



FY 2026 ADOPTED BUDGET

at the August 11, 2025 meeting

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

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 05.31.2025	FY 2026 ADOPTED BUDGET	VARIANCE FY 2025-2026
I. REVENUE								
GENERAL FUND REVENUES ON ROLL	\$ -	\$ -	\$ 31,313	\$ 142,015	\$ 207,396	\$ 205,283	\$ 238,223	\$ -
GENERAL FUND REVENUES OFF ROLL	\$ 38,082	\$ 110,442	\$ 143,975	\$ 357,948	\$ 468,910	\$ 352,336	\$ 756,087	\$ 287,177
GENERAL FUND LOT CLOSINGS		14,249	61,724	56,844	-	-	-	-
PY ASSESSMENT/EXCESS FEES			-	-	1,162	-	-	-
DEVELOPER FUNDING INTERIM OPERATING			-	-	-	112,718	3,952	(112,718)
INTEREST	8	209	-	-	101	-	263	-
MISCELLANEOUS		8,232	572	-	-	-	-	-
TOTAL REVENUE	38,091	133,132	237,584	558,070	789,024	561,833	994,310	174,459
GENERAL ADMINISTRATIVE								
SUPERVISORS COMPENSATION	210	2,822	4,230	5,793	6,400	9,800	12,000	5,600
PAYROLL TAXES	137	214	321	444	275	750	918	643
PAYROLL PROCESSING	50	150	652	600	495	600	715	220
MANAGEMENT CONSULTING SERVICES	13,500	10,375	19,250	23,000	32,000	21,334	32,000	-
CONSTRUCTION ACCOUNTING SERVICES		-	-	9,000	-	-	-	-
PLANNING, COORDINATING & CONTRACT SERVICES	3,000	19,071	33,000	24,000	24,000	16,000	24,000	-
ADMINISTRATIVE SERVICES	264	142	-	3,500	3,500	2,333	3,500	-
BANK FEES	158	184	-	594	300	-	300	-
MISCELLANEOUS	228	417	171	1,499	500	563	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	11,237	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	678	1,500	-
ENGINEERING SERVICES		1,296	1,488	4,005	4,000	3,511	4,000	-
LEGAL SERVICES	3,815	6,362	8,356	14,214	15,000	7,874	15,000	-
WEBSITE HOSTING	2,759	1,822	2,473	2,015	2,015	1,848	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	77,538	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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GENERAL FUND (O&M)

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 05.31.2025	FY 2026 ADOPTED 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	10,000	15,000	-
AMENITY MANAGEMENT SERVICES		4,583	6,667	4,239	5,000	3,333	5,000	-
STREETPOLE LIGHTING		1,350	48,100	99,675	152,500	98,436	141,732	(10,768)
ELECTRICITY (IRRIGATION & POND PUMPS)		-	819	855	6,000	566	6,000	-
WATER		-	-	-	6,000	-	6,000	-
LANDSCAPING MAINTENANCE		-	111,834	246,683	105,000	149,904	294,856	189,856
LANDSCAPE REPLENISHMENT			-	-	30,000	79,562	60,000	30,000
TREE TRIMMING			-	-	-	-	5,000	-
MULCH			-	-	15,000	54,096	30,000	15,000
IRRIGATION MAINTENANCE		-	2,555	3,504	16,000	12,453	25,000	9,000
POND MAINTENANCE	2,725		8,285	20,697	12,000	5,895	14,100	2,100
EROSION REPAIR			-	-	10,000	-	15,000	5,000
GATE MAINTENANCE & MONTLY MONITORING	238		1,795	3,865	15,000	4,789	34,348	19,348
SECURITY SERVICES			-	-	-	-	23,760	-
CAMERAS		-	-	350	7,500	715	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	183,481	100,000	-
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	10,660	19,289	206,084	396,691	526,300	607,720	825,256	270,196
TOTAL EXPENDITURES	46,924	73,410	295,192	521,078	789,024	697,184	994,310	176,526
III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(8,833)	59,721	(57,608)	36,992	-	(135,351)	-	
FUND BALANCE - BEGINNING	8,833	-	59,721	2,113	39,105	39,105	39,105	
FUND BALANCE - ENDING	\$ -	\$ 59,721	\$ 2,113	\$ 39,105	\$ 39,105	\$ (96,246)	\$ 39,105	

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 COMMUNITY DEVELOPMENT DISTRICT
FY 2026 O&M ASSESSMENT ALLOCATION

A. ERU Assignment

Approx Lot Width	Assigned ERU	Lot Count	Total ERU
Active Adult	1.00	463	463.00
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 - 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 - 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 FY 2025 to FY 2026 Gross Assessments

