



Orchid Grove Community Development District

www.orchidgrovecdd.com

Gerald Stanton – Chairman

Richard Dally – Vice Chairman

Jill J. Quigley – Assistant Secretary

William Christos – Assistant Secretary

Sheree Davie – Assistant Secretary

May 14, 2026



Orchid Grove

Community Development District

Agenda

Seat 1: Gerald Stanton – (C.)	
Seat 4: Richard Dally – (V.C.)	
Seat 5: Jill J. Quigley – (A.S.)	
Seat 3: William Christos – (A.S.)	
Seat 2: Sheree Davie – (A.S.)	

Thursday
May 14, 2026
5:00 p.m.

Orchid Grove Clubhouse
651 S.W. 1st Ave., Pompano Beach, Florida
Zoom Information
<https://us06web.zoom.us/j/85721778999>
1-305-224-1968 or 1 309-205-3325
Meeting ID: 857 2177 8999

1. Roll Call
2. Chairman's Remarks
3. Approval of the Minutes of the April 9, 2026 Meeting – **Page 4**
4. Consideration of **Resolution #2026-01** Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing – **Page 32**
5. Public Hearing to Adopt the Rules
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2026-02** Adopting the Rules – **Page 48**
 - D. Motion to Close the Public Hearing
6. Discussion of Reserve Study Report – **Page 93**
7. Staff Report
 - A. Attorney
 - B. Engineer
 - C. Clubhouse
 - D. Field Manager
 - 1) Action List
 - 2) Field Report
 - E. CDD Manager – 2026 Candidate Qualifying Memorandum – **Page 159**
8. Financial Reports
 - A. Approval of Check Run Summary – **Page 160**
 - B. Approval of Unaudited Financials – **Page 165**
9. Supervisors Requests and Audience Comments

10. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.orchidgrovecdd.com>

**MINUTES OF MEETING
ORCHID GROVE
COMMUNITY DEVELOPMENT DISTRICT**

A regular meeting of the Board of Supervisors of the Orchid Grove Community Development District was held on Thursday, April 9, 2026, at 5:00 p.m. at the Orchid Grove Clubhouse, 651 S.W. 1st Ave., Pompano Beach, Florida.

Present and constituting a quorum:

Gerald Stanton	Chairman
Richard Dally	Vice Chairman
William Christos	Assistant Secretary
Jill Quigley	Assistant Secretary
Sheree Davie	Assistant Secretary

Also present were:

Paul Winkeljohn	District Manager (via telecommunications)
Patrick Burgess	GMS
Michael Pawelczyk	District Counsel
Regina Patterson	Castle Group

FIRST ORDER OF BUSINESS

Roll Call

Mr. Burgess called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Chairman's Remark

Mr. Burgess: Chairman's remarks.

Mr. Stanton: When we talked about reserve studies before Rich you asked Paul to distribute it. Did everybody get one of these reserve studies?

Ms. Davie: Yes.

Mr. Stanton: I got a hard copy. I went through it a little bit. As everybody has seen it says that we are not well reserved. Paul has told us that some things are overestimated and some things are underestimated and it washes. That may be. I don't know if it washes and there are things here that are going to need to be done overtime. I don't know that we are going to have the right kind of money at that time. The recommendation in the

reserve study was to increase the payments, the fees by 6% for seven or eight years and then reassess where we are and see what the situation is. We increased it by 3%. According to this graph here we are going to be down where the redline is, up here is where they recommend we be and this other one is what they expect our true expenses to be. We are in a questionable situation financially. I would propose that we discuss this at the next meeting and that everybody have a chance to go through and look at it. I have made a lot of notes on here about things that I think are issues. I don't know that they are issues, and I don't know that they won't wash. They may but if we want to make informed decisions we are going to have to figure out whether or not this list of our responsibilities is complete and accurate. We are going to have to figure out things like some of our roads were laid how many years ago? When was the old three stories built? 2007? And some of them on the two story side some of the streets were paved ten or twelve years ago. Some of it will age before other areas. Some of it will need attention to be replaced actually before other roads does. That should be part of our decision making process, part of our calculations. Does everything wash? I don't know. Maybe it does, maybe it doesn't. Do we want to take a risk that we are going to hit with a big bill and then have to take out a bond. We can't do special assessments here. If we need to do something we need to take out a bond.

Mr. Pawelczyk: Or a note.

Mr. Stanton: At any rate we are going to be paying interest. The expense will be higher than it might have been had we put some money aside and collected interest in the meantime. I suggest that we go through this.

Mr. Dally: Where do the reserve funds sit? Do we know if that sits in an interest bearing account?

Mr. Stanton: I believe it does.

Mr. Winkeljohn: Yes. All Districts have access to the State Board of Investment accounts which is a qualifying investment vehicle. You are getting about 3.8% today.

Mr. Christos: Gerry would it be productive for us to prior to that meeting have some kind of an initial review of the payment for example because that is a big expense and see if somebody could tell us what is the life expectancy life and B what would be the cost of either repairing or replacing.

Mr. Stanton: In the reserve study they estimated what the cost of repairing or replacing would be. The other thing is do we know that the items that the reserve study says that we are responsible for is complete and accurate. I assume that it is. I think we need to have somebody look at it. Probably somebody from GMS look at it and determine whether or not it is complete and accurate. Then those things that need dates attached to them because some things will need to be done faster than other things. This is just saying everything here since 2008 or whenever it is and the planning is based on that. Frankly we might be planning more than the money that we need and we can make that adjustment,

or we might be planning less then we need to make that adjustment. The other thing is when you read some of these discussions about the individual features some of them some really useful I think comments about what to do to extend the time, the useful life. To the best of my knowledge we are not doing any of that yet and we might want to consider doing some of that to postpone some of the maintenance and some of the replacement out to a longer timeframe. I am going to suggest at the next meeting that we have a discussion of this reserve study. Some time between now and the next meeting GMS takes and reviews the part that lists what our responsibilities are for completeness and accuracy. Then we can go from there. I would use their numbers. This is the reserve study if you remember a couple of weeks ago I was discussing what the elements of a good reserve study are. This is a good reserve study if it is accurate. I just think that they didn't do a good job. I don't have any problem since the HOA is using the same company. I don't have a problem staying with them. I just want to take and make everything accurate so that the results that we get are good.

Mr. Dally: I look it over. It the email so I looked it over. I didn't go through it with a fine tooth comb the same way you did but the projects that I looked at they seemed in line and the costs seemed in line as well. Having dealt with them from the HOA side Gerry I don't have a lack of trust with them. They have been accurate every step of the way with the HOA. I just want to previse this also with they also said that we are hugely underfunded on the HOA side. We are going about it in a way that is a little bit different. We are putting more money into reserves without having to raise rates as often by making

cuts where we can as well and saving money where we can as well. There is two edges to the sword in that sense. If we can find ways to not spend as much.

Mr. Stanton: I am all in favor of that. If we can find ways of getting good results at a lower price I am all in favor of that. What I am not in favor of is getting sub-optimal results to save a buck. If we can make sure that the items that we are covering are complete and accurate and attach dates to things that we have done so that we can check and see if the dating on this is accurate. If we can figure out how much of the streets are more recently paved then the original installations that would be helpful. We can use their numbers or their basic assumptions and just adjust them so that we have something accurate that we can base future decisions on.

Mr. Christos: Sounds good.

Mr. Dally: I just wanted to bring this up. There is a pothole out here. I would just like to see if we can address that like filling it in with a top layer. Just that hole at least.

Ms. Davie: That is a liability.

Mr. Christos: It is only going to get worse.

Mr. Stanton: There was a serious pothole over here and they were supposed to fix it, and I don't think they fixed it correctly because I think the drain is down too low. You have to creep through it or else your suspension bottoms out.

Mr. Burgess: We can check for potholes.

Mr. Dally: And not Atlantic Coast. I don't want to use them again. They were the ones that we used for the collards of the drains.

Mr. Burgess: I use 3D Paving.

Mr. Dally: Ok.

Mr. Stanton: At any rate let's take a look and take care of the maintenance that we have to take care of. Let's look and see what the recommendations are to extend the lifespan of the existing facilities and existing equipment and let's see about adjusting the dates so that it reflects what is really going on. Then we do back to them. This is a full reserve study and then there is another level of reserve study and maybe we go back to them in a year or two and say we will take that second level of reserve study based on these numbers. That is what we should do. I think we should do it sooner rather than later. I am saying a year or two instead of three, four or five years.

Mr. Dally: We did ours initially 2 ½ years ago or 3 years ago and we have done it every year we have brought them back in and had them look at it to make sure it is up to date, fine tweak it and make sure the numbers that they are providing us are accurate. They are a good company.

Mr. Christos: Just for my own information whose responsibility is it to be looking at the streets or a sidewalk? Who does that on a regular basis? Is that Patrick?

Mr. Burgess: Yes.

Mr. Christos: Do you do inspections every so often?

Mr. Burgess: Yes. We will take a look around anything that is owned by the CDD for any issues.

Mr. Dally: Take a look. There is some parts of it that we definitely need to repair.

Mr. Burgess: I will. Anything else?

Mr. Stanton: That is it. We can discuss this at the next meeting. We can decide about their suggestions about extending the lifespan of some of the equipment out there or streets out there. That is all we need to do.

Mr. Burgess: Thanks Gerry.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the March 12, 2026 Meeting

Mr. Burgess: Item #3 is the approval of the minutes of the March 12, 2026 meeting. If there is any additions, deletions, or corrections we can take them otherwise a motion to approve.

On MOTION by Mr. Dally seconded by Mr. Christos with all in favor, the Minutes of the March 12, 2026 Meeting were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution #2026-01 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

Mr. Burgess: Consideration of Resolution #2026-01 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing. That starts on page 19 in your package.

Mr. Dally: Paul is this to set the increase again or what is this?

Mr. Winkeljohn: There is a lot of things to describe this. One of which is to table if you are not comfortable moving forward with setting the ceiling which is what we just said. It is not so important what the line items are in this situation it is really you setting the ceiling and the date of the adoption hearing. As you know if there is an increase we send a mailed notice to each of the residents and that notice last year we had two or three people and a few years ago had fifteen or twenty people who came to complain. Staff's version of the agenda is before. It has \$130 increase. The reason for that increase is largely related to the discussion of replenishing our reserves, which ultimately turns into project funds available. It is a little higher than I anticipated. The reason for that is to capture the unknowns. The one piece that management had intended to include into it was the latest from our agreement with the HOA and Castle to perform their services. The meeting went very well. There was actually numbers to reduce it however there was no solid number yet. You don't know yet what you want to do next year with the landscaping there is consideration we have been doubling the amount of landscaping expenses. So without that I could not comfortably put anything in there to increase or decrease that number. There is a bit of an unknown there. The purposes of the Board's discussion is do you want to increase, which increase would you be comfortable with or do you want to table it to next month?

Ms. Davie: So you are saying increase it \$130 per unit per the year?

Mr. Winkeljohn: Yes.

Mr. Dally: Paul it is not \$130 per unit. That is an average cost. It is increasing it 8.93% so based on your tax bill how much you bought it for, if you are Homestead, all these other factors.

Mr. Pawelczyk: No. Everybody pays the same O & M assessment.

Mr. Winkeljohn: Thanks, Mike.

Mr. Pawelczyk: The debt assessment might be different, but the O & M assessment is the same. Everybody benefits equally from the operation and maintenance portion of the District.

Mr. Dally: Are there two separate line items?

Mr. Winkeljohn: They are two separate budgets. On your tax bill they tend to rope them into one line.

Mr. Dally: So the debt assessment is not going up for people.

Mr. Pawelczyk: Correct.

Mr. Dally: Based on us not taking another note or another bond as long as those two things don't occur that debt assessment will not change for people. This is strictly O&M.

Mr. Pawelczyk: On the TRIM it just lists Orchid Grove CDD. That number is comprised of O & M assessment which is your budget and then the debt assessment for any bonds you have. You have two bonds here.

Mr. Dally: The debt assessment is based on the homeowners' purchase price and things like that.

Mr. Pawelczyk: No. The debt assessment is based on assessment that was levied based on the benefit attributable to that type of unit. For the clubhouse acquisition everybody was assessed equally I believe. Sometimes if you have a larger townhome and a small townhome on your debt assessment you are typically going to get assessed more if you own the larger unit because you benefit more from the infrastructure that was installed and the assessments are used to pay.

Mr. Dally: Why last year when the rates increased by 3% did some residents come to me and let me know that their tax bill went up.

Ms. Davie: They are probably confused.

Mr. Pawelczyk: Because they are probably not reading it correctly.

Mr. Dally: Pompano didn't raise their tax bill at all last year.

Mr. Stanton: I think there is one number on the tax bill that is the only number that is effected by this particular transaction. I had it with me last year and if I planned properly today I would have had it with me today. There is one number on there and it is based on that. I don't think that varies from unit to unit does it?

Mr. Winkeljohn: The differences in the debt is about \$130 max is the spread between all the types of units. If you look at page 10 of the proposed budget there is chart for the debt portion. There is actually two debt portions. There is the original one from the developer and then there is a smaller one for \$233 which is flat for everybody because it is the clubhouse. Speaking on the residential debt like Mike was saying *Mr. Winkeljohn was inaudible at this time*. when you bought and that type of thing. That is over \$1,000 but the highest one is \$1,200. Then you add our operating and maintenance assessment, which is proposed to go up another \$130, the net change a person will see on their CDD will be \$130 as proposed.

Ms. Davie: Do we have to make that decision today?

Mr. Burgess: No.

Mr. Winkeljohn: You don't have to. Staff is giving you the first pass at it. This is straight out of the accountant's computer saying what she believes in an appropriate level to meet your objectives and it includes an increase that will help your reserves build a little bit more as we have been trying to do. Last year it was about 6%. The Board opted to do 3%. So in essence because of that we can't have a 3% again because it is the logic of what was pointed out to us in the reserve study. When you are talking about this kind of money the difference between a 3% or 6% for seven years it is pretty nominal where you are going to end up and what you are doing it towards because you never know that. It is a concept of climbing your reserves incrementally at a rate that is reasonable. If you go at 3% every year you will always be behind according to the reserve study.

Ms. Davie: When do we have to decide this?

Mr. Winkeljohn: The drop dead date for your proposed budget, which is the highest you can raise, the assessment is June 15th. That is the last possible day of the year you are allowed to do that. Between now and then and wherever your meeting dates fall so in theory you have a May meeting that most likely will be a problem. June you could make one if it doesn't fit so you have more shots at it.

Ms. Davie: I won't be here in June.

Mr. Pawelczyk: I think the best way to think about this is you could approve the proposed budget as is today. But if you do that you are saying we are not going to raise it more than \$130 a year. You could even at the public hearing and you can bring it down.

I am not telling you what to do but it sounds like you want to wait until the May meeting to make this decision. If you approve this today and you set a public hearing in July or August you are basically telling Paul's group to send the letter to every resident 30 days prior to the public hearing that says your assessment are going up \$130. If you are ok doing that and then keep it there or lowering it after the public hearing whenever that is you can do that. Or if you are saying I want to fine tune these numbers because I don't want that notice to say \$130, I want it to say \$99. Then you would want to wait. I can tell you if you increase it a dollar people are going to complain about the assessments.

Mr. Winkeljohn: Last year it was much lighter attended then the previous time we increased it because we had to increase it quite a bit to recover the money for your loan refinancing. Last year you were looking at the 3 to 6%.

Mr. Dally: Can you clarify something for me? On page 2 of the proposed budget looking at the FY Adopted budget column one capital reserves \$17,580. We have an actual through 5/31/2026 we spent \$0. Projected for the next six months \$273,913. We are expecting to spend almost \$250,000 more than we planned on what?

Mr. Winkeljohn: No. There is some unusual descriptions in this budget. If you look at page 2, I think that is what you are looking at it shows you are trying to built a reserve of \$17,500. It is showing projected \$273,913 that is the balance of the budget that makes it zero.

Mr. Dally: So what we have isn't \$273,913.

