

SOUTH BAY
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2024

Adopted Budget
(Adopted 8/16/23, Version 3)

Prepared by:



SOUTH BAY

Community Development District

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South Bay
Community Development District

Operating Budget
Fiscal Year 2024

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Adopted Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	JUL -	PROJECTED	BUDGET
	FY 2023	JUN - 2023	SEP-2023	FY 2023	FY 2024
REVENUES					
Interest - Investments	\$ 420	\$ 16,843	\$ 5,614	\$ 22,457	\$ 3,000
Interest - Tax Collector	-	379	-	379	-
Special Assmnts - CDD Collected	-	-	-	-	876,937
Special Assmnts - CDD Collected (Admin)	152,453	152,453	-	152,453	-
Special Assmnts - CDD Collected (Maint.)	255,503	255,503	-	255,503	-
Special Assmnts - Tax Collector	-	-	-	-	480,964
Special Assmnts - Tax Collector (Admin)	85,403	85,431	-	85,431	-
Special Assmnts - Tax Collector (Maint)	143,104	143,091	-	143,091	-
Special Assmnts- Discounts	(38,311)	(8,227)	-	(8,227)	(19,239)
Other Miscellaneous Revenues	-	72,946	-	72,946	-
Parking	-	-	-	-	127,000
TOTAL REVENUES	598,572	718,419	5,614	724,033	1,468,662
EXPENDITURES					
<i>Administrative</i>					
P/R-Board of Supervisors	10,000	6,800	3,000	9,800	12,000
P/R Taxes	800	520	230	750	918
ProfServ- Arbitrage Rebate Fee	1,950	650	1,300	1,950	1,950
ProfServ-Engineering	15,000	21,937	3,000	24,937	15,000
ProfServ-Legal Services	70,000	47,210	22,790	70,000	70,000
ProfServ-Legal Litigation	45,000	930	44,070	45,000	45,000
ProfServ-Survey	1,000	-	1,000	1,000	30,000
Assessment Roll	6,000	-	6,000	6,000	10,000
Dissemination	5,000	5,000	-	5,000	5,000
ProfServ - Mgmt Consulting Svc.	35,208	23,162	12,249	35,411	44,996
ProfServ-Trustee Fees	9,000	-	9,000	9,000	9,000
Auditing Services	7,250	4,000	3,250	7,250	7,250
Travel Per Diem	1,250	797	-	797	-
Postage	750	330	420	750	750
Insurance - Risk Management	12,000	12,070	-	12,070	12,070
Legal Advertising	5,200	1,690	3,510	5,200	5,200
Property Taxes	390	389	-	389	389
Document Storage	1,200	597	603	1,200	1,200
Website Administration	2,000	4,065	-	4,065	1,538
Miscellaneous Expenses	2,500	541	1,959	2,500	4,500
Miscellaneous Collection Cost	19,155	4,403	-	4,403	9,619
Office Supplies	1,500	500	1,000	1,500	1,500
Annual District Filing Fee	175	175	-	175	175
Total Administrative	252,328	135,766	113,381	249,147	288,056
<i>Maintenance</i>					
Contracts - Landscape	-	-	-	-	43,904
R&M-Common Area	280,000	210,000	70,000	280,000	443,314
Miscellaneous Maintenance	10,000	-	10,000	10,000	10,000
Reserve - Maintenance Program	50,000	52,040	-	52,040	-
Seawall Reserve Contribution	50,000	8,340	-	8,340	351,000
R&M - Irrigation	-	-	6,646	6,646	15,000
R&M-Sidewalk	-	-	-	-	-
Reserve - Other	-	-	-	-	299,999
Total Maintenance	390,000	270,380	86,646	357,026	1,163,217

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Adopted Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2023	ACTUAL THRU JUN - 2023	PROJECTED JUL - SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
<i>Parking</i>					
Contracts - Parking	-	-	-	-	948
Contracts - Security Enforcement	-	-	-	-	5,129
Contracts - Park Restroom Maintenance	-	-	-	-	2,981
Contracts - Other Services	-	-	-	-	8,331
Total Parking					17,389
TOTAL EXPENDITURES	642,328	406,146	200,026	606,172	1,468,662
Excess (deficiency) of revenues					
Over (under) expenditures	(43,756)	312,273	(194,412)	117,861	-
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-
Net change in fund balance	(43,756)	312,273	(194,412)	117,861	-
FUND BALANCE, BEGINNING	477,656	477,656	-	477,656	595,517
FUND BALANCE, ENDING	\$ 433,900	\$ 789,929	\$ (194,412)	\$ 595,517	\$ 595,517

