTEE FEES	US Bank	1530010	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. The annual trustee fees are based on fees estimated by the Trustee for the Series 2024 Bond Issuance.	\$4,256
ARBITRAGE	LLS	1530020	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances. Confirmed with consultant	\$475
PHYSICAL ENVIRONMENT EXPENDITURES				
COMPREHENSIVE FIELD SERVICES	Kai	1560010	Directs day to day operations of the District and oversees Field Tech Services. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security hardware, manage RFP Process for ongoing maintenance and repairs, prepare monthly written reports to the Board, including estimated reimbursements for CDD business mileage driven by Field Service Tech.	\$15,000
AMENITY MANAGEMENT SERVICES	Kai	1560020	Track & handle facility access keys, coordination of janitorial services, track & coordinate facility rental activities, and implement general operation rules for the amenity.	\$5,000
STREETPOLE LIGHTING	Gig Fiber	1560030	The District anticipates 224 streetlights will be installed by the end of FY 2025. The rate for FY 2026 is \$51.50 per light. There is a deposit of \$100 per new streetlight that is required. An additional \$3,300 has been included for potential streetlights.	\$141,732
ELECTRICITY (IRRIGATION & POND PUMPS)	Tampa Electric	1560040	The District relies on electric utilities to operate the irrigation system and pond pumps. The current average monthly cost is approximately \$77; however, this is expected to increase significantly as additional phases of the development come online.	\$6,000
WATER		1560050	The District utilizes Reclaimed and potable water in the District	\$6,000
LANDSCAPING MAINTENANCE	Florida Commercial Care	1560060	PO# OM-SB-0070 & OM-SB-0071: The District has contracted Florida Commercial Care to provide routine landscaping and maintenance services for Southshore Bay CDD, including mowing, trimming, weeding, and fertilization. The contractor will also conduct monthly inspections of the irrigation system and maintain overall site cleanliness. Any additional services, such as storm debris cleanup or repairs, will require prior approval and will be billed separately. An additional \$70,000 has been allocated for future landscaping enhancements and special projects.	\$294,856
LANDSCAPE REPLENISHMENT	Florida Commercial Care	1560063	Includes annual flower installations and tree replacements as part of ongoing landscape enhancement efforts.	\$60,000
TREE TRIMMING	Florida Commercial Care	Need #	Tree trimming	\$5,000
MULCHING		1560066	Mulching changeout for the District in FY 2026	\$30,000
IRRIGATION MAINTENANCE	Florida Commercial Care	1560070	The District contracts for the repair and maintenance of the District irrigation system	\$25,000
POND MAINTENANCE	Steadfast	1560080	PO # (Pending): The District will contract for the monthly care and maintenance of the lakes and ponds throughout the District. The contract provides for 11 ponds to be maintained one time monthly for weed control and pond algae. An additional \$1,500 has been added to account for a new potential pond.	\$14,100
EROSION REPAIR		1560083	Estimate for erosion repair on Districts retentions	\$15,000