Mr. Winkeljohn: The way accountants often and in this case do the projected budget is not quite worst case scenario but pretty close to it. You will do better than that. What happens the opposite is more from a time perspective is more dangerous that they show more liberally that you won't spend all your money. Then what happens is something happens in September and you spend a big chunk of money then you are off so your 2027 budget will always be short. That is really typical when you have a very tight cash basis which is what you are. *Mr. Winkeljohn was inaudible at this time.* That is basically what is being done here is we looked at it as if you are going to spend it because you have to. It skews the budget a little weird like, but it is an accurate picture in that respect.

Mr. Dally: It is also projecting capital outlay that we budget \$84,265. That is based on our increases last year. There is no projected spend on that over the next six months as well. Right?

Mr. Winkeljohn: She only put a few thousand there.

Mr. Dally: That is actual and then there is no projected through that so the total projected spend at the end is what we already spent.

Mr. Winkeljohn: Right.

Mr. Dally: Right so we are going to add another plus or minus almost \$78,000 according to this to our reserves of the \$273,000. That is going to be \$350,000 more or less right? Am I accurate in that thought process? How much do we really need as a reserve. If we are increasing and I don't want to do this today. What I would like to see, the same thing we do every year Paul, show me what zero dollars looks like. Show me what 3% looks like and show me what 6% looks like. Show me what this 8.9% looks like. We can make a better decision based on that and based on probably better actuals or projections because I think just now we talked about maintenance on the roads. That is going to be a capital outlay, right? So that is more than one dollar going to be spend in the next six months. We have to factor in these kinds of things as well into this. We are going to spend some of the money that we think we are going to save, and we may not spend all of it though. I don't necessarily believe that is being factored in correctly into next year's budget that we are going to have more of a reserve. Just based on what I am looking at.

Mr. Winkeljohn: I agree. We can bring back like we usually do. I would like you to have that before we do that upgrading another tier, a zero, a middle and a large so you can see how *Mr. Winkeljohn was inaudible at this time*. No problem. In that respect we can have more discussions. You would move to table.

Mr. Dally: Yes move to table.

Mr. Pawelczyk: Do we have a second to table to the next meeting?

On MOTION by Mr. Dally seconded by Ms. Davie with all in favor, a motion to table the Consideration of Resolution #2026-01 Approving the Proposed Fiscal Year 2027 Budget was approved.

FIFTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending in September 30, 2025

Mr. Burgess: Item #5 the acceptance of audit for fiscal year ending September 30, 2025. That is in your agenda on page 35. I believe it is a clean audit.

Mr. Dally: It came back all clean I am presuming. I move to accept.

On MOTION by Mr. Dally seconded by Mr. Christos with all in favor, Acceptance of Audit for Fiscal Year Ending in September 30, 2025 was approved.

Mr. Dally: This is just the external audit company that looks at how we handled our books.

Mr. Pawelczyk: Essentially.

Mr. Dally: I am just trying to give clarity..

Mr. Pawelczyk: That audit is posted on the website where there is a link to the state auditors' website.

Mr. Dally: Grau has been great. They are a good company that we have used for a couple of years now.

Mr. Burgess: Thank you Rich.

SIXTH ORDER OF BUSINESS

Discussion of Procedures for the General Election

Mr. Burgess: Moving onto discussion of procedures for the general election. This is going to be a notice of the qualifying period for Seat #4 and Seat #5 that are up for election. That is Rich in Seat #4 and Jull in Seat #5. The qualifying period commences at noon on June 8th and will close at noon on June 12th.

Mr. Dally: This year, right?

Mr. Burgess: Yes. Any questions on that?

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Pawelczyk: I really don't have any further to report other than that we updated the rules from the last meeting, updated the resolution.

Mr. Dally: Did you bring back the amendment with the landscaping?

Mr. Pawelczyk: I prepared all that and sent it to the District manager. Paul has it. I don't know if he is done reviewing it or has distributed to the HOA. We will let Paul address that, but I prepared that a couple of weeks ago. I think we are waiting for the numbers.

Mr. Dally: I don't think we need to wait for numbers, I would like to see it at 30% the same way we have everything else. I don't think we need to necessarily wait for the numbers.

Mr. Pawelczyk: We need to wait for the numbers. We can't just say 30% of somebody else's numbers that we don't know what they are.

Mr. Winkeljohn: That is what I was saying earlier with the unknown with the landscaping contract. That sort of put the brakes on in terms of knowing what to put in there. They have to put the number in because of the budget and the contract.

Mr. Dally: For the budget I agree with you we can't just base the budget off of a made up number, but we can adjust the agreement between the CDD and the HOA to reflect the 30% number without having a number. We are just adjusting the agreement.

Mr. Pawelczyk: The CDD cannot agree to fund something or pay for something that it has not funded. The numbers are not in the budget because you haven't approved a budget.

Mr. Winkeljohn: I guess you could do it in two steps. If you really wanted we could do the 30%.

Mr. Pawelczyk: I could say 30% or not more than blank but I would need that number.

Mr. Christos: So the HOA budget has to be approved?

Mr. Pawelczyk: No the CDD budget. The money has to be allocated to the CDD budget first. If we are increasing it, it is not currently allocated to our budget. The CDD can't enter into an agreement for something when it doesn't have the funds to do so.

Mr. Dally: That is fair.

Mr. Pawelczyk: Then we won't have a clean audit next year.

Mr. Dally: You are right.

Mr. Pawelczyk: I think we still have time according to Paul. We can always amend if we have to, but we do need those numbers in there. That current agreement already has a 3% multiplier off the top of my head.

Mr. Dally: Not for landscaping. It is fixed. It is a fixed cost for landscaping.

Mr. Pawelczyk: Change it the way you want to change it.

Mr. Dally: If we gave a perspective budgetary number what we are thinking we are going to budget in can we work off of that without increasing it on our end?

Mr. Pawelczyk: That is not a question for me. That is a question for Paul, the District manager and the HOA to work out those numbers and tell me if they need to make any other changes to the agreement. It is really not for me.

Mr. Winkeljohn: Personally I think you could probably give it a ballpark and put a max on it and then charge us less and we all smile.

Mr. Dally: I think that is fair. We will talk about that tonight at the HOA.

B. Engineer

Mr. Burgess: Nothing from the engineer.

C. Clubhouse

Ms. Patterson: Last meeting you guys asked me to get some more proposals for the mirrors. The current one I had was \$2,378. I got two more quotes. One was from All American. It was \$1,920 and then Smart Glass was \$2,675. That is for the same size and everything. It is not in your package because I just got two numbers yesterday. I don't know if you guys want to entertain one of them.

Mr. Christos: The mirrors for the corner of the gym. People who lift weights they look in mirrors when they do it. We don't have any.

Ms. Davie: A lot of people are asking for them.

Mr. Burgess: What proposal are you recommending?

Ms. Patterson: I kind of thought the All American was better because he stated that the brackets that we got from the previous proposal stood out. The new ones are going to be a little closer to the mirror and safer.

Mr. Burgess: What is the cost of it?

Ms. Patterson: \$1,920.

Mr. Burgess: Does the Board want to move forward with mirrors for the gym?

Mr. Christos: I think it is a good idea.

Ms. Davie: So do I.

Mr. Burgess: Is there a motion to accept the \$1,920 proposal?

Mr. Dally: Board discussion.

Ms. Davie: We discussed it last time.

Mr. Christos: I will make the motion.

Mr. Dally: How many people have asked for it? Do we have a gauge of how many have asked for it?

Ms. Patterson: I have had about four or five people ask me about it.

Ms. Davie: It is common in a gym to have mirrors.

Mr. Christos: Every gym has mirrors.

Mr. Dally: How many mirrors are we putting in?

Ms. Davie: It is only in the corner.

Mr. Burgess: In the corner by the exit door.

Mr. Dally: Did you guys all agree to this the last time?

Ms. Quigley: We didn't agree to it. We thought the cost was high and we had a discussion.

Mr. Christos: Finding someone cheaper to do it.

Mr. Stanton: We are talking about from the exit door to the corner and from the corner to basically where the TVs are.

Ms. Patterson: We are not moving anything.

Mr. Dally: How big are these mirrors?

Ms. Patterson: 96 x 80.

Mr. Christos: They go all the way down to the floor.

Mr. Stanton: Anybody that takes a look at me knows that I don't work out.

Mr. Dally: It is a safety thing.

Ms. Davie: Safety? These are special.

Mr. Dally: For when lift. They look at themselves to see if their form correct.

Mr. Stanton: Do we have any idea of how many people actually work out in the gym?

Ms. Patterson: Lately it has been a lot. It has been to the point to where people are sometimes waiting for machines.

Ms. Quigley: At the end of the day your gym is high selling point for the community. So it is in your favor a gym.

Mr. Burgess: Is there any more discussion?

Mr. Davie: Why do they do the two?

Mr. Christos: Because if you are looking and you are on the side and you want to look at the form of your arm.

Ms. Patterson: That corner doesn't have a machine or anything there. A lot of people do their stretching so that is why it was recommended.

Mr. Dally: I would be more in favor of one than two \$2,000 I wouldn't want to spend that much money on something like that, but I don't want to say no all the way. I would compromise here. Any thoughts on this?

Ms. Davie: I think the two is better. I think it is going to look better.

Mr. Christos: I makes more sense. What does the rest of the Board think?

Mr. Stanton: I am not the right one to ask. I only walk through there.

Mr. Burgess: There is a motion by William and second by Sheree so you guys can take a vote or rescind the motion and restart the process.

On MOTION by Mr. Christos seconded Ms. Davie with four in favor and one opposed, a proposal in the amount of \$1,920 from All American to install two mirrors in the gym was approved.

Mr. Burgess: Anything additional?

Ms. Patterson: About two weeks ago the door going into the hallway had to be replaced. That was an emergency fix. I had it done. It is working. They are telling me it is an electrical strike that it why it is warm. It is not like the other doors. The speed hump guys have been here. They replaced speed humps and I believe they are going to come back and replace some more. The pool was closed yesterday due to the breaker burning out. It was fixed this morning. Tomorrow I will reopen the pool after being served.

Mr. Dally: The chiller where are we at with that? I know we talked about that at the beginning of last year. We are starting to get into the warmer weather.

Ms. Davie: I thought we were waiting for the one motor to die.

Mr. Christos: I thought we approved it at the last meeting.

Mr. Stanton: We decided to wait until vacations were over and we would be replacing it when not a lot of kids were here.

Ms. Patterson: Fortunately it is still working.

Mr. Dally: When do you anticipate you want to work on it?

Mr. Burgess: The direction at the last meeting was to do it before June. Did Alex get back to you with the gym door awning install date?

Ms. Patterson: It has been approved but we don't have the install date as of yet.

Mr. Burgess: Regina do you have anything else?

Ms. Patterson: No. I don't have anything else.

D. Field Manager – Field Reports

Mr. Burgess: I put together this simple report for you guys to look at in the package. LRE Foundation they were approved to do the south side of the bridge entrance, the little trip hazard that was there. There was a lot of voids underneath that sidewalk so they pumped foam underneath it to support it so that nothing else could wash out. We watched them do that. Then today they completed shaving down that entrance, which step up onto the bridge so that it is a smooth transition. I think it was designed like that, but it shaved down. I will take a look at it tomorrow. That was completed. Regina talked about the speed humps. A few other items. There is a few of your bulkheads or I guess the head walls for your drains that a lot of the shoreline is eroding behind it, so I am going to get pricing to have that restored. I think it is important to have that restored and not have such a drop off. There is some questions about the electrical stands for the fountains and putting some hedges around them. I believe the east one is covered by hedges, but the west one would be very minimal. I just want to show you what we work on.

Mr. Stanton: A little comment on that. The surge suppressors on there have little green lights that say when they are functional. Originally they were put in such a way that the little green light was obscured. If we put hedges around there we would want to make sure that either we adjust the position of the surge suppressors or we do it in such a way that we can see through and see that the surge suppressors are working. The surge suppressors are protecting the rest of the equipment, the timers and whatnot.

Mr. Christos: They would have to just be along the back of it though is that where the light is?

Mr. Stanton: Because there was nothing obscuring it the lights were put so that when you walk by them on the walkway you can see them. Where we put them or how we put them in is a who cares it is just as long as we can see them. If we put some landscaping there let's do it in a way that allows us to see the surge suppressors. Actually what happened was both of the surge suppressors were burned out once upon a time.

Mr. Burgess: Where do you want to see it from the sidewalk or from the other side?

Mr. Stanton: Well you can't see it from the other side of the lake. You have to walk past it to see it.

Mr. Burgess: The goal is just to put something to block the stand like a hedge.

Mr. Stanton: I agree totally. We talked once upon a time about getting one of those rock like things as a cover and putting it on there which would obscure the little green lights.

Mr. Burgess: We will take a look at that whenever we do the installation and make sure it is functioning as it should be.

Mr. Stanton: This one looks like it is bent over. Is that just the way the picture was taken?

Mr. Burgess: Yes it is the picture. These are where you guys had the ferns removed. We are just going to do some touch up plantings. These are basically just to show you guys, these should have been removed. I do my inspections with BrightView, and I point a ton of stuff. These are all the pictures I took on March 30th. These should have been removed, they weren't removed. This is not supposed to be there. It is going to be removed.

(A lot of conversation in the background while Mr. Burgess is speaking making it hard to hear)

Ms. Davie: So what is going on? See there at the end of the lake there is all that dead stuff.

Mr. Burgess: This is just aquatic plant material that is treated and killed. This is plant material you want to keep and then this stuff is sprayed. It is like torpedo grass.

These two corners get a lot of the wind and debris. You are just wanting to know if we can remove it?

Ms. Davie: I was just wondering. It has been there for a long time.

Mr. Burgess: They will spray that and it should die down and go to the bottom of the pond, but it is pretty shallow there so they would just have to remove it. I could talk to them and see what they recommend.

Ms. Davie: Have they sprayed it?

Mr. Burgess: They treat it. That is why it is brown.

Mr. Christos: Can you ask them about taking the suckers off the trees too? Up higher where that red arrow is.

Ms. Davie: That is the fern.

Mr. Christos: I did notice when I was walking yesterday there were trees along the lake that are full of those suckers.

Mr. Burgess: They definitely should be getting those. We can talk to them. During our normal walks with them it is a very simple area to maintain, and it is like pulling teeth currently with them to get them to do stuff. This is an area in front of the east fountain that we asked them to clean up, and they are leaving stumps that are kind of dangerous in my opinion. This is not a tree this is just a branch that is growing and needs to be removed. Just little things. Like I said it hasn't been a very good effort on their side to do the simple things we have been asking them. I just wanted to show you guys this is what I talked to them about. I expect them to do it in a timely manner, but I am sure next week when I walk around it will still be there. But we will see. I just wanted you guys to have a visual on it. The big part of my items is the bridge landscaping. William was appointed to help out with that. I have been keeping him updated throughout the entire process. We had everything removed out there. The plant material, the clusias, the trinettes and Eagle Group did their part of it to remove the lights off the bridge and store them in the maintenance area. Basically we have been asking BrightView for renderings and proposals on what we would like to have done and installed. A very simple plan. It is just not very organized on their side. It takes awhile for us to get proposals. Every time I get a proposal I talk to William about it. We have a pretty basic idea of what we want to do. I feel that the removal job by them was not done properly and there still needs to be about

8 inches down to remove all any roots out there. They need to remove at least eight inches. What is out there is full of roots from the royal palms. It is a ton of labor to get that done and they charged us \$1,800 for what should have been done. We haven't been billed yet, we haven't approved anything either, but they still need to do that part. They are saying that it is finished. The proposal that we received from them to install plants is only about \$3,700. They are basically saying that the install job is going to be including the removal of a lot of labor and then planting all the plant material properly. The proposals I get from BrightView are three line items of just install this, this and that and it is very nondescriptive and it just doesn't make me feel comfortable with you guys moving forward with them as the person that is doing this job. You can still consider them. I am just losing faith in them, and I want this project to be done properly and not to have to be revisited again. Just food for thought and see what makes me feel a lot more comfortable. I met with JLS Landscaping. I use them at a few properties. I trust him. Alex is the account manager and owner of JLS, and I wanted him to come out here and take a look because based on my initial inspection with our landscape consultant with GMS. The first one is plant installation and then the location for root removal is the labor and work needed to remove the roots out there and prep the bed for whatever is being planted. You can see what my concern is that there is a ton of work that needs to be done and I think the removal job for BrightView should have included the roots and everything. They charged us \$1,800 where in order for JLS to go in there and hand removal of these roots they are proposing \$4,500.