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 595,517
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	650,999
Total Funds Available (Estimated) - 9/30/2024	1,246,516

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital		294,922 ⁽¹⁾
Reserves - Maintenance Program (FY 2023)	50,000 ⁽¹⁾	
Less Expenses - FY23	(52,040)	
Reserves - Maintenance Program (FY 2024)	-	-
Reserves -Seawall Contribution (FY 2023)	50,000	
Less Expenses - FY23	(8,340)	
Reserves - Seawall Contribution (FY 2024)	351,000	392,660
Reserves - Other (FY 2024)	299,999	299,999

Total Allocation of Available Funds	987,581
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Total Unassigned (undesignated) Cash	\$ 258,935
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Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2024

REVENUES

Interest-Investments

The District earns interest on the monthly average collected balance for their money market accounts.

Special Assessments-CDD Collected

The District directly sends invoices to Harborside Suites, Lennar and Little Harbor for O&M Assessments for their portion of assessments to be paid.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels (using the uniform method) within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162 and Section 197.3632 of the Florida Statutes, discounts are allowed for early payments of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

Parking

The District may receive monies for the rental of parking spaces within the District.

EXPENDITURES

Administrative.

P/R-Board of Supervisors

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 is based upon all supervisors attending all meetings. FICA Taxes are calculated at 7.65% of gross payroll.

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.

Professional Services-Arbitrage Rebate

The District contracted with an independent professional firm to annually calculate the District's Arbitrage Rebate Liability on its bonds

Professional Services-Engineering

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

Professional Services-Legal Services

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions and other research as directed or requested by the BOS District Manager.

Professional Services-Legal Litigation

The District's attorney provides additional litigation services to the District on a as needed basis,

Budget Narrative
Fiscal Year 2024

EXPENDITURES

Administrative (cont'd)

Professional Services-Survey

The District may incur expenses for survey services.

Professional Services-Management Consulting Services

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services. Inframark manages all of the District's financial activities such as accounts payable, financial statements, auditing and budgeting in accordance with the management contract in effect. Services also include Dissemination and Assessment Roll.

Professional Services-Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2015 Special Assessment Bond. The budgeted amount for the fiscal year is based on standard fees charged plus any out-of-pocket expenses.

Auditing Services

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 an existing engagement letter.

Postage and Freight

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

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance Agency, Inc. They specialize in providing governmental insurance coverage. The budgeted amount projects a 10% increase in the premium.

Legal Advertising

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

Property Taxes

The District is required to pay property tax fees associated with the District property.

Document Storage

The District pays for the storage of documents either online or off premises.

Website Administration

The cost of web hosting and regular maintenance of the District's website by Campus Suites.

Miscellaneous Expenses

Additional expenses incurred by the District.

Budget Narrative
Fiscal Year 2024**EXPENDITURES****Administrative (cont'd)****Miscellaneous-Assessment Collection Costs**

The District reimburses the Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Office Supplies

The District will incur office supply expenses for the creation of the District agenda books.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity Division of Community Development.

Maintenance**Contracts Landscape**

The District has contracted with South County Land Care to provide landscape maintenance throughout the District.

R&M Common Area

The District pays the POA \$36,942.83 of shared expenses for the landscaping, irrigation and electricity within the District. This expense line is also for any additional repair and maintenance needed throughout the District.

Miscellaneous Maintenance

The District may incur additional maintenance expenses.

Seawall Reserve Contribution

The District will incur expenses to repair and maintain the seawall.

Reserve - Other

The District will reserve funds for roads and gatehouse.

Parking Facilities**Contracts Parking**

The District has contracted with personnel to oversee the parking area of the District.

Contracts Security Enforcement

The District has contracted with J Mac Property Services for the enforcement of parking regulations within the District.

Contracts Park Restroom Maintenance

The District has contracted with Chris' Plumbing to maintain the restroom in the Park.

Contracts – Other Services

This expense line is for other services not covered in the contracts for the parking facilities.