Approx Lot Width	Assigned ERU	Annual Difference	% Increase	Monthly Change
Active Adult	1.00	\$70.83	14.86%	\$5.90
Production 22' (TH Phase 5)	0.45	(\$631.68)	-83.58%	(\$52.64)
Production 22' (TH Phase 6)	0.45	\$925.25	122.42%	\$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.	\$12,000.00
PAYROLL TAXES		1510010	Amount is for employer taxes related to the payroll calculated at 7.65% Of BOS Payroll	\$918.00
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	\$715.00
MANAGEMENT CONSULTING SERVICES	Kai	1510030	The District received Management, Accounting and Assessment services as part of a Management Agreement.	\$32,000.00
CONSTRUCTION ACCOUNTING SERVICES		1510040	Construction accounting services are provided for the processing of requisitions and funding request for the District.	\$0.00
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.	\$24,000.00
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.	\$3,500.00
BANK FEES	Bank United	1510070	Bank fees associated with maintaining the District's bank accounts	\$300.00
MISCELLANEOUS		1510080	Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items	\$500.00
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.	\$4,400.00
TRAVEL PER DIEM		1510095	Reimbursement to Board Supervisors for travel to District Meetings	\$300.00
INSURANCE	EGIS	1510110	The District's 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)	\$40,000.00
REGULATORY AND PERMIT FEES	DEO	1510120	The District is required to pay an annual fee of \$175 to the Department of Community Affairs.	\$175.00
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	\$1,500.00
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.	\$4,000.00
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.	\$15,000.00
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 documents as well as \$500 for District Manager upload and oversight	\$2,015.00
ADMINISTRATIVE CONTINGENCY		1510180	Estimated for items not known and considered in the administrative allocations	\$14,500.00
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.	\$8,500.00
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.	\$4,256.13
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	\$475.00

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SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL CONTRACT AMOUNT
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.	\$15,000.00
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.	\$5,000.00
STREET POLE 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.	\$141,732.00
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.	\$6,000.00
WATER		1560050	The District utilizes Reclaimed and potable water in the District	\$6,000.00
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.	\$294,856.00
LANDSCAPE REPLENISHMENT	Florida Commercial Care	1560063	Includes annual flower installations and tree replacements as part of ongoing landscape enhancement efforts.	\$60,000.00
TREE TRIMMING	Florida Commercial Care	Need #	Tree trimming	\$5,000.00
MULCH		1560066	Mulching changeout for the District in FY 2026	\$30,000.00
IRRIGATION MAINTENANCE	Florida Commercial Care	1560070	The District contracts for the repair and maintenance of the District irrigation system	\$25,000.00
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.	\$14,100.00
EROSION REPAIR		1560083	Estimate for erosion repair on Districts retentions	\$15,000.00
GATE MAINTENANCE & MONTHLY MONITORING	DC Integration/Spectrum	1560090	DCI manages the Bishop Gate for \$330 per quarter and provides Door King 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.	\$34,348.00
SECURITY SERVICE		Need #	Roving security patrol at \$1,980 per month, totaling \$23,760 annually.	\$23,760.00
GATE CLICKERS		1560110	The District provides for access clickers/fobs to all new residents in the District	\$10,000.00
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).	\$660.00
HOLIDAY DECORATIONS/EVENTS	Trimmers Holiday Decor, Inc	1560120	FY 2026 Holiday lighting and potential improvement of up lighting	\$25,000.00
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.	\$1,800.00
MAINTENANCE SERVICE		1560122	Annual cost to for maintenance service for handyman fixes onsite, trash pickup weekly.	\$12,000.00
CONTINGENCY FOR PHYSICAL ENVIRONMENT		1560130	Estimated as needed, includes \$100,000 for pressure washing sidewalks, walls, fences, and emergencies.	\$100,000.00
TOTAL EXPENDITURES				\$994,310.13

STATEMENT 4
SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SCHEDULES

	SERIES 2024	FY 2026 TOTAL
REVENUE		
SPECIAL ASSESSMENTS - ON-ROLL - NET	\$ 512,000.00	\$ 512,000.00
SPECIAL ASSESSMENTS - OFF-ROLL - NET	-	-
LESS: EARLY PAYMENT DISCOUNT		
TOTAL REVENUE	512,000.00	512,000.00
EXPENDITURES		
INTEREST EXPENSE		
May 1, 2026	200,606.26	200,606.26
November 1, 2026	197,993.76	197,993.76
PRINCIPAL RETIREMENT		
May 1, 2026	110,000.00	110,000.00
TOTAL EXPENDITURES	508,600.02	508,600.02
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	3,399.98	3,399.98
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	\$ 3,399.98	\$ 3,399.98

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

LOT WIDTH	LOTS	ERU	TOTAL NET ASSMTS	NET ASSMT / LOT	TOTAL GROSS ASSMTS	GROSS ASSMT / LOT
22'	196	0.44	\$117,600.00	\$600.00	\$125,106.38	\$638.30
22'	464	0.44	\$394,400.00	\$850.00	\$419,574.47	\$904.26
Total	660		\$512,000.00		\$544,680.85	