Mr. Christos: Even though most of it has been done.

Mr. Burgess: The only thing that was done was the clusia and the trinettes removed and leveled out. Like I said our landscape consultant and JLS, the minimum is six inches down removed and it all going to be done by shovel. It is going to be labor intensive. It needs to be done properly. That is my biggest thing. If you are going to spend money.

Mr. Dally: The way we contracted this to BrightView they said they could do all these things, no?

Mr. Burgess: You didn't have contract, we just had removal of \$1,800 proposal from them. I can show the proposal.

Mr. Dally: The proposal to remove what was written on that proposal?

Mr. Christos: Is it similar to the verbiage that is on this location bridge area?

Mr. Burgess: No. This is incredibly informative and descriptive whereas every proposal that I have gotten from BrightView is not something that I think is sufficient for you guys. This is the proposal from BrightView. Remove plants, mulch and level ground.

Mr. Dally: So they didn't remove the roots?

Mr. Burgess: No, they removed the plant material and leveled what is out there.

Mr. Pawelczyk: Roots are part of the plant.

Mr. Burgess: The roots are part of the palm trees, which is not a part of the plants that were removed.

Mr. Pawelczyk: Oh, ok.

Mr. Dally: Granted but there is also stuff from trees being removed from bushes and hedges.

Mr. Burgess: It is all intertwined with the roots of the royal palm. At the end of the day the plants were removed. I am still going to talk to them and ask them maybe they misunderstood what the scope of their work was based on how non-descriptive their proposals are. As you can read cut, remove and dispose of all invasive root systems within the designated landscape that is prior to plant installation that ties to the royal palm roots. You had about six inches of mulch and roots from the other plants out there. They are no longer there.

Mr. Christos: You think they have taken out about six inches?

Mr. Burgess: Down to what is level but going down six to eight inches more is what is required to not have those roots interfere with the new plant material in order to prep the bed properly.

Mr. Christos: I am not trying to sell us on BrightView however I think that if we paid for them to remove down to a certain level they should honor that commitment whether we have them do anything else or not.

Mr. Burgess: That is kind of what I have been uncertain about. Are they going to be removing the roots when they do the install because this is the most recent install based on what we have asked and met with them about. Install podocarpus. It takes time going back and forth with them, but they are not descriptive. That is my biggest concern

is that we are trying to do just a simple job and we are not getting in my opinion professional proposals.

Mr. Dally: Who is sending these proposals?

Mr. Burgess: The account manager.

Mr. Christos: Ivan is.

Mr. Dally: Can you email me those?

Mr. Burgess: Yes. I can email them to you. My point is that I don't want you guys to spend the money to go in there unless we have a lot more descriptive quotes and have a complete understanding of what they are going to do. We tell them what we want. I also told JLS what we want, and he wrote us a schematic of what he is going to do and install, and it is clear. Whereas we have this vision in our head of what we want to be done and that is up to them if they are going to fulfil it.

Mr. Christos: I will say that most of the installs that they have done for us in the six months have been good. I think they have done a decent job with putting in the landscaping that we have replaced. That have done that really well.

Mr. Stanton: It all depends on what your definition of well is. Because they put new hedges in front of my unit and it does one of these things. They took out a reasonably straight edge and put something in, and it looks like it is such an easy thing. Put a string out there and plant along the string.

Mr. Christos: I thought it looked straight but some of the bushes are different shapes and until they are able to prune them.

Mr. Stanton: I am not sure it is a big thing but that is what I mean by well.

Mr. Burgess: Back to the bridge. I think it is very simple what we want. To begin with they need to do more root removal and a lot more work out there in order to prep the beds for what they install. It is not clear to me what they are going to do.

Ms. Davie: Will the account manager come out here and talk with you while you are on the bridge?

Mr. Burgess: We have done that a few times.

Mr. Dally: What does he say?

Mr. Burgess: They said that the job is done. That is thing. Now I have two opinions that disagree with it being done. Now I have to go back to him. There is just a continuous

delay. We meet with them. We wait about a week or two to get a proposal. That proposal has three line items. It is very non-descriptive. It just makes me uncomfortable hiring that vendor to do a job for you guys.

Mr. Christos: The reinstalling of the lights is that going to happen.

Mr. Burgess: I looked at the lights. There is only two lights that are broken so I think we can get 80% of the lights working until we can find someone to fabricate new lights or wait to put the lights in. The lights that are broken you can't even open them.

Mr. Christos: I looked at them too. I think the lighting being reinstalled would be more of priority right now. Obviously we want to get it all done but the darkness at night is a bigger issue then the landscaping right now.

Mr. Burgess: All we have to do is run the extension cord from the outlet by the breaker and plus it into the lights that are on the bridge. What was removed is to prep for what the electrician is going to do and that aspect of it. I think in order to put the lights back out there you are going to be hiring an electrician to do that task and him taking it away and him charging us and then reinstalling.

Mr. Christos: I thought he was going to do that before the landscaping no matter who did the landscaping.

Mr. Burgess: Right now there shouldn't be anything done electrical because what's out there needs to be removed and prepped.

Mr. Dally: Did all the unnecessary conduit be removed?

Mr. Christos: Yes.

Mr. Dally: That is all gone?

Mr. Burgess: Yes. The conduit that is important is carrying the high voltage, so it is down a lot further. What is out there that you may see is old flex tubes that is not being used.

Mr. Dally: So he come out and buried because I know you talked about doing it, so he buried in the dirt we are trying to get removed?

Mr. Burgess: Buried what?

Mr. Dally: The conduit is already buried.

Mr. Burgess: Yes.

Mr. Christos: Why wouldn't we get that flex tubing removed? Why didn't he take that out if it is not being used.

Mr. Burgess: It is probably just intertwined with the root system. There is just roots right away. Any thing that is there he probably just couldn't get to it. He cut it out the best he could. I have seen it in a few areas but that will all be removed by the landscaper.

Mr. Christos: When I spoke to Ivan at BrightView the other day at our meeting he said that the landscaping would come after the electrician had done his work.

Mr. Burgess: The prep work is simple. The removal of the roots and then put the soil back in that plants will go in. Then you have the pallet to do the installs. Then the lights can be installed. The lights are just going to be next to the royal palm, so they are really not going to be close to the plant material. The purpose of me presenting this to you guys is that I feel that this is a lot better job of what needs to be done. It comes with a cost because I think it is what the work entails. I feel more comfortable going with this vendor, but I can also go back to BrightView and express our concerns and see what they can do additionally. It is up to you guys. William I think you understand my frustration. It is very draining and a lot of time spent.

Mr. Christos: On the flip side of it, Patrick, the reason that we continue to use them is that their costs are much less than anybody else we have brought out here for installs.

Mr. Burgess: And I don't have an answer for that.

Mr. Christos: That is why we have used them. That would be my only concern about not using them is paying \$10,000 versus what we are going to pay them, \$3,000 or \$4,000.

Mr. Pawelczyk: You could mark up the BrightView proposal and you could indicate that installation included root removal whatever is required spec wise. Send it back to them and say it is updated at the same price.

Mr. Burgess: I will work on the root removal. I am not done with that.

Mr. Pawelczyk: If someone sends you a proposal you can markup, send it back and say please update it to include these specifications. It takes a lot of time.

Mr. Burgess: Yes.

Mr. Pawelczyk: You could do that for BrightView with this one. It sounds like BrightView should be doing it because you have started with \$1,800 to do some of the work.

Mr. Burgess: We haven't paid them yet because I don't think the job is done. There is discussion needed for that.

Mr. Dally: I would just tell them to update the proposal to include that.

Multiple people speaking at the same time at this point.

Mr. Burgess: For the minutes to be reflected properly we just have to have one person talking at a time.

Mr. Stanton: I like the fact that they included this. I am not sure that this plant does what we specified in the first place. It looks like there is pretty much continuous planting there and if you remember what we talked about was giving the fisherman a space to walk through, so they weren't trampling the landscaping. If I interpret this correctly we are not seeing that along the line there. It might mean that we need to take a few plants out of here. I don't know if that gets us down to anything less.

Mr. Christos: This rendering Gerry shows the landscaping almost to the top rail.

Mr. Burgess: I can answer that. That is just because it is a rendering. He states that is really difficult to visualize. A schematic is a lot better. What do you want to do just not plant anything because we want to let fisherman get to the shore?

Mr. Stanton: We talked about we get the lights properly situated, we put something around where the lights are to kind of conceal them a little bit and we get some low level stuff that people can walk on and a couple of stones that we put there so they can go to the railing and do their fishing so they are not trampling the landscaping in the future.

Mr. Dally: I thought we agreed the tree rings, ringing the tree with hedges.

Mr. Christos: We did but the problem is Rich is that the trees are almost up to the pavers. There is not any space in front of the tree.

Mr. Burgess: There is no room.

Mr. Dally: Ok. What about behind it?

Mr. Christos: Behind it you can. One of the things that BrightView had suggested is to put a low hedge along the fence that would not interfere with somebody fishing because it would be about this wide and this tall. They would stand behind it and fish.

They are not going to be walking through landscaping. Then more of the landscaping near the trees, color and things like that. Isn't that right Patrick?

Mr. Burgess: Yes. I think what we talked about was the small podocarpus hedge. No more than a foot tall so you could still view the water. We asked for some simple plant in front of it leaving space for people to walk by the lights to the rail. You don't have much room anyway, so I think the access points are going to be around the trees. That is how they entered prior with the clusia hedge there. I think that is going to be the same thing.

Mr. Christos: For the fisherman?

Mr. Burgess: Yes. That is going to be the only spot that is going to have access is by the trees. I guess we will just continue with BrightView. I am not trying to make this rocket science, but I just don't have faith in BrightView.

Mr. Stanton: I share that.

Mr. Dally: Can you do what Mike said? Mark up the invoice and send it back to them.

Mr. Pawelczyk: Mark up the proposal for installation to verify that they are going to dig up those roots. They have to otherwise they can't plant without it.

Mr. Dally: Dig up the roots, level off six to eight more inches down. Mark up that invoice with all that and send it back to them and say this is what you have to do. Sign this.

Mr. Burgess: I am trying to let them do their job but again I have my job to manage them, but I am really entrusting professionals that are hired to do the landscaping. I can consultant with the proper landscape consultants in our company and get you the right vendors, but you can obviously see the comparison of what a good vendor is telling us what needs to be done and what BrightView is lacking. That is my concern.

Mr. Pawelczyk: Maybe you can train them because they are obviously just being lazy.

Mr. Burgess: I will figure out the removal invoice. They are going to work with us, but my biggest concern is that once it is done I just don't know what to expect with their plant installation. We will continue at it but that is my update. It has been a very frustrating process.

Mr. Christos: Why don't we plan to meet with them again Patrick you and me?

Mr. Burgess: Yes.

Mr. Stanton: And ask them for a rendering as well.

Mr. Burgess: I get their renderings and it is just basically a visual. They have a system that use a software. It is leading you onto expectations of what it is not going to look like, in my opinion. But we will work with them and continue with William. I have been talking to him a lot about it and trying to bounce ideas off of them. It is just a very slow process.

Mr. Stanton: Can they do a schematic like that?

Mr. Burgess: I highly doubt it, but I can ask.

Mr. Pawelczyk: They have a landscape architect that does all that stuff, but you all don't pay enough money for that I would bet that is why you don't get those services. Some other Districts that have half a million dollar contracts with BrightView they get all that.

Mr. Christos: What I have learned about them is they have different clusters of workers. This organization here is not the same one that is in Hollywood. They are all over. Our team is apparently not as talented.

Mr. Burgess: It seems like it is going slow, but we are working on it. I am constantly dealing with them.

Mr. Christos: Better slow than making a mistake.

Mr. Burgess: Trying to get it down correctly so we can move forward.

Mr. Christos: We appreciate that.

Mr. Burgess: We will get going on that.

E. CDD Manager

EIGHTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Run Summary

B. Approval of Unaudited Financials

Mr. Burgess: Financial reports. Approval of the check run summary and the unaudited financials.

Mr. Dally: I thought Castle was being paid directly by us. Why is there a Castle invoice for you guys? There is a \$2,500 check directly to Castle. I am trying to figure out what that is.

Mr. Burgess: Is that not the reimbursement?

Mr. Dally: That goes to Castle.

Mr. Winkeljohn: Castle writes checks for things and we reimburse them. The invoices are in packet, not invoices, the GL is in there. That is typically what it is.

Mr. Dally: Did Castle buy something on behalf of the CDD and the CDD is reimbursing?

Mr. Pawelczyk: Just the check summary is in there.

Mr. Winkeljohn: I will pull it for you and I will circulate it.

Mr. Burgess: The invoice says contract management for \$2,500. I am looking at the check.

Mr. Pawelczyk: It is probably their monthly cost.

Mr. Winkeljohn: We pay it directly to Castle.

Mr. Dally: Why? I thought that was part of the agreement is you guys were going to pay the HOA. You don't have an agreement with them.

Mr. Christos: Let's get a refund then.

Mr. Burgess: We will make a note and take a look at it.

Mr. Dally: It is probably automated, went out, it sounds like it is a check that was like an auto pay.

Mr. Winkeljohn: No we don't do autopay. We will look into it.

Mr. Burgess: Is there a motion for the approval of the check run summary?

Mr. Dally: What is FCC Carpentry and General Painting?

Mr. Burgess: That is a vendor that is doing your awning. He is a handyman.

Mr. Dally: Thank you. \$1,600 for cane toad trapping for Iguana Exterminators.

Mr. Burgess: It is five days and they change the traps every day.

Ms. Davie: He was there every day. He was right outside my window.

Mr. Dally: I am just asking questions about where the money is getting spend guys.

Mr. Stanton: He pulled probably thousands of tadpoles out of here. When he stopped coming we again got serenated by the frogs.

Mr. Dally: Who is this Billing, Cochran?

Mr. Pawelczyk: He knows the answer to that.

RESOLUTION 2026-01

A RESOLUTION OF THE ORCHID GROVE COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DISTRICT'S PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW

WHEREAS, the District Manager has prepared the proposed budget for the Fiscal Year 2027; and

WHEREAS, the Board of Supervisors approves the proposed budget for purpose of submitting said budget to the local governing authorities not less than 60 days prior to the public hearing date in accordance with Chapter 190.008(b), Florida Statutes: and

WHEREAS, the Board of Supervisors desires to set the public hearing date;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ORCHID GROVE COMMUNITY DEVELOPMENT DISTRICT:

1. The proposed budget for Fiscal Year 2027 is hereby approved for the purpose of conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: _____

Hour: _____

Place: _____

Notice of public hearing shall be published in accordance with Florida Law.

Adopted this _____ day of _____, 2026.