South Bay
Community Development District

Debt Service Budgets
Fiscal Year 2024

SOUTH BAY

Community Development District

Series 2003 Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2024 Adopted Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2023	ACTUAL THRU JUN - 2023	PROJECTED JUL - SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES					
Interest - Investments	\$ -	\$ 96	\$ -	\$ 96	\$ -
TOTAL REVENUES	-	96	-	96	-
EXPENDITURES					
TOTAL EXPENDITURES	-	-	-	-	-
Excess (deficiency) of revenues					
Over (under) expenditures	-	96	-	96	-
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-
Net change in fund balance	-	96	-	96	-
FUND BALANCE, BEGINNING	-	(1,262,996)	-	(1,262,996)	(1,262,900)
FUND BALANCE, ENDING	\$ -	\$ (1,262,900)	\$ -	\$ (1,262,900)	\$ (1,262,900)

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Adopted Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2023	ACTUAL THRU JUN - 2023	PROJECTED JUL - SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES					
Interest - Investments	\$ 200	\$ 43,206	\$ 10,802	\$ 54,008	-
Special Assmnts - CDD Collected	113,701	113,701	-	113,701	113,701
Special Assmnts- Debt Service (A-1)	729,255	729,243	-	729,243	729,255
Special Assmnts- Debt Service (A-2)	458,475	-	458,475	458,475	458,475
Special Assmnts- Debt Service (B-2)	275,530	-	275,530	275,530	275,530
Special Assmnts - Discounts	-	(26,327)	-	(26,327)	(29,170)
TOTAL REVENUES	1,577,161	859,823	744,807	1,604,630	1,547,791
EXPENDITURES					
<i>Administrative</i>					
ProfServ-Legal Services	-	121,389	-	121,389	-
ProfServ-Trustee Fees	-	12,743	-	12,743	-
Misc-Assessment Collection Cost	-	14,061	-	14,061	14,585
Total Administrative	-	148,193	-	148,193	14,585
<i>Debt Service</i>					
Principal Debt Retirement A-1	360,190	360,000	-	360,000	375,000
Principal Debt Retirement A-2	175,000	-	175,000	175,000	372,024
Interest Expense Series A-1	439,110	449,820	-	449,820	428,400
Interest Expense Series A-2	283,555	-	322,905	322,905	616,770
Interest Expense Series B-2	275,550	-	137,775	137,775	275,550
Total Debt Service	1,533,405	809,820	635,680	1,445,500	2,067,744
TOTAL EXPENDITURES	1,533,405	958,013	635,680	1,593,693	2,082,329
Excess (deficiency) of revenues Over (under) expenditures	43,756	(98,190)	109,127	10,937	(534,538)
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	43,756	-	-	-	(534,538)
TOTAL OTHER SOURCES (USES)	43,756	-	-	-	(534,538)
Net change in fund balance	43,756	(98,190)	109,127	10,937	(534,538)
FUND BALANCE, BEGINNING	(2,272,302)	(2,272,302)	-	(2,272,302)	(2,261,366)
FUND BALANCE, ENDING	<u>\$(2,228,546)</u>	<u>\$(2,370,492)</u>	<u>\$ 109,127</u>	<u>\$(2,261,366)</u>	<u>\$(2,795,903)</u>

NOTE: The Series 2015A-2 and 2015B-2 Bonds encumber property that is currently held for the beneficial interest of the Trustee and Series 215A2/B2 Bondholders. Capital assessments are held in abeyance until such time as the Trustee, in consultation with Bondholders, advises that assessments will recommence.

SOUTH BAY

Community Development District

Amort Schedule 2015A-1

Date	Principal	Coupon	Interest	Total P+I
11/01/2023	-	-	214,200.00	214,200.00
05/01/2024	375,000.00	5.950%	214,200.00	589,200.00
11/01/2024	-	-	203,043.75	203,043.75
05/01/2025	400,000.00	5.950%	203,043.75	603,043.75
11/01/2025	-	-	191,143.75	191,143.75
05/01/2026	425,000.00	5.950%	191,143.75	616,143.75
11/01/2026	-	-	178,500.00	178,500.00
05/01/2027	450,000.00	5.950%	178,500.00	628,500.00
11/01/2027	-	-	165,112.50	165,112.50
05/01/2028	480,000.00	5.950%	165,112.50	645,112.50
11/01/2028	-	-	150,832.50	150,832.50
05/01/2029	510,000.00	5.950%	150,832.50	660,832.50
11/01/2029	-	-	135,660.00	135,660.00
05/01/2030	540,000.00	5.950%	135,660.00	675,660.00
11/01/2030	-	-	119,595.00	119,595.00
05/01/2031	575,000.00	5.950%	119,595.00	694,595.00
11/01/2031	-	-	102,488.75	102,488.75
05/01/2032	610,000.00	5.950%	102,488.75	712,488.75
11/01/2032	-	-	84,341.25	84,341.25
05/01/2033	645,000.00	5.950%	84,341.25	729,341.25
11/01/2033	-	-	65,152.50	65,152.50
05/01/2034	685,000.00	5.950%	65,152.50	750,152.50
11/01/2034	-	-	44,773.75	44,773.75
05/01/2035	730,000.00	5.950%	44,773.75	774,773.75
11/01/2035	-	-	23,056.25	23,056.25
05/01/2036	775,000.00	5.950%	23,056.25	798,056.25
Total	\$7,560,000.00	-	\$3,805,620.00	\$11,365,620.00