**STATEMENT 3
SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL CONTRACT AMOUNT
GATE MAINTENANCE & MONTHLY MONITORING	DC Integration/Spectrum	1560090	DCI manages the Bishop Gate for \$330 per quarter and provides DoorKing cellular service for \$180 per quarter. Spectrum supplies phone and internet at \$205 per month. Together, these services cost \$4,368 per year. An extra \$4,980 is budgeted for preventative maintenance. The District also sets aside \$25,000 each year for gate repairs and ongoing upkeep.	\$34,348
SERURITY SERVICE		Need #	Roving security patrol at \$1,980 per month, totaling \$23,760 annually.	\$23,760
GATE CLICKERS		1560110	The District provides for access clickers/fobs to all new residents in the District	\$10,000
CAMERAS	DC Integration	1560100	PO # OM-SB-0018: Includes care checks every 36 hours to insure that the security camera system is working properly and connected to the internet for remote viewing. DCI will review/burn up to 3 times per month per site (1-3 hour timestamp).	\$660
HOLIDAY DECORATIONS/EVENTS	Trimmers Holiday Decor, Inc	1560120	FY 2026 Holiday lighting and potential improvement of up lighting	\$25,000
ROAD MAINTENANCE COST SHARE		1560121	The District has entered into an agreement with an associated District effective April 1, 2022 to reserve an amount equal to ten percent (10%) of the District's future roadway milling and resurfacing maintenance costs dedicated to road resurface as stipulated by the County. The District has entered into an agreement with an associated District to reserve amounts dedicated to road resurface as stipulated by the County.	\$1,800
MAINTENANCE SERVICE		1560122	Annual cost to for maintenance service for handyman fixes onsite, trash pickup weekly.	\$12,000
CONTINGENCY FOR PHYSICAL ENVIRONMENT		1560130	Estimated as needed, includes \$100,000 for pressure washing sidewalks, walls, fences, and emergencies.	\$100,000
TOTAL EXPENDITURES				\$994,310

STATEMENT 4
SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SCHEDULES

	SERIES 2024	FY 2026 TOTAL
REVENUE		
SPECIAL ASSESSMENTS - ON-ROLL - GROSS		
SPECIAL ASSESSMENTS - OFF-ROLL - NET	\$ 511,963	\$ 511,963
LESS: EARLY PAYMENT DISCOUNT		
TOTAL REVENUE	511,963	511,963
EXPENDITURES		
COUNTY - ASSESSMENT COLLECTION FEES		
INTEREST EXPENSE		
May 1, 2026	200,606	200,606
November 1, 2026	197,994	197,994
PRINCIPAL RETIREMENT		
May 1, 2026	110,000	110,000
TOTAL EXPENDITURES	508,600	508,600
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	3,362	3,362
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	\$ 3,362	\$ 3,362

Table 1. Series 2024 (AA2) Allocation of Maximum Annual Debt Service (NET MADS), per SAMR

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT / LOT
22'	196	0.44	86.2	29.7%	\$117,600.00	\$600.00
22'	464	0.44	204.2	70.3%	\$394,400.00	\$850.00
Total	660		290.40	100.0%	\$512,000.00	

STATEMENT 5
SOUTHSORE BAY COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 (AA2) DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
11/1/2024	\$ -		\$ 134,272	\$ 134,272	\$ 134,272	\$ 7,475,000
5/1/2025	105,000		203,100	308,100		7,370,000
11/1/2025	-		200,606	200,606	508,706	7,370,000
5/1/2026	110,000		200,606	310,606		7,260,000
11/1/2026	-		197,994	197,994	508,600	7,260,000
5/1/2027	115,000		197,994	312,994		7,145,000
11/1/2027	-		195,263	195,263	508,256	7,145,000
5/1/2028	120,000		195,263	315,263		7,025,000
11/1/2028	-		192,413	192,413	507,675	7,025,000
5/1/2029	130,000		192,413	322,413		6,895,000
11/1/2029	-		189,325	189,325	511,738	6,895,000
5/1/2030	135,000		189,325	324,325		6,760,000
11/1/2030	-		186,119	186,119	510,444	6,760,000
5/1/2031	140,000		186,119	326,119		6,620,000
11/1/2031	-		182,794	182,794	508,913	6,620,000
5/1/2032	150,000		182,794	332,794		6,470,000
11/1/2032	-		178,763	178,763	511,556	6,470,000
5/1/2033	155,000		178,763	333,763		6,315,000
11/1/2033	-		174,597	174,597	508,359	6,315,000
5/1/2034	165,000		174,597	339,597		6,150,000
11/1/2034	-		170,163	170,163	509,759	6,150,000
5/1/2035	175,000		170,163	345,163		5,975,000
11/1/2035	-		165,459	165,459	510,622	5,975,000
5/1/2036	185,000		165,459	350,459		5,790,000
11/1/2036	-		160,488	160,488	510,947	5,790,000
5/1/2037	195,000		160,488	355,488		5,595,000
11/1/2037	-		155,247	155,247	510,734	5,595,000
5/1/2038	205,000		155,247	360,247		5,390,000
11/1/2038	-		149,738	149,738	509,984	5,390,000
5/1/2039	215,000		149,738	364,738		5,175,000
11/1/2039	-		143,959	143,959	508,697	5,175,000
5/1/2040	225,000		143,959	368,959		4,950,000
11/1/2040	-		137,913	137,913	506,872	4,950,000
5/1/2041	240,000		137,913	377,913		4,710,000
11/1/2041	-		131,463	131,463	509,375	4,710,000
5/1/2042	255,000		131,463	386,463		4,455,000
11/1/2042	-		124,609	124,609	511,072	4,455,000
5/1/2043	270,000		124,609	394,609		4,185,000
11/1/2043	-		117,353	117,353	511,963	4,185,000
5/1/2044	280,000		117,353	397,353		3,905,000
11/1/2044	-		109,828	109,828	507,181	3,905,000
5/1/2045	300,000		109,828	409,828		3,605,000
11/1/2045	-		101,391	101,391	511,219	3,605,000
5/1/2046	315,000		101,391	416,391		3,290,000
11/1/2046	-		92,531	92,531	508,922	3,290,000
5/1/2047	335,000		92,531	427,531		2,955,000
11/1/2047	-		83,109	83,109	510,641	2,955,000
5/1/2048	355,000		83,109	438,109		2,600,000