Chairman/Vice Chairman

Secretary/Assistant Secretary

Orchid Grove
Community Development District

FY 2027
Proposed Budget
May 14, 2026



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Orchid Grove

Community Development District Proposed Budget General Fund

Description	FY 2026	Actual	Projected	Total	Option #1	Option #2	Option #3
	Adopted Budget	thru 4/30/26	Next 5 Months	Projected at 9/30/26	FY 2027 Proposed Budget	FY 2027 Proposed Budget	FY 2027 Proposed Budget
Revenues							
Maintenance Assessments	\$587,177	\$578,448	\$8,729	\$587,177	\$587,178	\$613,388	\$639,615
Interest/Miscellaneous Income	\$5,000	\$6,799	\$4,856	\$11,655	\$5,000	\$5,000	\$5,000
Unassigned Fund Balance	\$81,222	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$673,399	\$585,247	\$13,586	\$598,832	\$592,178	\$618,388	\$644,615
Expenditures							
<i>Administrative</i>							
Supervisor Fees	\$12,000	\$4,600	\$5,000	\$9,600	\$12,000	\$12,000	\$12,000
FICA Payable	\$918	\$352	\$383	\$734	\$918	\$918	\$918
Engineering	\$16,350	\$0	\$16,350	\$16,350	\$13,500	\$13,500	\$13,500
Dissemination	\$2,675	\$1,560	\$1,115	\$2,675	\$2,809	\$2,809	\$2,809
Arbitrage	\$600	\$0	\$600	\$600	\$600	\$600	\$600
Attorney	\$25,000	\$14,230	\$14,230	\$28,460	\$25,000	\$25,000	\$25,000
Annual Audit	\$3,900	\$3,900	\$0	\$3,900	\$4,000	\$4,000	\$4,000
Trustee Fees	\$8,728	\$4,041	\$4,041	\$8,081	\$8,728	\$8,728	\$8,728
Property Appraiser	\$1,000	\$858	\$0	\$858	\$1,000	\$1,000	\$1,000
Management Fees	\$40,499	\$23,624	\$16,875	\$40,499	\$42,524	\$42,524	\$42,524
Assessment Roll	\$2,675	\$2,675	\$0	\$2,675	\$2,809	\$2,809	\$2,809
Computer Time	\$1,070	\$624	\$446	\$1,070	\$1,124	\$1,124	\$1,124
Website Compliance	\$1,070	\$624	\$446	\$1,070	\$1,124	\$1,124	\$1,124
Telephone	\$25	\$0	\$25	\$25	\$25	\$25	\$25
Postage	\$500	\$501	\$358	\$859	\$1,000	\$1,000	\$1,000
Insurance	\$8,113	\$7,267	\$0	\$7,267	\$7,993	\$7,993	\$7,993
Printing & Binding	\$250	\$19	\$25	\$44	\$250	\$250	\$250
Legal Advertising	\$1,600	(\$172)	\$1,281	\$1,109	\$1,300	\$1,300	\$1,300
Other Current Charges	\$500	\$275	\$196	\$472	\$500	\$500	\$500
Office Supplies	\$175	\$0	\$0	\$0	\$175	\$175	\$175
Dues, Licenses	\$175	\$175	\$0	\$175	\$175	\$175	\$175
Total Administrative	\$127,823	\$65,154	\$61,369	\$126,523	\$127,552	\$127,552	\$127,552

Orchid Grove

Community Development District Proposed Budget General Fund

Description	FY 2026	Actual	Projected	Total	Option #1	Option #2	Option #3
	Adopted Budget	thru 4/30/26	Next 5 Months	Projected at 9/30/26	FY 2027 Proposed Budget	FY 2027 Proposed Budget	FY 2027 Proposed Budget
<i>Field</i>							
Field Management	\$12,386	\$7,225	\$5,161	\$12,386	\$13,005	\$13,005	\$13,005
FPL-Electric Lift Stations A/B	\$11,767	\$4,859	\$3,471	\$8,330	\$11,767	\$11,767	\$11,767
FPL- Lighting Agreement	\$46,923	\$25,548	\$18,249	\$43,797	\$46,923	\$46,923	\$46,923
Landscape Repairs and Maintenance	\$0	\$4,517	\$3,227	\$7,744	\$15,000	\$15,000	\$15,000
Lift Station Maintenance (Contract)	\$2,640	\$1,540	\$1,100	\$2,640	\$2,640	\$2,640	\$2,640
Lift Station Maintenance (Repairs)	\$10,421	\$14,057	\$6,000	\$20,057	\$20,000	\$20,000	\$20,000
Lake Maintenance	\$6,939	\$4,450	\$3,179	\$7,629	\$7,500	\$7,500	\$7,500
Iguana/Duck/Cane Toad Removal	\$13,300	\$11,446	\$2,896	\$14,342	\$15,500	\$15,500	\$15,500
Capital Outlay	\$40,000	\$2,346	\$0	\$2,346	\$40,000	\$40,000	\$40,000
Total Field	\$144,376	\$75,988	\$43,281	\$119,269	\$172,335	\$172,335	\$172,335
<i>Clubhouse Operating and Maintenance</i>							
Management - Castle	\$30,000	\$17,500	\$12,500	\$30,000	\$30,000	\$30,000	\$30,000
Management - HOA Support	\$80,111	\$36,864	\$26,332	\$63,196	\$63,196	\$63,196	\$63,196
Insurance	\$19,620	\$20,461	\$0	\$20,461	\$17,670	\$17,670	\$17,670
Water Utilities	\$5,849	\$1,835	\$1,311	\$3,147	\$5,849	\$5,849	\$5,849
Electric Utilities	\$18,208	\$8,394	\$5,996	\$14,390	\$17,500	\$17,500	\$17,500
Security	\$20,468	\$16,091	\$0	\$16,091	\$28,767	\$28,767	\$28,767
Cable/Wifi/Alarm	\$750	\$0	\$0	\$0	\$750	\$750	\$750
Pool Maintenance-Contract	\$20,000	\$8,352	\$5,965	\$14,317	\$10,500	\$10,500	\$10,500
Pool Maintenance-Repairs	\$0	\$0	\$0	\$0	\$9,500	\$9,500	\$9,500
Plant Replacement/Mulch	\$5,000	\$1,067	\$1,500	\$2,567	\$0	\$0	\$0
Landscape Maintenance - Clubhouse	\$46,350	\$26,250	\$18,750	\$45,000	\$46,350	\$46,350	\$46,350
Building Supplies Maintenance	\$7,500	\$1,840	\$1,315	\$3,155	\$7,500	\$7,500	\$7,500
Fitness Equipment & Maintenance	\$5,000	\$3,088	\$2,205	\$5,293	\$5,000	\$5,000	\$5,000
Repairs and Maintenance	\$17,500	\$8,520	\$6,086	\$14,606	\$15,000	\$15,000	\$15,000
Contingency	\$23,000	\$0	\$5,000	\$5,000	\$10,000	\$10,000	\$10,000
Capital Outlay	\$84,265	\$0	\$0	\$0	\$0	\$0	\$0
Capital Reserve	\$17,580	\$5,958	\$0	\$5,958	\$24,710	\$50,920	\$77,147
Total Clubhouse O&M	\$401,201	\$156,221	\$86,960	\$243,181	\$292,291	\$318,501	\$344,728
Total Expenditures	\$673,399	\$297,363	\$191,611	\$488,973	\$592,178	\$618,388	\$644,615
Assigned Fund Balance	\$0	\$287,884	(\$178,025)	\$109,859	\$0	\$0	\$0

	FY2023	FY2024	FY2025	FY2026	Option #1	Option #2	Option #3
					FY2027	FY2027	FY2027
Net Assessments	\$347,206.86	\$569,596.68	\$569,596.68	\$587,177.09	\$587,178.44	\$613,388.44	\$639,615.44
Plus Tax Collector Fees (2%)	\$7,387.38	\$12,119.08	\$12,119.08	\$12,493.13	\$12,493.16	\$13,050.82	\$13,608.84
Plus Discounts (4%)	\$14,774.76	\$24,238.16	\$24,238.16	\$24,986.26	\$24,986.32	\$26,101.64	\$27,217.68
Gross Assessments	\$369,369.00	\$605,953.92	\$605,953.92	\$624,656.48	\$624,657.91	\$652,540.89	\$680,441.96
No. of Units	429	429	429	429	429	429	429
Per Unit Assessments	\$861.00	\$1,412.48	\$1,412.48	\$1,456.08	\$1,456.08	\$1,521.07	\$1,586.11

Per Unit	\$0.00	\$65.00	\$130.04
% Increase	0.00%	4.46%	8.93%

Orchid Grove
Community Development District
Budget Narrative
Fiscal year 2027

REVENUES

Maintenance Assessments

It is presently anticipated that the District will levy a Maintenance Assessment to all landowners within the District to funding the Operations and Maintenance for the fiscal year.

Interest/Miscellaneous Income

The District will have all excess funds invested with the State Board of Administration. The Amount is based upon the estimated average balance of funds available during the fiscal year.

Expenditures-Administrative

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon all five supervisors attending the estimated 12 annual meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering Fees

The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

Dissemination

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 un-rated bond issues.

Arbitrage

The District is required to have an annual arbitrage rebate calculation on the District's Bonds. The District will contract with an independent auditing firm to perform the calculations.

Attorney

The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

Trustee Fees

The District has issued Series 2015 bonds which are held with a Trustee at US Bank and a Series 2022 which are held with a trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

Property Appraiser

The fee charged by the Broward County Property Appraiser for extending the Special Assessment on the county tax roll for tax year 2024.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – South Florida, LLC.

Assessment Roll

The District receives Annual Assessment Administration of 1% of assessments not to exceed \$5,000 Annually by GMS- SF, LLC. The fees of \$2,809 proposed is a discounted rate proposed by GMS-SF, LLC.

Orchid Grove
Community Development District
Budget Narrative
Fiscal Year 2027

Administrative: (continued)

Computer Time

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – South Florida, LLC.

Website Compliance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website by October 1, 2015 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.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance. Florida Insurance Alliance specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

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

Other Current Charges

Bank charges and any other miscellaneous expenses that incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Orchid Grove
Community Development District
Budget Narrative
Fiscal Year 2027

Field Expenditures:

Management

The District has a contract with GMS, S. FL for the everyday management of the community.

FPL-Electric Lift Stations A/B

The District has two lift stations at 649 S Cypress Road which Florida Power & Light supply electric to, currently operating at 100% and Decorative lights throughout the District.

FPL-Lighting Agreements (20yrs)

The District has a lighting facility at 651 S. Cypress Rd. Phase 1 which Florida Powers & Light supply electric to, with a 20yr contract at \$390.00 per month.

- The District has a lighting facility at 651 S. Cypress Rd. Phase 2 which Florida Powers & Light supply electric to, with a 20yr contract at \$865.00 per month.
- The District has a Decorative Lights at 651 SW 1st Avenue which on average is \$1,066. Per month.
- The District will also be adding new lights throughout the year which will run about another \$15,000 in electrical expenses.

Landscape Repairs and Maintenance

Repair and replacement of damaged or deteriorated landscape components, including trees, shrubs, turf, irrigation systems, mulch, and hardscape features such as edging and planting beds.

Lift Station Maintenance (Contract)

Routine preventative maintenance activities, including inspection of pumps, motors, valves, electrical systems, and control panels. This includes lubrication of moving parts, calibration of sensors and gauges, and testing of system performance to ensure optimal operation. The District contracts with Pump Station Maintenance for Lift Station Service, the contact is \$220 per month per lift station.

Lift Station Maintenance (Repairs)

Unscheduled repairs that may include emergency servicing or replacement of critical components such as pumps, motors, control systems, electrical connections, valves, and piping if the lift stations.

Lake/Fountain Maintenance

ongoing maintenance, operation, and regulatory compliance of publicly owned lakes and decorative fountain systems. These assets serve important functions including stormwater management, water quality treatment, aesthetic enhancement, and community enjoyment, and require regular upkeep to remain safe, functional, and visually appealing.

Iguana/Duck/Cane Toad Removal

The management and removal of invasive and nuisance wildlife species, including iguanas, non-native ducks, and cane toads, within the jurisdiction. These species pose risks to public safety, infrastructure, native ecosystems, and water quality, requiring ongoing monitoring and control efforts by the local government.

Capital Outlay

Represents any minor capital expenditures the District may need to make during the Fiscal Year.

Orchid Grove
Community Development District
Budget Narrative
Fiscal Year 2027

Clubhouse Maintenance Expenditures:

Management

The District has a contract with Castle Management for the everyday management of the community.

Clubhouse Attendant-HOA Support

The District has a contract with Castle Management for club attendants.

Insurance

The District's General Liability, Property and Flood Insurance policy is with Florida Insurance Alliance. Florida Insurance Alliance specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Water Utilities

The City of Pompano Beach supplies Water/Sewer services to the District.

Electric Utilities

Florida Power and Light supplies the District with electrical services.

Security

The District reimburses Orchid Grove Association for security services to the Clubhouse.

Cable/Wi-Fi/Alarm

Gate house cloud subscription.

Pool Maintenance-Contract

Routine maintenance activities, including water quality testing and treatment, chemical balancing, cleaning of pool surfaces, skimming, vacuuming, and maintenance of filtration and circulation systems. Regular inspection and servicing of pumps, filters, heaters, valves, and automated control systems are included to ensure proper operation and to extend the lifespan of equipment.

Pool Maintenance-Repairs

Repair and replacement of critical pool system components, including pumps, motors, filtration systems, heaters, plumbing, valves, and automated control equipment. Repairs may also include addressing structural issues such as cracks, leaks, deck deterioration, tile damage, and resurfacing needs that occur due to age, wear and tear, or environmental exposure.

Landscape Maintenance – Clubhouse

The District reimburses a portion to the Orchid Grove Association for the maintenance of the landscape around the Clubhouse.

Building Supplies Maintenance

These are expenses are related to the supplies and maintenance of the Clubhouse.

Fitness Equipment

The District has a contract with The Fitness Solution, Inc. for the maintenance of fitness equipment in the Clubhouse.

Repair and Maintenance

Regular maintenance and replacements

Contingency

Unscheduled maintenance and repairs.

Orchid Grove
Community Development District
Budget Narrative
Fiscal year 2027

Clubhouse Expenditures (Continued):

Capital Outlay

Represents any minor capital expenditures the District may need to make during the Fiscal Year.

Capital Reserve

Ongoing funding of capital reserve accounts to support the long-term repair, replacement, and improvement of public infrastructure, facilities, and major equipment. Capital reserves are a critical financial management tool that enables the local government to plan for significant future expenditures in a fiscally responsible and sustainable manner.

ORCHID GROVE
COMMUNITY DEVELOPMENT DISTRICT
Exhibit "A"
Allocation of Operating/Capital Reserve

Description	Amount
Beginning Balance - Carry Forward Surplus (As of 10/1/2025)	\$ 164,398
Estimated Excess Revenues over Expenditures	\$ 109,859
Less:	
Funding for First Quarter Operating Expenses	\$ -
Funding for Capital Reserves	<u>\$ (274,257)</u>
Total Reserves as of 09/30/2026	\$ 0

ORCHID GROVE CDD

RESERVE SCHEDULE

FY 2027

	2026	2027	2028	2029	2030
Starting Reserve Balance (Actual)	\$ 164,397.84	\$ 253,201.51	\$ 326,355.51	\$ 412,219.51	\$ 426,672.51
Annual Resere Funding	\$ 109,858.67	\$ 77,147.00	\$ 79,461.00	\$ 81,845.00	\$ 84,301.00
Special Assessments	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Earnings	\$ 1,519.00	\$ 2,787.00	\$ 4,375.00	\$ 5,376.00	\$ 6,447.00
Total Income	\$277,801.51	\$335,162.51	\$412,219.51	\$501,469.51	\$519,450.51

SITE/GROUNDS

2119 Pavers (Roadways)	\$ -	\$ -	\$ -	\$ -	\$ -
2123 Asphalt - Seal/Repair	\$ -	\$ 8,807.00	\$ -	\$ -	\$ -
2125 Asphalt - Resurface	\$ -	\$ -	\$ -	\$ 74,797.00	\$ -
2170 Directional/Street Signs - Replace	\$ -	\$ -	\$ -	\$ -	\$ -
2175 Site Pole Lights - Replace	\$ -	\$ -	\$ -	\$ -	\$ -
2191 Bridge - Repair/Resurface	\$ -	\$ -	\$ -	\$ -	\$ -
2192 Bridge - Replace/Rebuild	\$ -	\$ -	\$ -	\$ -	\$ -

BUILDING EXTERIORS

2301 Mailboxes - Replace	\$ -	\$ -	\$ -	\$ -	\$ -
2343 Club House Exterior - Seal/Paint	\$ -	\$ -	\$ -	\$ -	\$ -
2367 Club House Windows & Doors - Replace	\$ -	\$ -	\$ -	\$ -	\$ -
2383 Tile Roofing - Replace	\$ -	\$ -	\$ -	\$ -	\$ -