SOUTH BAY

Community Development District

Convertible Capital Appreciation Bonds, Series 2015A-2

Date	Principal	Coupon	Interest	Compounded Interest	Total P+I
11/01/2023	-		308,385.00	-	308,385.00
5/01/2024	372,023.80	6.600%	308,385.00	97,976.20	778,385.00
11/01/2024	-		292,875.00	-	292,875.00
5/01/2025	395,770.00	6.600%	292,875.00	104,230.00	792,875.00
11/01/2025	-		276,375.00	-	276,375.00
5/01/2026	423,473.90	6.600%	276,375.00	111,526.10	811,375.00
11/01/2026	-		258,720.00	-	258,720.00
5/01/2027	451,177.80	6.600%	258,720.00	118,822.20	828,720.00
11/01/2027	-		239,910.00	-	239,910.00
5/01/2028	482,839.40	6.600%	239,910.00	127,160.60	849,910.00
11/01/2028	-		219,780.00	-	219,780.00
5/01/2029	518,458.70	6.600%	219,780.00	136,541.30	874,780.00
11/01/2029	-		198,165.00	-	198,165.00
5/01/2030	554,078.00	6.600%	198,165.00	145,922.00	898,165.00
11/01/2030	-		175,065.00	-	175,065.00
5/01/2031	589,697.30	6.600%	175,065.00	155,302.70	920,065.00
11/01/2031	-		150,480.00	-	150,480.00
5/01/2032	629,274.30	6.600%	150,480.00	165,725.70	945,480.00
11/01/2032	-		124,245.00	-	124,245.00
5/01/2033	672,809.00	6.600%	124,245.00	177,191.00	974,245.00
11/01/2033	-		96,195.00	-	96,195.00
5/01/2034	720,301.40	6.600%	96,195.00	189,698.60	1,006,195.00
11/01/2034	-		66,165.00	-	66,165.00
5/01/2035	767,793.80	6.600%	66,165.00	202,206.20	1,036,165.00
11/01/2035	-		34,155.00	-	34,155.00
5/01/2036	819,243.90	6.600%	34,155.00	215,756.10	1,069,155.00
Total	7,396,941.30	-	4,881,030.00	-	1,948,058.70 - 14,226,030.00

Bond Amount (\$11,280,000) Includes Compounded Interest (\$2,351,428.80)

SOUTH BAY

Community Development District

Convertible Capital Appreciation Bonds, Series 2015B-2

Date	Principal	Coupon	Interest	Compounded Interest	Total P+I
11/01/2023	-		137,775.00	-	137,775.00
5/01/2024	-	-	137,775.00	-	137,775.00
11/01/2024	-		137,775.00	-	137,775.00
5/01/2025	3,304,679.50	6.60%	137,775.00	870,320.50	4,312,775.00
Total	3,304,679.50	-	551,100.00	870,320.50	4,726,100.00

Bond Amount (\$4,175,000) Includes Compounded Interest (\$870,320.50)

Budget Narrative
Fiscal Year 2024

REVENUES

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels (using the uniform method) within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments-CDD Collected

The District directly sends invoices to Harborside Suites, Lennar and Little Harbor for O&M Assessments for their portion of assessments to be paid.

Special Assessments-Discounts

Per Section 197.162 and Section 197.3632 of the Florida Statutes, discounts are allowed for early payments of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administrative

Miscellaneous-Assessment Collection Costs

The District reimburses the Hillsborough County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Debt Service

Principal Debt Retirement

The District pays regular principal payments annually in order to pay down/retire the debt.

Interest Expense

The District makes semi-annual interest payments on the outstanding debt.