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

Period Ending	Principal	Coupon	Interest	Debt Service / (a)	Annual Debt Service / (a)	Bonds Outstanding
11/1/24			134,272	134,272	134,272	7,475,000
5/1/25	105,000		203,100	308,100		7,370,000
11/1/25	-		200,606	200,606	508,706	7,370,000
5/1/26	110,000		200,606	310,606		7,260,000
11/1/26	-		197,994	197,994	508,600	7,260,000
5/1/27	115,000		197,994	312,994		7,145,000
11/1/27	-		195,263	195,263	508,256	7,145,000
5/1/28	120,000		195,263	315,263		7,025,000
11/1/28	-		192,413	192,413		7,025,000
5/1/29	130,000		192,413	322,413		6,895,000
11/1/29	-		189,325	189,325	511,738	6,895,000
5/1/30	135,000		189,325	324,325		6,760,000
11/1/30	-		186,119	186,119	510,444	6,760,000
5/1/31	140,000		186,119	326,119		6,620,000
11/1/31	-		182,794	182,794	508,913	6,620,000
5/1/32	150,000		182,794	332,794		6,470,000
11/1/32	-		178,763	178,763	511,556	6,470,000
5/1/33	155,000		178,763	333,763		6,315,000
11/1/33	-		174,597	174,597	508,359	6,315,000
5/1/34	165,000		174,597	339,597		6,150,000
11/1/34	-		170,163	170,163	509,759	6,150,000
5/1/35	175,000		170,163	345,163		5,975,000
11/1/35	-		165,459	165,459	510,622	5,975,000
5/1/36	185,000		165,459	350,459		5,790,000
11/1/36	-		160,488	160,488	510,947	5,790,000
5/1/37	195,000		160,488	355,488		5,595,000
11/1/37	-		155,247	155,247	510,734	5,595,000
5/1/38	205,000		155,247	360,247		5,390,000
11/1/38	-		149,738	149,738	509,984	5,390,000
5/1/39	215,000		149,738	364,738		5,175,000
11/1/39	-		143,959	143,959	508,697	5,175,000
5/1/40	225,000		143,959	368,959		4,950,000
11/1/40	-		137,913	137,913	506,872	4,950,000
5/1/41	240,000		137,913	377,913		4,710,000
11/1/41	-		131,463	131,463	509,375	4,710,000
5/1/42	255,000		131,463	386,463		4,455,000
11/1/42	-		124,609	124,609	511,072	4,455,000
5/1/43	270,000		124,609	394,609		4,185,000
11/1/43	-		117,353	117,353	511,963	4,185,000
5/1/44	280,000		117,353	397,353		3,905,000
11/1/44	-		109,828	109,828	507,181	3,905,000
5/1/45	300,000		109,828	409,828		3,605,000
11/1/45	-		101,391	101,391	511,219	3,605,000
5/1/46	315,000		101,391	416,391		3,290,000
11/1/46	-		92,531	92,531	508,922	3,290,000
5/1/47	335,000		92,531	427,531		2,955,000
11/1/47	-		83,109	83,109	510,641	2,955,000
5/1/48	355,000		83,109	438,109		2,600,000
11/1/48	-		73,125	73,125	511,234	2,600,000
5/1/49	375,000		73,125	448,125		2,225,000
11/1/49	-		62,578	62,578	510,703	2,225,000
5/1/50	395,000		62,578	457,578		1,830,000
11/1/50	-		51,469	51,469	509,047	1,830,000
5/1/51	420,000		51,469	471,469		1,410,000
11/1/51	-		39,656	39,656	511,125	1,410,000
5/1/52	445,000		39,656	484,656		965,000
11/1/52	-		27,141	27,141	511,797	965,000
5/1/53	470,000		27,141	497,141		495,000

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

Period Ending	Principal	Coupon	Interest	Debt Service / (a)	Annual Debt Service / (a)	Bonds Outstanding
11/1/53		-		13,922	13,922	511,063
5/1/54	495,000			13,922	508,922	-
Total	\$ 7,475,000		\$ 7,955,397	\$ 15,430,397	\$ 14,413,800	

Footnote:

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

Maximum Annual Debt Service \$ 511,963

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

Table 1 - 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	2024 DS	Total FY 2026	Total FY 2025	Difference**
Active Adult	363	1.00	\$547.36	\$0.00	\$547.36	\$476.53	\$70.83

Active Adult Phase 8A

Product	Lot Count	Assigned ERU	O&M, Gross	2024 DS	Total FY 2026	Total FY 2025	Difference**
Active Adult	100	1.00	\$547.36	\$0.00	\$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	\$124.13	\$638.30	\$762.43	\$1,394.12	(\$631.68)
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.