MECHANICAL/ELECTRICAL/PLUMBING

2522 HVAC (Clubhouse) - Replace	\$ -	\$ -	\$ -	\$ -	\$ -
2583 Lift Station - Refurbish/ReplacE	\$ -	\$ -	\$ -	\$ -	\$ -
2595 Pond Fountain - Replace	\$ -	\$ -	\$ -	\$ -	\$ -

COMMON INTERIORS

2701 Clubhouse Interior Surfaces - Repaint	\$ -	\$ -	\$ -	\$ -	\$ -
2709 Clubhouse Tile Flooring - Replace	\$ -	\$ -	\$ -	\$ -	\$ -
2725 Fitness Room - Remodel	\$ -	\$ -	\$ -	\$ -	\$ -
2726 Fitness Equipment - Replace	\$ -	\$ -	\$ -	\$ -	\$ -
2743 Furniture/Fixtures/Eqpmt - Replace	\$ -	\$ -	\$ -	\$ -	\$ -
2749 Bathrooms - Remodel	\$ -	\$ -	\$ -	\$ -	\$ -

EXTERIOR AMENITIES

2763 Pool Deck Furniture - Replace	\$ -	\$ -	\$ -	\$ -	\$ -
2767 Pool Deck (Coated) - Seal/Repair	\$ -	\$ -	\$ -	\$ -	\$ -
2768 Pool Deck (Coated) - Resurface	\$ -	\$ -	\$ -	\$ -	\$ -
2771 Pool Fence - Replace	\$ -	\$ -	\$ -	\$ -	\$ -
2773 Swimming Pool - Resurface	\$ -	\$ -	\$ -	\$ -	\$ -
2781 Pool/Spa Heater - Replace	\$ 7,000.00	\$ -	\$ -	\$ -	\$ -
2781 Pool/Spa Heater - Replace	\$ -	\$ -	\$ -	\$ -	\$ -
2787 Pool Equipment - Repair/Replace	\$ 17,600.00	\$ -	\$ -	\$ -	\$ -
	\$ 24,600.00	\$ 8,807.00	\$ -	\$ 74,797.00	\$ -

Ending Reserve Balance	\$253,201.51	\$326,355.51	\$412,219.51	\$426,672.51	\$519,450.51
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Orchid Grove

Community Development District

Proposed Budget

Series 2015 Special Assessment Refunding Bonds

Description	FY 2026 Adopted Budget	Actual thru 4/30/26	Projected Next 5 Months	Total Projected at 9/30/26	FY 2027 Proposed Budget
Revenues:					
Special Assessments	\$444,311	\$437,704	\$6,607	\$444,311	\$444,311
Interest Income	\$10,000	\$9,304	\$6,645	\$15,949	\$10,000
Carry Forward Surplus ⁽¹⁾	\$273,229	\$276,171	\$0	\$276,171	\$290,181
Total Revenues	\$727,540	\$723,179	\$13,252	\$736,431	\$744,491
Expenditures					
<u>Series 2015</u>					
Interest - 11/1	\$93,125	\$93,125	\$0	\$93,125	\$86,625
Interest - 5/1	\$93,125	\$0	\$93,125	\$93,125	\$86,625
Principal - 5/1	\$260,000	\$0	\$260,000	\$260,000	\$275,000
Total Expenditures	\$446,250	\$93,125	\$353,125	\$446,250	\$448,250
Excess Revenues/(Expenditures)	\$281,290	\$630,054	(\$339,873)	\$290,181	\$296,241

⁽¹⁾Carry Forward Surplus is Net of the Reserve Fund Requirement.

11/1/2027 Interest \$79,750

			FY2026
Net Assessments			\$444,311
Plus Tax Collector Fees (2%)			\$9,453
Plus Discounts (4%)			\$18,907
Gross Assessments			\$472,671
No. of Units			428
	Units	Per Unit Assessment	Total
TH-Park (OK)	157	\$1,050.86	\$164,985
TH-Park (OH)	41	\$1,016.45	\$41,674
TH-City (OM)	75	\$1,131.35	\$84,851
TH-City (OI)	41	\$1,069.97	\$43,869
TH-Lakes (OL)	83	\$1,207.37	\$100,212
TH-Lakes (OL)	18	\$1,207.37	\$21,733
TH-Lakes (OJ)	13	\$1,180.54	\$15,347
Total	428		\$472,671

Orchid Grove

Community Development District

Amortization Schedule

Series 2015, Special Assessment Refunding Bonds

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
01-May-26	\$3,725,000.00	5.000%	\$ 93,125.00	\$ 260,000.00	\$ -
01-Nov-26	\$3,465,000.00	5.000%	\$ 86,625.00	\$ -	\$ 439,750.00
01-May-27	\$3,465,000.00	5.000%	\$ 86,625.00	\$ 275,000.00	\$ -
01-Nov-27	\$3,190,000.00	5.000%	\$ 79,750.00	\$ -	\$ 441,375.00
01-May-28	\$3,190,000.00	5.000%	\$ 79,750.00	\$ 290,000.00	\$ -
01-Nov-28	\$2,900,000.00	5.000%	\$ 72,500.00	\$ -	\$ 442,250.00
01-May-29	\$2,900,000.00	5.000%	\$ 72,500.00	\$ 300,000.00	\$ -
01-Nov-29	\$2,600,000.00	5.000%	\$ 65,000.00	\$ -	\$ 437,500.00
01-May-30	\$2,600,000.00	5.000%	\$ 65,000.00	\$ 315,000.00	\$ -
01-Nov-30	\$2,285,000.00	5.000%	\$ 57,125.00	\$ -	\$ 437,125.00
01-May-31	\$2,285,000.00	5.000%	\$ 57,125.00	\$ 335,000.00	\$ -
01-Nov-31	\$1,950,000.00	5.000%	\$ 48,750.00	\$ -	\$ 440,875.00
01-May-32	\$1,950,000.00	5.000%	\$ 48,750.00	\$ 350,000.00	\$ -
01-Nov-32	\$1,600,000.00	5.000%	\$ 40,000.00	\$ -	\$ 438,750.00
01-May-33	\$1,600,000.00	5.000%	\$ 40,000.00	\$ 370,000.00	\$ -
01-Nov-33	\$1,230,000.00	5.000%	\$ 30,750.00	\$ -	\$ 440,750.00
01-May-34	\$1,230,000.00	5.000%	\$ 30,750.00	\$ 390,000.00	\$ -
01-Nov-34	\$ 840,000.00	5.000%	\$ 21,000.00	\$ -	\$ 441,750.00
01-May-35	\$ 840,000.00	5.000%	\$ 21,000.00	\$ 410,000.00	\$ -
01-Nov-35	\$ 430,000.00	5.000%	\$ 10,750.00	\$ -	\$ 441,750.00
01-May-36	\$ 430,000.00	5.000%	\$ 10,750.00	\$ 430,000.00	\$ 440,750.00
Total			\$1,117,625.00	\$3,725,000.00	\$4,842,625.00

Orchid Grove

Community Development District

Proposed Budget

Series 2022 Special Assessment Refunding Bonds

Description	FY 2026 Adopted Budget	Actual thru 4/30/26	Projected Next 5 Months	Total Projected at 9/30/26	FY 2027 Proposed Budget
Revenues:					
Special Assessments	\$93,986	\$92,588	\$1,398	\$93,986	\$93,986
Interest Income	\$0	\$936	\$1,310	\$2,246	\$0
Carry Forward Surplus ⁽¹⁾	\$16,063	\$21,709	\$0	\$21,709	\$25,733
Total Revenues	\$110,048	\$115,233	\$2,708	\$117,941	\$119,719
Expenditures					
<u>Series 2022</u>					
Interest - 11/1	\$11,104	\$11,104	\$0	\$11,104	\$9,890
Interest - 5/1	\$11,104	\$0	\$11,104	\$11,104	\$9,890
Principal - 5/1	\$70,000	\$0	\$70,000	\$70,000	\$75,000
Total Expenditures	\$92,208	\$11,104	\$81,104	\$92,208	\$94,779
Excess Revenues/(Expenditure	\$17,840	\$104,129	(\$78,396)	\$25,733	\$24,940

⁽¹⁾ Carry Forward Surplus is Net of the Reserve Fund Requirement.

11/1/2027 Interest \$ 8,588.25

			FY2027
Net Assessments			\$93,985.98
Plus Tax Collector Fees (2%)			\$1,999.70
Plus Discounts (4%)			\$3,999.40
Gross Assessments			\$99,985.08
No. of Units			428
	Units	Per Unit Assessment	Total
TH-Park (OK)	198	\$233.61	\$46,254.78
TH-City	116	\$233.61	\$27,098.76
TH-Lake	114	\$233.61	\$26,631.54
Total	428		\$99,985.08

Orchid Grove

Community Development District

Amortization Schedule

Series 2022, Special Assessment Refunding Bonds

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
01-May-26	\$ 640,000.00	3.47%	\$ 11,104.00	\$ 70,000.00	\$ -
01-Nov-26	\$ 570,000.00	3.47%	\$ 9,889.50	\$ -	\$ 90,993.50
01-May-27	\$ 570,000.00	3.47%	\$ 9,889.50	\$ 75,000.00	\$ -
01-Nov-27	\$ 495,000.00	3.47%	\$ 8,588.25	\$ -	\$ 93,477.75
01-May-28	\$ 495,000.00	3.47%	\$ 8,588.25	\$ 75,000.00	\$ -
01-Nov-28	\$ 420,000.00	3.47%	\$ 7,287.00	\$ -	\$ 90,875.25
01-May-29	\$ 420,000.00	3.47%	\$ 7,287.00	\$ 80,000.00	\$ -
01-Nov-29	\$ 340,000.00	3.47%	\$ 5,899.00	\$ -	\$ 93,186.00
01-May-30	\$ 340,000.00	3.47%	\$ 5,899.00	\$ 80,000.00	\$ -
01-Nov-30	\$ 260,000.00	3.47%	\$ 4,511.00	\$ -	\$ 90,410.00
01-May-31	\$ 260,000.00	3.47%	\$ 4,511.00	\$ 85,000.00	\$ -
01-Nov-31	\$ 175,000.00	3.47%	\$ 3,036.25	\$ -	\$ 92,547.25
01-May-32	\$ 175,000.00	3.47%	\$ 3,036.25	\$ 85,000.00	\$ -
01-Nov-32	\$ 90,000.00	3.47%	\$ 1,561.50	\$ -	\$ 89,597.75
01-May-33	\$ 90,000.00	3.47%	\$ 1,561.50	\$ 90,000.00	\$ 91,561.50
Total			\$92,649.00	\$640,000.00	\$732,649.00

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ORCHID GROVE COMMUNITY DEVELOPMENT DISTRICT AMENDING AND MODIFYING THE SCHEDULE OF HOURS OF OPERATION, FEES, AREAS & FEES FOR RENTAL, RENTAL POLICIES, PROCEDURES, AND REGULATIONS TO UPDATE THE RATES AND FEES SCHEDULE (“CLUB SCHEDULE”) RELATED TO THE USE OF THE ORCHID GROVE CLUBHOUSE AND RECREATIONAL FACILITIES AND PROVIDE CERTAIN OTHER AMENDMENTS TO THE CLUB SCHEDULE

WHEREAS, the Orchid Grove Community Development District (the “District”), situated within the City of Pompano Beach, Florida, is a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, and City of Pompano Beach Ordinance 2005-43, enacted and effective April 12, 2005;

WHEREAS, the District owns and operates certain clubhouse and recreational amenity facilities within the District and known as the Orchid Grove Clubhouse (the “Club”);

WHEREAS, the District last amended the Club Schedule when the District Board of Supervisors (the “Board”) adopted Resolution 2024-04 at its meeting on June 13, 2024;

WHEREAS, the District Board of Supervisors (the “Board”) desires to revise and update the Schedule of Hours of Operation, Dues, Fees, and Charges, Areas & Fees for Rental, Rental Policies, Procedures, and Regulations (the “Club Schedule”) to address changes determined to be necessary and in the best interests of the District, its residents, Members, and users of the Club; and

WHEREAS, after a public hearing held pursuant to Section 190.035, Florida Statutes, the Board intends to revise the Club Schedule, including the Fee Schedule attached thereto.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ORCHID GROVE COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The above recitals are true and correct and by reference are hereby incorporated into and made a part of this Resolution.

Section 2. Attached as Exhibit A to this Resolution is a redline of the Club Schedule, identifying changes proposed by the Board. The updated and revised Club Schedule, accepting all changes identified in Exhibit A and attached to this Resolution as Exhibit B is hereby adopted and approved. The District Manager of the District (the “District Manager”) is hereby directed to include the revised Club Schedule on the District’s official website, replacing all prior versions. The District Manager is further directed to include this Resolution and the revised Club Schedule attached as Exhibit B as part of the Official Records of Proceeding of the District.

Section 3. The District Manager is directed to take all actions consistent with this Resolution.

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. If any clause, section or other part or application of this resolution is held by a court of competent jurisdiction to be unconstitutional or invalid, in part or applied, it shall not affect the validity of the remaining portions or applications of the Resolution.

Section 6. This Resolution shall take effect immediately.

PASSED AND ADOPTED by the Board of Supervisors of the Orchid Grove Community Development District, this ____ day of _____, 2026.

**ORCHID GROVE COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

By: _____

By: _____

Print name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice-Chair

Exhibit A

Club Schedule with proposed changes identified

**ORCHID GROVE
COMMUNITY DEVELOPMENT DISTRICT**

CLUBHOUSE

SCHEDULE OF
HOURS OF OPERATION,
~~DUES, FEES AND CHARGES,~~
AREAS & FEES FOR RENTAL,
RENTAL POLICIES, PROCEDURES AND REGULATIONS
(the "Club Schedule")

Last Revised Pursuant to Resolution 2026-02 (May 14, 2026)

HOURS OF OPERATION

CLUB FACILITY	HOURS
CLUBHOUSE	9:00 AM to 5:00 PM
FITNESS CENTER	4:00 AM to 11:00 PM
POOL	Dawn to Dusk
	Hours subject to change by District Manager

CLUB DUES, FEES AND CHARGES FEE SCHEDULE

CATEGORY	AMOUNT
ANNUAL MEMBER CLUB DUES FEE – Non-Residents	*\$1,200.00
PERSONAL TRAINER FEE	\$10.00/session
LEASE APPLICATION PROCESSING FEE	\$100.00
EVIDENCE OF MEMBERSHIP REPLACEMENT FEE	\$50.00
LATE PAYMENT FEES	\$25.00 PER MONTH per month
RENTAL – FUNCTION ROOM (4 HOURS)	\$150.00
SECURITY DEPOSIT	\$150.00
ADDITIONAL HOURS OR PORTION THEREOF	\$50.00/hour
AFTER HOURS <u>(OF OPERATION)</u> RENTAL OR PORTION THEREOF	\$2550.00/hour
AFTER HOURS <u>(OF OPERATION)</u> SECURITY	Cost to District plus 5% \$25.00/hour
CLUB FACILITY OR POLICE/TRAFFIC CONTROL MONITOR	\$25.00/hour
ADDITIONAL CLEANING FEE	\$25.00/hour
ADDITIONAL JANITORIAL	\$100.00 (minimum)
RENTAL CANCELLATION FEE	\$75.00

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* Annual Member ~~Club Due Fees~~ are calculated on a fiscal year basis based on the District's fiscal year, which runs from October 1st through September 30th of the following year.

CATEGORY	AMOUNT

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ANNUAL MEMBER CLUB ASSESSMENTS – Owners	*\$660.00
Paid annually by county tax process	
ANNUAL MEMBER CLUB DUES – Non-Residents	*\$699.00
PERSONAL TRAINER FEE	\$10.00
LEASE APPLICATION PROCESSING FEE	\$100.00
EVIDENCE OF MEMBERSHIP REPLACEMENT FEE	\$50.00
LATE PAYMENT FEES	\$25.00 PER MONTH

~~* Annual Member Club Dues are calculated on a fiscal year basis based on the District's fiscal year, which runs from October 1st through September 30th of the following year.~~

FACILITY RENTAL FEES AND DEPOSITS REQUIRED FOR RENTAL

FUNCTION ROOM-(Available during & after hours (of operation), includes function room only, may use for all types of events).