South Bay
Community Development District

Supporting Budget Schedules
Fiscal Year 2024

SOUTH BAY

Community Development District

	FISCAL YEAR 2023			FISCAL YEAR 2024			Total \$	Total %	
	Total	O&M	Debt Service	Assessment	O&M	Debt Service			Assessment
Lot Type	Units	Per Unit	Per Unit	Per Unit	Per Unit	Per Unit	Per Unit	Year/Year	Year/Year
ASSESSMENTS ON THE TAX ROLL									
Townhomes (Platted)	154	\$ 459.64	\$ 1,930.20	\$ 2,389.84	\$ 967.45	\$ 1,930.20	\$ 2,897.65	\$ 507.81	21.25%
Hotel/Con (Platted)	94	\$ 116.45	\$ 488.98	\$ 605.43	\$ 245.09	\$ 488.98	\$ 734.07	\$ 128.64	21.25%
One Bedroom Harborside (4 No Debt)	120	\$ 306.44	\$ -	\$ 306.44	\$ 644.97	\$ -	\$ 644.97	\$ 338.53	110.47%
Multi Bedroom Harborside (1 No Debt)	38	\$ 459.64	\$ -	\$ 459.64	\$ 967.45	\$ -	\$ 967.45	\$ 507.81	110.48%
Single Family Estates (Platted)	151	\$ 612.85	\$ 2,573.60	\$ 3,186.45	\$ 1,289.93	\$ 2,573.60	\$ 3,863.53	\$ 677.08	21.25%
ASSESSMENTS DIRECT-BILLED TO LANDOWNERS AND HOMEBUILDERS									
Serenity Bay Single Family (Not Platted)	47	\$ 612.85	\$ 2,573.60	\$ 3,186.45	\$ 1,289.93	\$ 2,573.60	\$ 3,863.53	\$ 677.08	21.25%
Hotel/Con (No Debt) (1 Bdr)	6	\$ 306.44	\$ -	\$ 306.44	\$ 644.97	\$ -	\$ 644.97	\$ 338.53	110.47%
Hotel/Con (No Debt) (2Bdr)	6	\$ 459.64	\$ -	\$ 459.64	\$ 967.45	\$ -	\$ 967.45	\$ 507.81	110.48%
Comm/Club Fac (A-B1)	21.979	\$ 919.29	\$ -	\$ 919.29	\$ 1,934.90	\$ -	\$ 1,934.90	\$ 1,015.61	110.48%
Comm/Club Fac (A-B1)	8.5	\$ 1,005.07	\$ -	\$ 1,005.07	\$ 2,115.49	\$ -	\$ 2,115.49	\$ 1,110.42	110.48%
Antigua Cove Marina (Slips) LHD	320	\$ 153.21	\$ -	\$ 153.21	\$ 322.48	\$ -	\$ 322.48	\$ 169.27	110.48%
Harborside Marina (Slips) PPH	99	\$ 153.21	\$ -	\$ 153.21	\$ 322.48	\$ -	\$ 322.48	\$ 169.27	110.48%
Townhomes (LG) (B2)	66	\$ 612.85	\$ -	\$ 612.85	\$ 1,289.93	\$ -	\$ 1,289.93	\$ 677.08	110.48%
Large Condominiums (B2)	316	\$ 612.85	\$ -	\$ 612.85	\$ 1,289.93	\$ -	\$ 1,289.93	\$ 677.08	110.48%
SPE-Townhomes (Parcel K)	28	\$ 612.85	\$ -	\$ 612.85	\$ 1,289.93	\$ -	\$ 1,289.93	\$ 677.08	110.48%
SPE - Condominiums (Parcel I)	20	\$ 612.85	\$ -	\$ 612.85	\$ 1,289.93	\$ -	\$ 1,289.93	\$ 677.08	110.48%
SPE-Townhomes (Parcel N & P)	72	\$ 612.85	\$ -	\$ 612.85	\$ 1,289.93	\$ -	\$ 1,289.93	\$ 677.08	110.48%
Total	1,567.48								

Notations:

This assessment table contains a seawall repair reserve in the amount of \$1.05M. Inframark makes no representations in terms of the Board's ability to levy seawall assessments across all parties under the existing Equivalent Unit Methodology, particularly for those areas that are undeveloped. A full methodology will need to be undertaken to ascertain the benefit derived from the improvements and related assessments. To the extent existing seawall repairs have been completed by any commercial or residential properties, those areas will require a carve-out. This will create a reduction in assessable units and a commensurate increase to all benefited properties.