STATEMENT 5
SOUTHSORE BAY COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 (AA2) DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
11/1/2048	-		73,125	73,125	511,234	2,600,000
5/1/2049	375,000		73,125	448,125		2,225,000
11/1/2049	-		62,578	62,578	510,703	2,225,000
5/1/2050	395,000		62,578	457,578		1,830,000
11/1/2050	-		51,469	51,469	509,047	1,830,000
5/1/2051	420,000		51,469	471,469		1,410,000
11/1/2051	-		39,656	39,656	511,125	1,410,000
5/1/2052	445,000		39,656	484,656		965,000
11/1/2052	-		27,141	27,141	511,797	965,000
5/1/2053	470,000		27,141	497,141		495,000
11/1/2053	-		13,922	13,922	511,063	495,000
5/1/2054	495,000		13,922	508,922		-
Total	\$ 7,475,000		\$ 7,955,397	\$ 15,430,397	\$ 14,921,475	

Footnote: _____ Maximum Annual Debt Service \$ 511,963

(a) Data herein for the CDD's budgetary process purposes only.

STATEMENT 6
SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT
FY 2026 TOTAL ASSESSMENT ALLOCATION

Table 1 - Proposed FY 2026 Allocation of Assessments (as if all On-Roll)

ASSESSMENT AREA 1 - Phases 4B, 5A, 5B, 6A, 6B, 7, and 8B

Product	Lot Count	Assigned ERU	O&M, Gross	DS	Total FY 2026	Total FY 2025	Difference**
Active Adult	463	1.00	\$ 547.36	\$ -	\$ 547.36	\$ 476.53	\$ 70.83

ASSESSMENT AREA 2 - Phases 5, 6A, 6B and 6C

Product	Lot Count	Assigned ERU	O&M, Gross	2024 DS	Total FY 2026	Total FY 2025	Difference**
Production 22' (TH) Phase 5	196	0.45	\$ 1,681.07	\$ 638.30	\$ 2,319.37	\$ 1,394.12	\$ 925.25
Production 22' (TH) Phase 6	464	0.45	\$ 1,681.07	\$ 904.26	\$ 2,585.33	\$ 1,660.07	\$ 925.25
Total	660						

** Difference represents a change in the O&M portion only. Debt Service remains the same throughout the bonds maturity period.