\$150.00 flat fee for one four (4) hour period payable in advance. In addition, a \$150.00 advance security deposit is required. (Refundable, if no damages are incurred and no cleaning is required). Additional cleaning deposit may be required at the discretion of the Club Manager. For each hour, or portion thereof, that usage exceeds the four (4) hour maximum, a fee of \$50.00 per hour, or portion thereof, will be assessed and charged. If damages occur or cleaning is required in addition to normal and customary cleaning then additional charges may be assessed.

FOR AFTER HOURS EVENTS HELD AFTER THE CLUBHOUSE HOURS OF OPERATION, RENTER WILL BE REQUIRED TO PAY ADDITIONAL \$2550.00 PER EACH HOUR OR PART THEREOF FOR FACILITY RENTAL

FOR AFTER HOURS EVENTS HELD AFTER THE CLUBHOUSE HOURS OF OPERATION, RENTER WILL BE REQUIRED TO PAY ADDITIONAL \$25.00 AMOUNT, AS SET FORTH IN THE FEE SCHEDULE, PER EACH HOUR PER SECURITY OFFICER, AS DETERMINED BY CLUB MANAGER. RENTER MAY REQUEST TO PROVIDE THE SECURITY, PROVIDED SUCH VENDOR IS VERIFIED AS A LICENSED AND INSURED SECURITY VENDOR OR OFF-DUTY LAW ENFORCEMENT OFFICER, AND THE APPLICABLE CONTRACT FOR SUCH SERVICES IS FURNISHED TO THE CLUB MANAGER AT LEAST THREE (3) BUSINESS DAYS PRIOR TO THE SCHEDULED RENTAL. THE DISCRETION REMAINS WITH THE CLUB MANAGER TO APPROVE OR DENY SUCH RENTER-PROVIDED SECURITY.

AS DETERMINED BY CLUB MANAGER, IF EVENT REQUIRES CLUB FACILITY MONITOR AND POLICE/TRAFFIC CONTROL MONITOR, RENTER WILL PAY ADDITIONAL \$25.00 PER EACH HOUR

ADDITIONAL CLEAN-UP FEE, AS NECESSARY IN THE DISCRETION OF THE CLUB MANAGER, SHALL BE \$25.00 PER HOUR PER INDIVIDUAL PROVIDING CLEANING SERVICES

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DEPOSIT REQUIREMENT: A deposit is required in advance for all rentals of the Club Facilities. The deposit shall be paid by the Renter in the form of ~~cash or~~ check, certified check, cashier's check, money order, or some other form of payment approved by the District along with copy of the renter's driver's license. In the event that the renter does not cancel the reservation within fifteen (15) days prior to the event (or such other date reasonably determined by the Club Manager for reservations made within fifteen (15) days of the event), the Club Manager will retain the full amount of the deposit as liquidated damages. If the Club Facilities after the event and the inspection by the Club Manager (or its representative attendant) is in good order (e.g., there is no damage to walls, area, or equipment, the Club Facilities are clean (including the removal and proper disposal of all party balloons, strings, trash, etc.), and the Club Facilities are restored to the condition existing prior to the function), then the full amount of the Deposit shall be refunded. If any damage is found, or if janitorial services or staff time are required to

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clean or restore the Club Facilities, then the Club Manager will apply the deposit to pay all costs of repairs and the expense of janitorial services and staff time in full, with any remaining deposit refunded (provided that if the deposit is not sufficient to pay such costs and expenses in full, renter shall remain liable to pay the District the balance of such costs and expenses).

POOL AND FITNESS CENTER-

The pool and the fitness center mMay NOT be rented for private functions. The District and the Orchid Grove Association, Inc. (the "Association"), and their respective committees & subcommittee are exempt from payment of fees and deposits.

ADDITIONAL REGULATIONS:

1. **Limited Time to Rent:** Reservations can be made no more than 90 days in advance.
2. **Fees include:** Fees are just for the area being rented, they do not include chairs, tables, or set-up or take-down fees.
3. **Inspections:** Inspections are performed within 24-Hours after the end of your event. It is not required to call District and ask for status of inspection.
4. **Deposits:** If a deposit is made by check, the Club Manager may cash such check before the event or hold such check pending the event. If the Club Manager holds the deposit check, and no costs and expenses are chargeable against the deposit, then the check will be voided and will be returned to the renter via by mail. If Club Manager holds the deposit check and costs and expenses are chargeable against the deposit, the Club Manager may cash the deposit and refund any amount due renter by the District check via mail.
5. **Janitorial:** Renter is responsible for full clean up of area rented, this includes the removal and proper disposal of all decorations, balloons and trash, and the cleaning of floors, kitchen area, barbeque grills, etc. If the Club Manager determines that additional janitorial services are required beyond that which is covered by the Cleaning Fee in order to put the Club Facilities back to the same condition prior to the event, the costs of such additional janitorial services (with a minimum fee of \$100.00) will be charged to the renter.
6. **Time Slots:** Rental of any area must fit within one of the time frames ("Rental Times") provided by the District.

**RULES OF USE
CLUB FACILITIES AREAS RENTALS**

I. GENERAL RULES.

A. The Club Facilities rental areas are available to the public upon application and acceptance by the Club Manager. For official meetings and official functions of the Orchid Grove Association, Inc., and its Board of Directors and Committees, there is no charge for use of any portion of the Club Facilities.

B. An area within the Club Facilities may be reserved only by an applicant in good standing (the "Renter"). Reservations must be requested at least fourteen (14) days prior to event, but no more than ninety (90) days in advance through the Club Manager. Reservation requests shall be accepted on a first-come, first-served basis. Requests shall be noted and filed by the Club Manager and marked on a calendar maintained by the Club Manager. Reservation requests and applications are not accepted unless accompanied by payment of all required fees and deposits and receipt of a fully executed application form.

C. Written notice of cancellation must be received no later than fifteen (15) days prior to the event date and time. Cancellations received less than ten (10) days prior to the event date and time will result in the forfeiture of seventy-five (\$75.00) Dollars of the non-refundable rental fee.

D. Club Facilities areas may not be used for any profit-making activities. No advertising will be permitted and no charge or admittance fee will be allowed nor is it to be charged by the applicant for the event. Notwithstanding, the District and the Association may advertise and charge fees for attendance at events or functions that are open to all Members and Annual Members of the Club.

E. The Renter agrees to be personally in attendance during the reserved hours. Only the approved Renter reserving the Club Area may gain access to the Club Area, no more than one-two (2) hours before the scheduled event. Approved Renters may gain access to the Club Area by displaying their Evidence of Membership. Any change in plans, caterer, deliveries or number of guests must be communicated to and cleared with the Club Manager prior to the date of the event. Renter agrees to pay all key, swipe-key system and lock replacement costs resulting from misuse, loss or damage to the swipe-key system, lock, or doors.

F. Renter agrees to assume full financial responsibility for any loss or damage to the Club Area, the furniture, furnishings and equipment, and adjacent premises, including the parking lot, as a result of the Club Area use and for the proper conduct of guests or other persons employed or otherwise engaged by Renter while they are on the Club premises, whether inside or outside of the building or Club Area. Such damage amounts shall not be limited to the amount of the any security deposit received.

G. Prior to the use of an area of the Club Facilities by the Renter, the Club Manager shall inspect the area with a prepared checklist. The same checklist will be used to re-inspect the area after the event. If the area is in its original condition and there are no other charges or rules' violations, the security deposit shall be refunded. If the area is not in its original condition or there are other charges, damages or loss sustained, those costs and charges will be deducted from the security deposit. If there are covenants or rules' violations, the security deposit will be withheld until after a rules' violation hearing has

been held and a decision rendered as to whether charges will be assessed. Any difference over the original deposit will be charged to the Renter and shall be payable on demand.

H. Furniture and furnishings may be removed from the Club Facilities and, at the conclusion of the event, all furniture and furnishings must be returned to the same position and in their original condition as prior to the event.

I. All events shall be confined to the area of the Club Facilities reserved. However, use of nearby restroom facilities is permitted. Renters must advise their guests of Club Rules and Regulations, the guest parking areas available, and that spaces are on a first-come, first-served basis. All guests must go directly to the area where the event is being held. No loitering or disturbing noises in the common areas shall be permitted. With the exception of the District or Association events or functions open to all Members and Annual Members of the Club and as approved by the Club Manager, parties or gatherings shall not extend to halls or any other areas of the Club Facilities within or outside of the building. These other common area facilities adjacent to the area of the Facilities may be used by other Club Facilities users while a Renter's function is in progress.

J. The number of persons in attendance in the area of the Club Facilities utilized is limited by the posted number, according to the Broward County and State Fire Codes.

K. Parties or events for minors under the age of eighteen (18) years are required to be continuously chaperoned by the Renter hosting the event. Two (2) adult chaperones are required for every ten (10) minors in attendance. Renter and chaperone(s) must be present throughout the entire event.

L. Smoking ~~is and vaping are~~ prohibited in the Club Facilities, including, but not limited to, the pool deck, swimming pool, and restrooms. Use and/or availability of alcoholic beverages will be in accordance with the Florida State and local government Alcoholic Beverage Control laws (no monies allowed to be exchanged, no alcohol for persons under 21, etc.).

M. Use of the Club Facilities by Renter and all guests must be at all times in compliance with Federal, State and local laws, statutes and ordinances as well as all Club Rules, including these Rules. Renters shall not permit the use of the areas rented or other Club Facilities property for any unlawful purpose, nor will any act be performed or permitted which will unreasonably interfere with the rights, comforts, or convenience of other Club Facilities users. Renter will maintain volume of music and noise at a level sufficiently reduced so as not to disturb other users. Playing of loud amplified music is not permitted. Speakers must be placed on tables or elevated stands away from walls to reduce transmission of sound and/or vibrations to adjacent parts of the building. Foam rubber pads or other similar acoustical materials must be placed beneath each speaker. The doors and windows of the area rented must remain closed during any event or function.

N. Renter agrees that any decorations or the decorating of the area rented must be done in a manner so as not to cause any damage to any area of the Club Facilities. Decorations must not be attached to or hung from any sprinklers, ceilings, lights or wallpaper and must be fire resistant. The use of tape, nails, tacks, staples and any substance or item which may cause permanent damage are not permitted to be used to attach decoration or other items to the walls, doors, door trim, windows, furniture or any other surfaces in the Club Facilities.

O. Renter agrees to remove and properly dispose of all personal property immediately after the event, such as dishes, foods, bottles, trash, decorations, etc., and to leave the Club Facilities and adjacent premises in good conditions similar to that of the original condition of the Club Area and adjacent premises prior to the function. Nothing should be left in the refrigerator ~~and the garbage disposal must be empty~~. The Club Facilities must be cleaned and restored to its pre-event condition by the Applicant no later than 10:00 A.M., the following day for evening party's only. Arrangements must be made with the Club Manager concerning delivery and removal of any rented tables, chairs, or catering items if unable to be picked up by the rental company immediately following the function or if after 10 P.M. must be removed by 10:00 A.M. the following day. Deliveries and removal of food, tables, musical equipment, or caterers providing service, will be permitted during certain hours from 9 A.M. through 10 P.M. on weekdays. Renter must be present to deal and meet with the rental or service companies for delivery or pick up.

P. The District and Club Manager and its agents will not be responsible for the loss or damage of any personal effects, dishes, equipment, decorations or food. Any personal property or items left unattended after the event will be considered abandoned and will be removed for disposal.

Q. All music and noise making activities must stop by the prescribed hour. The area rented must be returned to its original condition, vacated of people, lights out (except for one which should be left on), window shades placed in the up position, the room secured and the door locked by the prescribed closing hours. Adjacent restrooms should be left in the same condition as they were in prior to the event with lights out.

R. The District and Club Manager each reserve the right, at any time prior to or during the function to immediately revoke the approval granted herein and immediately suspend the right of use of the area being rented by the Renter and his or her guests and require Renter and guests to vacate the premises during the function if it is determined that there were misrepresentations set forth in the rent agreement or if there is any violation of the Association's declaration or rules or damage to property or violation of any Federal, State or local laws, statutes or ordinances. Such revocation, suspension and vacation of the premises will also result in no refund of the use fee. Such determination to revoke, suspend and vacate the premises shall be within the sole discretion of the District or Club Manager. If the Renter fails to abate noise, excessively loud music or any other disturbing activities when requested to do so, the District and Club Manager are each authorized and directed to immediately revoke the approval, suspend the right of use and vacate the area

of the Club Facilities being rented and/or to call the local police. A partial refund is in the Club Manager's discretion if use is suspended for reasons other than rules' violations or damages. The full security deposit and use fee may be refunded if the area proposed to be used is suspended, in the absence of rules' violations or damages, prior to the start of the function or if the application is not approved, except as otherwise provided herein.

S. The Club Manager and District shall have free access to the Club Facilities and surrounding areas at all times.

T. All trash and garbage should be properly bagged and sealed and deposited in the outside trash dumpster. Spilled liquids or food must be cleaned from the floors, counters, walls, furniture or other surfaces. A charge of \$2025.00 per hour/per worker will be assessed to cover additional cleanup if the District or Club Manager deems it necessary.

U. No candles or other open flame items are permitted. Food warming trays may be used only under the strict supervision of a caterer or attendant and must be removed from the premises at the conclusion of the event.

V. Violation of any provision of the Club Rules and Regulations, including this Club Schedule, constitute grounds for Club Manager to prohibit a Renter from using the Club Facilities for a period of one year.

W. Renter assumes sole and total responsibility for any property damage, injury or accident to any person arising out of the use of the Club Facilities. Renter further agrees on behalf of itself and its guests and invitees to indemnify, reimburse and hold the District and Club Manager harmless for any and all violations of any and all Federal, State or local laws, statutes or ordinances, and to indemnify, reimburse and hold the District and Club Manager harmless for any and all losses, damages, causes of actions claims, proceedings, and/or injuries sustained, including attorneys fees, arising out of or related to Applicant's and his or her guests' or invitees' use of the Club Facilities.

X. No pets are permitted in Club Facilities, except trained service animals, as defined by Florida Laws.

Y. Any area of the Club Facilities that is rented must be cleaned. If such area is not found as it was rented, a portion of Renter's deposit will be kept. Renter must broom, vacuum, and mop the grand room if it is used. The counter tops and tables need to be wiped down. All trash must be taken with you and not left in the room. The Club Manager does not provide any trash bags for the party. The Club Manager will provide Renter with the broom, mop, and vacuum. All other cleaning supplies must be brought by the Renter.

Z. The Club Facilities will be available for rental use only for 4-hour time periods between the hours of ~~11~~9:00 A.M. - 10:00 P.M. Sunday - Thursday; or between ~~10~~9:00 A.M. - 10:00 P.M., Friday and Saturday. The 4-hour time slot may be extended beyond the 4-hour time upon the approval of the Club Manager or the on-site designee of the

Club Manager; however, the Renter shall be responsible for the hourly charge set forth in the Fee Schedule and such amount may be withheld, in the Club Manager's discretion, from any available security deposit monies held by the District. Under no circumstances will time be extended past the closing hours stated.

AA. The District Manager may waive or amend any of the above requirements in its reasonable discretion, provided such waivers must be in writing and signed by the District Manager and the renter.

BB. The forms of Facility Rental Agreement, Clubhouse Areas Inspection Form, and Access ~~Card~~ Control Information Sheet attached below are approved for use by the Club Manager.

FOR ANY ADDITIONAL INFORMATION PLEASE CHECK WITH THE CLUB
ADMINISTRATIVE OFFICES FROM MONDAY-FRIDAY 9:00 AM -5:00 PM
YOU MUST HAVE AN APPOINTMENT IN ORDER TO RESERVE A DATE

ORCHID GROVE CLUBHOUSE
Facility Rental Agreement (Private)
Orchid Grove Community Development District

This Facility Rental Agreement (the "Agreement") is by and between **Orchid Grove Community Development District** (the "**District**") and a **Renter** who is further defined as a: (check one) *Clubhouse Member or Annual Member* _____ or *General Public User* _____. This Agreement is for the rental of a portion of the "**Clubhouse**" facility, to be used for a private function (the "Club Facility"), and shall be subject to the terms and conditions set forth in the "*Orchid Grove Community Development District Clubhouse Rules and Regulations,*" as amended from time to time (referred to in this Agreement as the "Club Rules and Regulations"), which ~~document-Club Rules and Regulations~~ is-are attached hereto and made a part hereof and the "*Schedule Of Hours Of Operation, Dues, Fees, Schedules, Charges, Areas & Fees For Rental, Rental Policies, Procedures And Regulations,*" as amended from time to time (referred to in this Agreement as the "Club Schedule"), which ~~document-Club Schedule~~ is attached hereto and made a part hereof. To the extent of any conflict between the terms of this Agreement and the terms of the Rules and Regulations and Club Schedule, the terms of the Rules and Regulations shall prevail over the terms of the Club Schedule and this Agreement, and the terms of the Club Schedule shall prevail over the terms of this Agreement.

Renter: (print clearly) _____

Phone: Home _____ Work: _____ Cell: _____

Fax Rental Fee: _____

Renter's Address: _____

Date of Function: _____ Time From _____ To _____

1. **Club Facility** being requested:

Function Room

(Note: use of fitness center and pool is prohibited)

2. **Purpose** of rental: _____

Number of people expected to attend this function: _____

Renter will:

Serve Food: Yes _____ No _____

(Note: The District reserves the right to establish and enforce a list of approved caterers)

Serve Alcohol: Yes _____ No _____

(Note: Alcohol is not to be sold on the premises at any time.)

Provide Music: Yes _____ No _____

If "Yes" state type of music: (Live Band, Stereo, etc.)

(Note: If music can be heard by surrounding neighbors, it is too loud.)

All requests are subject to the approval of the District's Club Manager.
Reservations will be granted on a first come, first served basis.

Function Room Rental Availability (4 Hour time slots each rental):

Sunday - Thursday	Friday - Saturday	Time Slots for
9:00AM - 10:00PM	10:00AM - 10:00PM	Reservations (4 Hours each):
Function Room time slots:		
Sunday - Thursday	Friday - Saturday	
9:00AM - 3:00PM	8:00AM - 1:00PM	6:00 PM - 10:00 PM
3:00PM - 10:00PM	1:00PM - 6:00PM	

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3. Fee Schedule & Usage: See Attached Rental Club Schedule

4. Reservations, Applications, Payment of Fees:

The Rental Fee and Deposit must accompany this application and will be cashed upon receipt. The Club Manager may not accept an application or confirm reserved space without receipt of 100% of the Deposit and Rental Fee. Rental Fees and Deposits must be received at least fourteen (14) days in advance of the function to allow time for bank clearance of the checks. Shorter time frames will require cashier's checks, certified checks or money orders. Payments are made to: "*Orchid Grove Community Development District.*" With the approval of the District Manager or Club Manager, additional time beyond the four (4) hours can be added to an event at the rate set forth in the attached Club Schedule, except that no extension of time shall run past 10:00 PM. Payments and final changes to rental arrangements must be made no later than one business day prior to the scheduled event.

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5. **Deposit Refund, Inspection:**

If the Club Facility being rented and other areas of the Club Facilities are left in acceptable condition after the event, no damage or loss has occurred, and there have been no infractions of the ~~Rental Club~~ Schedule as deemed by the Club Manager's inspection, the Deposit will be fully refunded. The Deposit, or portion thereof, will be refunded by the District Office within thirty (30) days after receipt of the signed "Cleaning & Usage Checklist" inspection form. The Renter is entitled to be present during that inspection. If the Renter is not present during the inspection, the Club Manager will mail a copy of the final inspection, based upon the "Cleaning & Usage Checklist," to the Renter.

The Renter is responsible for the repair or replacement of all Club Facilities property, indoors and outdoors, damaged or lost during the function. This responsibility shall remain in effect until the Club Manager completes its portion of the "Cleaning & Usage Checklist" inspection form and the facility(s) keys are returned.

The Renter is also responsible for cleaning that portion of the Club Facilities and other impacted areas used after use, unless payment and arrangements have been made with the Club Manager for cleaning by the District's cleaning contractor. In such event, the Renter is still responsible for removing all event debris and trash from the premises and its proper disposal immediately following the function. Cleaning is to be in accordance with the "Cleaning & Usage Checklist." Charges for unacceptable conditions not listed in the cleaning checklist will be added if they occur.

All trash, garbage, trays, decorations, etc., must be removed from the premises and properly disposed of at the conclusion of the function.

6. **Additional Renter Responsibilities:**

- a) The Renter making the reservation must be in attendance for the ENTIRE duration of the function and is responsible for the conduct of all guests.

~~At the discretion of the Club Manager, Renters may be required to pay a reasonable hourly fee for a Club Manager appointed "facility monitor" or "police/traffic control monitor" during the hours of the special event. The need for such fee would be determined during the review process based upon the nature of the event and the history of the Renter. Should a monitor be required, the Renter would be notified prior to the Club Manager accepting the facility engagement. The Renter would have the right to withdraw the Application for facility's rental.~~

- b) Under no circumstances may Renter or guests mark the walls, ceilings and furnishings in any way, to include decorations, signs, tape, tacks, etc.
- c) All guest cars must be properly parked in the parking lot area only and the parking and driveway area must be clean of any party-related debris after the function. Absolutely NO PARKING ON GRASS. Any infractions may damage

the irrigation system or landscaping. Such damages will be back charged to the Renter.

- d) Renters and/or guests are absolutely NOT allowed in the Swimming Pool or Fitness Center during a function.
- e) Closing time for private functions is 10:00 PM. All cleaning shall be completed within the rental period, unless a cleaning service is scheduled.

Note: Any infractions of the Club Rules and Regulations or Club Schedule, or any disturbances created as a result of the function, will require the Renter to appear before the District Board of Supervisors for approval of any future reservations. The Board of Supervisors has the right to suspend privileges of any Renter who has, in the opinion of the Board, abused the terms of this Agreement, the Rules and Regulations or the Club Schedule. An automatic 60-day non-use penalty with respect to all Club Facilities will be imposed at the time of said infraction or damage until the matter can be brought before the Board for its decision. If there is property damage in excess of the Deposit, the Board reserves the right to bill the Renter for the damage and to pursue collection to recover the funds, including reasonable attorney's fees.

I understand and agree to abide by the above and understand that I am responsible for any loss or damage to Club Facilities, Club Property and Association Common Areas which may occur as a result of this function and rental.

This AGREEMENT entered into on (date) _____

Photo ID is required, one or two forms of ID may be required by the Club Manager:

Signature of RENTER: _____

If a corporation, print name of above signature _____ Title: _____

Name of Club Manager _____

Signature _____

Copy of Renter's Photo ID attached: _____ Copies of 2 separate checks attached: _____

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ORCHID GROVE CLUBHOUSE
Facility Rental Agreement (Association)
Orchid Grove Community Development District

This Facility Rental Agreement (the "Agreement") is by and between **Orchid Grove Community Development District** (the "District") and the Orchid Grove Association, Inc., a Florida not-for-profit corporation (the "Renter"). This Agreement is for the rental of a portion of the "**Clubhouse**" facility to be used for an event or function open to all Members and Annual Members of the Club, and shall be subject to the terms and conditions set forth in the "*Orchid Grove Community Development District Clubhouse Rules and Regulations*," as amended from time to time (referred to in this Agreement as the "Club Rules and Regulations"), which Club Rules and Regulations are incorporated herein by reference, and the "*Schedule Of Hours Of Operation, ~~Dues, Fee Schedules And Charges~~, Areas & Fees For Rental, Rental Policies, Procedures And Regulations*," as amended from time to time (referred to in this Agreement as the "Club Schedule"), which Club Schedule is incorporated by reference. To the extent of any conflict between the terms of this Agreement and the terms of the Rules and Regulations and Club Schedule, the terms of the Rules and Regulations shall prevail over the terms of the Club Schedule and this Agreement, and the terms of the Club Schedule shall prevail over the terms of this Agreement.

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Renter: (print clearly) _____

Phone: Home _____ Work: _____ Cell: _____

Rental FeeFax: _____

Renter's Address: _____

Date of Function: _____ Time From _____ To _____

1. **Club Facility** being requested:
Function Room

(Note: use of fitness center and pool is prohibited)
2. **Purpose** of rental: _____

Number of people expected to attend this function: _____

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Renter will:

Serve Food: Yes _____ No _____
(Note: The District reserves the right to establish and enforce a list of approved caterers)

Serve Alcohol: Yes _____ No _____
(Note: Alcohol is not to be sold on the premises at any time.)

Provide Music: Yes _____ No _____
If "Yes" state type of music: (Live Band, Stereo, etc.)

(Note: If music can be heard by surrounding neighbors, it is too loud.)

Special Terms and Conditions: _____

All requests are subject to the approval of the District's Club Manager.
Reservations will be granted on a first come, first served basis.

Function Room Rental Availability (4 Hour time slots each rental):

Sunday - Thursday Friday - Saturday
9:00AM - 10:00PM 10:00AM - 10:00PM

Time Slots for Reservations (4 Hours each):

Function Room time slots:
Sunday - Thursday Friday - Saturday
9:00AM - 3:00PM 8:00AM - 1:00PM 6:00 PM - 10:00 PM
3:00PM - 10:00PM 1:00PM - 6:00PM

3. **Fee Schedule & Usage: See Attached Rental-Club Schedule**

4. **Reservations, Applications, Payment of Fees: N/A**

5. **Inspection:**

After the event the Club Manager will inspect the Club Facility to determine if the Club Facility being rented and other areas of the Club Facilities were left in acceptable condition after the event, no damage or loss has occurred, and there have been no infractions of the Rental-Club Schedule as deemed by the Club Manager's inspection. The Club Manager will complete the applicable portion of the "Cleaning & Usage Checklist" inspection form within thirty (30) days of the conclusion of the event. The

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Renter is entitled to be present during that inspection. If the Renter is not present during the inspection, the Club Manager will mail a copy of the final inspection, based upon the "Cleaning & Usage Checklist," to the Renter.

The Renter is responsible for the repair or replacement of all Club Facilities property, indoors and outdoors, damaged or lost during the function. This responsibility shall remain in effect until the Club Manager completes its portion of the "Cleaning & Usage Checklist" inspection form and the facility(s) keys are returned.

The Renter is also responsible for cleaning that portion of the Club Facilities and other impacted areas used after use, unless payment and arrangements have been made with the Club Manager for cleaning by the District's cleaning contractor. In such event, the Renter is still responsible for removing all event debris and trash from the premises and its proper disposal immediately following the function. Cleaning is to be in accordance with the "Cleaning & Usage Checklist." Charges for unacceptable conditions not listed in the cleaning checklist will be added if they occur.

All trash, garbage, trays, decorations, etc., must be removed from the premises and properly disposed of at the conclusion of the function.

6. **Additional Renter Responsibilities:**

- a) The Renter making the reservation must be in attendance for the ENTIRE duration of the function and is responsible for the conduct of all guests.

~~At the discretion of the Club Manager, Renters may be required to pay a reasonable hourly fee for a Club Manager appointed "facility monitor" or "police/traffic control monitor" during the hours of the special event. The need for such fee would be determined during the review process based upon the nature of the event and the history of the Renter. Should a monitor be required, the Renter would be notified prior to the Club Manager accepting the facility engagement. The Renter would have the right to withdraw the Application for facility's rental.~~

- b) Under no circumstances may Renter or guests mark the walls, ceilings and furnishings in any way, to include decorations, signs, tape, tacks, etc.
- c) All guest cars must be properly parked in the parking lot area only and the parking and driveway area must be clean of any party-related debris after the function. Absolutely NO PARKING ON GRASS. Any infractions may damage the irrigation system or landscaping. Such damages will be back charged to the Renter.
- d) Renters and/or guests are absolutely NOT allowed in the Swimming Pool or Fitness Center during a function.

- e) Closing time for private functions is **10:00 PM**. All cleaning shall be completed within the rental period, unless a cleaning service is scheduled.

Note: Any infractions of the Club Rules and Regulations or Club Schedule, or any disturbances created as a result of the function, will require the Renter to appear before the District Board of Supervisors for approval of any future reservations. The Board of Supervisors has the right to suspend privileges of any Renter who has, in the opinion of the Board, abused the terms of this Agreement, the Rules and Regulations or the Club Schedule. An automatic 60-day non-use penalty will be imposed at the time of said infraction or damage until the matter can be brought before the Board for its decision. If there is property damage, the Board reserves the right to bill the Renter for the damage and to pursue collection to recover the funds, including reasonable attorney's fees.

I understand and agree to abide by the above and understand that I am responsible for any loss or damage to Club Facilities, Club Property and Association Common Areas which may occur as a result of this function and rental.

This AGREEMENT entered into on (date) _____

Photo ID is required, one or two forms of ID may be required by the Club Manager:

RENTER, ORCHID GROVE ASSOCIATION, INC.:

Print name: _____

Title: _____

DISTRICT, ORCHID GROVE COMMUNITY DEVELOPMENT DISTRICT:

Name of Club Manager _____

Signature _____

Copy of Renter's Photo ID attached: _____ Copies of 2 separate checks attached: _____

CLUBHOUSE
Clubhouse Areas Inspection Form

	Pre-Event Inspection	Post-Event Inspection
1. Exterior Doors	_____	_____
2. Women's Bathroom	_____	_____
3. Men's Bathroom	_____	_____
4. Kitchen	_____	_____
Floor	_____	_____
Counter Top/Sink	_____	_____
Cabinet's	_____	_____
Appliances	_____	_____
5. Carpeting	_____	_____
6. Furniture Sofa	_____	_____
7. Furniture Loveseat	_____	_____
8. Coffee/End tables	_____	_____
9. Chairs and tables	_____	_____
10. Interior Decor	_____	_____
11. Walls	_____	_____
12. Windows	_____	_____
13. Interior Doors	_____	_____
14. Interior window shades	_____	_____
15. Exterior (rails, plants, etc.)	_____	_____
16. Pool tables	_____	_____
17. Pool chairs	_____	_____
18. Height back pool chairs	_____	_____
19. Playground/tot Lot	_____	_____
20. Others	_____	_____
Comments:	_____	

Pre-Event Inspection: _____ Date _____ Time _____
Signature of Applicant

Pre-Event Inspection: _____ Date _____ Time _____
Signature of Authorized Agent
Orchid Grove Community Development District

Post-Event Inspection: _____ Date _____ Time _____
Signature of Applicant

Post-Event Inspection: _____ Date _____ Time _____
Signature of Authorized Agent:
Orchid Grove Community Development District

**ORCHID GROVE COMMUNITY DEVELOPMENT DISTRICT
CLUBHOUSE ACCESS CONTROL**

ACCESS GARD-CONTROL INFORMATION SHEET

Applicant(s):			Access <u>Gard</u> # 1	Access <u>Gard</u> # 2																																						
Property Address:			Access <u>Gard</u> # 3	Access <u>Gard</u> # 4																																						
Home Phone #			Work Phone #																																							
Cellular Phone #			Email Address, if any																																							
Mailing Address (if different)																																										
City		State		Zip Code																																						
<table border="1"> <thead> <tr> <th colspan="3">Immediate Family Members</th> <th rowspan="2">Relationship</th> <th rowspan="2">Day Phone #, if diff</th> </tr> <tr> <th>Last</th> <th>First</th> <th>Age</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>			Immediate Family Members			Relationship	Day Phone #, if diff	Last	First	Age																																
Immediate Family Members			Relationship	Day Phone #, if diff																																						
Last	First	Age																																								
Name of Approved Lessee(s) (if Applicant is resident within the District):																																										
Home Phone #			Work Phone #																																							
Cellular Phone #			Email Address, if any																																							

I authorize my Lessee(s) to have an Access Gard(s) on my behalf. Yes ___ No ___
N/A ___

Applicant Signature: _____ Date: _____

With the signing of this form I acknowledge that I have received the Access Card(s),
FOB(s), or Smartphone App Membership stated above and that if my card means of

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access is lost I will contact the Club Manager immediately to terminate the ~~card~~
same from the system. In addition, if there is a change in tenant I will collect the
card—means of access, as applicable, from the previous Lessee and inform
management.

_____ Date: _____
Signature of Applicant

Print Name: _____

Exhibit B

Revised Club Schedule adopted pursuant to Resolution 2026-02

**ORCHID GROVE
COMMUNITY DEVELOPMENT DISTRICT**

CLUBHOUSE

SCHEDULE OF
HOURS OF OPERATION,
FEES ,
AREAS & FEES FOR RENTAL,
RENTAL POLICIES, PROCEDURES AND REGULATIONS
(the “Club Schedule”)

Last Revised Pursuant to Resolution 2026-02 (May 14, 2026)

HOURS OF OPERATION

CLUB FACILITY	HOURS
CLUBHOUSE	9:00 AM to 5:00 PM
FITNESS CENTER	4:00 AM to 11:00 PM
POOL	Dawn to Dusk
	Hours subject to change by District Manager

FEE SCHEDULE

CATEGORY	AMOUNT
ANNUAL MEMBER FEE – Non-Residents	*\$1,200.00
PERSONAL TRAINER FEE	\$10.00/session
LEASE APPLICATION PROCESSING FEE	\$100.00
EVIDENCE OF MEMBERSHIP REPLACEMENT FEE	\$50.00
LATE PAYMENT FEES	\$25.00 per month
RENTAL – FUNCTION ROOM (4 HOURS)	\$150.00
SECURITY DEPOSIT	\$150.00
ADDITIONAL HOUR OR PORTION THEREOF	\$50.00/hour
AFTER HOURS (OF OPERATION) RENTAL OR PORTION THEREOF	\$50.00/hour
AFTER HOURS (OF OPERATION) SECURITY	Cost to District plus 5%
ADDITIONAL CLEANING FEE	\$25.00/hour
ADDITIONAL JANITORIAL	\$100.00 (minimum)
RENTAL CANCELLATION FEE	\$75.00

* Annual Member Fees are calculated on a fiscal year basis based on the District’s fiscal year, which runs from October 1st through September 30th of the following year.

FACILITY RENTAL FEES AND DEPOSITS REQUIRED FOR RENTAL

FUNCTION ROOM-(Available during & after hours (of operation), includes function room only, may use for all types of events).

\$150.00 flat fee for one four (4) hour period payable in advance. In addition, a \$150.00 advance security deposit is required. (Refundable, if no damages are incurred and no cleaning is required). Additional cleaning deposit may be required at the discretion of the Club Manager. For each hour, or portion thereof, that usage exceeds the four (4) hour maximum, a fee of \$50.00 per hour, or portion thereof, will be assessed and charged. If damages occur or cleaning is required in addition to normal and customary cleaning then additional charges may be assessed.

FOR AFTER HOURS EVENTS HELD AFTER THE CLUBHOUSE HOURS OF OPERATION, RENTER WILL BE REQUIRED TO PAY ADDITIONAL \$50.00 PER EACH HOUR OR PART THEREOF FOR FACILITY RENTAL

FOR AFTER HOURS EVENTS HELD AFTER THE CLUBHOUSE HOURS OF OPERATION, RENTER WILL BE REQUIRED TO PAY ADDITIONAL AMOUNT, AS SET FORTH IN THE FEE SCHEDULE, PER EACH HOUR PER SECURITY OFFICER, AS DETERMINED BY CLUB MANAGER. RENTER MAY REQUEST TO PROVIDE THE SECURITY, PROVIDED SUCH VENDOR IS VERIFIED AS A LICENSED AND INSURED SECURITY VENDOR OR OFF-DUTY LAW ENFORCEMENT OFFICER, AND THE APPLICABLE CONTRACT FOR SUCH SERVICES IS FURNISHED TO THE CLUB MANAGER AT LEAST THREE (3) BUSINESS DAYS PRIOR TO THE SCHEDULED RENTAL. THE DISCRETION REMAINS WITH THE CLUB MANAGER TO APPROVE OR DENY SUCH RENTER-PROVIDED SECURITY.

ADDITIONAL CLEAN-UP FEE, AS NECESSARY IN THE DISCRETION OF THE CLUB MANAGER, SHALL BE \$25.00 PER HOUR PER INDIVIDUAL PROVIDING CLEANING SERVICES

DEPOSIT REQUIREMENT: A deposit is required in advance for all rentals of the Club Facilities. The deposit shall be paid by the Renter in the form of check, certified check, cashier's check, money order, or some other form of payment approved by the District along with copy of the renter's driver's license. In the event that the renter does not cancel the reservation within fifteen (15) days prior to the event (or such other date reasonably determined by the Club Manager for reservations made within fifteen (15) days of the event), the Club Manager will retain the full amount of the deposit as liquidated damages. If the Club Facilities after the event and the inspection by the Club Manager (or its representative attendant) is in good order (e.g., there is no damage to walls, area, or equipment, the Club Facilities are clean (including the removal and proper disposal of all party balloons, strings, trash, etc.), and the Club Facilities are restored to the condition existing prior to the function), then the full amount of the Deposit shall be refunded. If any damage is found, or if janitorial services or staff time are required to clean or restore the Club Facilities, then the Club Manager will apply the deposit to pay all costs of repairs and the expense of janitorial services and staff time in full, with any

remaining deposit refunded (provided that if the deposit is not sufficient to pay such costs and expenses in full, renter shall remain liable to pay the District the balance of such costs and expenses).

POOL AND FITNESS CENTER-

The pool and the fitness center may NOT be rented for private functions. The District and the Orchid Grove Association, Inc. (the “Association”), and their respective committees & subcommittee are exempt from payment of fees and deposits.

ADDITIONAL REGULATIONS:

1. **Limited Time to Rent:** Reservations can be made no more than 90 days in advance.
2. **Fees include:** Fees are just for the area being rented, they do not include chairs, tables, or set-up or take-down fees.
3. **Inspections:** Inspections are performed within 24-Hours after the end of your event. It is not required to call District and ask for status of inspection.
4. **Deposits:** If a deposit is made by check, the Club Manager may cash such check before the event or hold such check pending the event. If the Club Manager holds the deposit check, and no costs and expenses are chargeable against the deposit, then the check will be voided and will be returned to the renter via by mail. If Club Manager holds the deposit check and costs and expenses are chargeable against the deposit, the Club Manager may cash the deposit and refund any amount due renter by the District check via mail.
5. **Janitorial:** Renter is responsible for full clean up of area rented, this includes the removal and proper disposal of all decorations, balloons and trash, and the cleaning of floors, kitchen area, barbeque grills, etc. If the Club Manager determines that additional janitorial services are required beyond that which is covered by the Cleaning Fee in order to put the Club Facilities back to the same condition prior to the event, the costs of such additional janitorial services (with a minimum fee of \$100.00) will be charged to the renter.
6. **Time Slots:** Rental of any area must fit within one of the time frames (“Rental Times”) provided by the District.

**RULES OF USE
CLUB FACILITIES AREAS RENTALS**

I. GENERAL RULES.

A. The Club Facilities rental areas are available to the public upon application and acceptance by the Club Manager. For official meetings and official functions of the Orchid Grove Association, Inc., and its Board of Directors and Committees, there is no charge for use of any portion of the Club Facilities.

B. An area within the Club Facilities may be reserved only by an applicant in good standing (the "Renter"). Reservations must be requested at least fourteen (14) days prior to event, but no more than ninety (90) days in advance through the Club Manager. Reservation requests shall be accepted on a first-come, first-served basis. Requests shall be noted and filed by the Club Manager and marked on a calendar maintained by the Club Manager. Reservation requests and applications are not accepted unless accompanied by payment of all required fees and deposits and receipt of a fully executed application form.

C. Written notice of cancellation must be received no later than fifteen (15) days prior to the event date and time. Cancellations received less than ten (10) days prior to the event date and time will result in the forfeiture of seventy-five (\$75.00) Dollars of the non-refundable rental fee.

D. Club Facilities areas may not be used for any profit-making activities. No advertising will be permitted and no charge or admittance fee will be allowed nor is it to be charged by the applicant for the event. Notwithstanding, the District and the Association may advertise and charge fees for attendance at events or functions that are open to all Members and Annual Members of the Club.

E. The Renter agrees to be personally in attendance during the reserved hours. Only the approved Renter reserving the Club Area may gain access to the Club Area, no more than two (2) hours before the scheduled event. Approved Renters may gain access to the Club Area by displaying their Evidence of Membership. Any change in plans, caterer, deliveries or number of guests must be communicated to and cleared with the Club Manager prior to the date of the event. Renter agrees to pay all key, swipe-key system and lock replacement costs resulting from misuse, loss or damage to the swipe-key system, lock, or doors.

F. Renter agrees to assume full financial responsibility for any loss or damage to the Club Area, the furniture, furnishings and equipment, and adjacent premises, including the parking lot, as a result of the Club Area use and for the proper conduct of guests or other persons employed or otherwise engaged by Renter while they are on the Club premises, whether inside or outside of the building or Club Area. Such damage amounts shall not be limited to the amount of the any security deposit received.

G. Prior to the use of an area of the Club Facilities by the Renter, the Club Manager shall inspect the area with a prepared checklist. The same checklist will be used to re-inspect the area after the event. If the area is in its original condition and there are no other charges or rules' violations, the security deposit shall be refunded. If the area is not in its original condition or there are other charges, damages or loss sustained, those costs and charges will be deducted from the security deposit. If there are covenants or rules' violations, the security deposit will be withheld until after a rules' violation hearing has been held and a decision rendered as to whether charges will be assessed. Any difference over the original deposit will be charged to the Renter and shall be payable on demand.

H. Furniture and furnishings may be removed from the Club Facilities and, at the conclusion of the event, all furniture and furnishings must be returned to the same position and in their original condition as prior to the event.

I. All events shall be confined to the area of the Club Facilities reserved. However, use of nearby restroom facilities is permitted. Renters must advise their guests of Club Rules and Regulations, the guest parking areas available, and that spaces are on a first-come, first-served basis. All guests must go directly to the area where the event is being held. No loitering or disturbing noises in the common areas shall be permitted. With the exception of the District or Association events or functions open to all Members and Annual Members of the Club and as approved by the Club Manager, parties or gatherings shall not extend to halls or any other areas of the Club Facilities within or outside of the building. These other common area facilities adjacent to the area of the Facilities may be used by other Club Facilities users while a Renter's function is in progress.

J. The number of persons in attendance in the area of the Club Facilities utilized is limited by the posted number, according to the Broward County and State Fire Codes.

K. Parties or events for minors under the age of eighteen (18) years are required to be continuously chaperoned by the Renter hosting the event. Two (2) adult chaperones are required for every ten (10) minors in attendance. Renter and chaperone(s) must be present throughout the entire event.

L. Smoking and vaping are prohibited in the Club Facilities, including, but not limited to, the pool deck, swimming pool, and restrooms. Use and/or availability of alcoholic beverages will be in accordance with the Florida State and local government Alcoholic Beverage Control laws (no monies allowed to be exchanged, no alcohol for persons under 21, etc.).

M. Use of the Club Facilities by Renter and all guests must be at all times in compliance with Federal, State and local laws, statutes and ordinances as well as all Club Rules, including these Rules. Renters shall not permit the use of the areas rented or other Club Facilities property for any unlawful purpose, nor will any act be performed or permitted which will unreasonably interfere with the rights, comforts, or convenience of other Club Facilities users. Renter will maintain volume of music and noise at a level sufficiently reduced so as not to disturb other users. Playing of loud amplified music is not permitted. Speakers must be placed on tables or elevated stands away from walls to reduce transmission of sound and/or vibrations to adjacent parts of the building. Foam rubber pads or other similar acoustical materials must be placed beneath each speaker. The doors and windows of the area rented must remain closed during any event or function.

N. Renter agrees that any decorations or the decorating of the area rented must be done in a manner so as not to cause any damage to any area of the Club Facilities. Decorations must not be attached to or hung from any sprinklers, ceilings, lights or wallpaper and

must be fire resistant. The use of tape, nails, tacks, staples and any substance or item which may cause permanent damage are not permitted to be used to attach decoration or other items to the walls, doors, door trim, windows, furniture or any other surfaces in the Club Facilities.

O. Renter agrees to remove and properly dispose of all personal property immediately after the event, such as dishes, foods, bottles, trash, decorations, etc., and to leave the Club Facilities and adjacent premises in good conditions similar to that of the original condition of the Club Area and adjacent premises prior to the function. Nothing should be left in the refrigerator. The Club Facilities must be cleaned and restored to its pre-event condition by the Applicant no later than 10:00 A.M., the following day for evening party's only. Arrangements must be made with the Club Manager concerning delivery and removal of any rented tables, chairs, or catering items if unable to be picked up by the rental company immediately following the function or if after 10 P.M. must be removed by 10:00 A.M. the following day. Deliveries and removal of food, tables, musical equipment, or caterers providing service, will be permitted during certain hours from 9 A.M. through 10 P.M. on weekdays. Renter must be present to deal and meet with the rental or service companies for delivery or pick up.

P. The District and Club Manager and its agents will not be responsible for the loss or damage of any personal effects, dishes, equipment, decorations or food. Any personal property or items left unattended after the event will be considered abandoned and will be removed for disposal.

Q. All music and noise making activities must stop by the prescribed hour. The area rented must be returned to its original condition, vacated of people, lights out (except for one which should be left on), window shades placed in the up position, the room secured and the door locked by the prescribed closing hours. Adjacent restrooms should be left in the same condition as they were in prior to the event with lights out.

R. The District and Club Manager each reserve the right, at any time prior to or during the function to immediately revoke the approval granted herein and immediately suspend the right of use of the area being rented by the Renter and his or her guests and require Renter and guests to vacate the premises during the function if it is determined that there were misrepresentations set forth in the rent agreement or if there is any violation of the Association's declaration or rules or damage to property or violation of any Federal, State or local laws, statutes or ordinances. Such revocation, suspension and vacation of the premises will also result in no refund of the use fee. Such determination to revoke, suspend and vacate the premises shall be within the sole discretion of the District or Club Manager. If the Renter fails to abate noise, excessively loud music or any other disturbing activities when requested to do so, the District and Club Manager are each authorized and directed to immediately revoke the approval, suspend the right of use and vacate the area of the Club Facilities being rented and/or to call the local police. A partial refund is in the Club Manager's discretion if use is suspended for reasons other than rules' violations or damages. The full security deposit and use fee may be refunded if the area proposed to be

used is suspended, in the absence of rules' violations or damages, prior to the start of the function or if the application is not approved, except as otherwise provided herein.

S. The Club Manager and District shall have free access to the Club Facilities and surrounding areas at all times.

T. All trash and garbage should be properly bagged and sealed and deposited in the outside trash dumpster. Spilled liquids or food must be cleaned from the floors, counters, walls, furniture or other surfaces. A charge of \$25.00 per hour/per worker will be assessed to cover additional cleanup if the District or Club Manager deems it necessary.

U. No candles or other open flame items are permitted. Food warming trays may be used only under the strict supervision of a caterer or attendant and must be removed from the premises at the conclusion of the event.

V. Violation of any provision of the Club Rules and Regulations, including this Club Schedule, constitute grounds for Club Manager to prohibit a Renter from using the Club Facilities for a period of one year.

W. Renter assumes sole and total responsibility for any property damage, injury or accident to any person arising out of the use of the Club Facilities. Renter further agrees on behalf of itself and its guests and invitees to indemnify, reimburse and hold the District and Club Manager harmless for any and all violations of any and all Federal, State or local laws, statutes or ordinances, and to indemnify, reimburse and hold the District and Club Manager harmless for any and all losses, damages, causes of actions claims, proceedings, and/or injuries sustained, including attorneys fees, arising out of or related to Applicant's and his or her guests' or invitees' use of the Club Facilities.

X. No pets are permitted in Club Facilities, except trained service animals, as defined by Florida Laws.

Y. Any area of the Club Facilities that is rented must be cleaned. If such area is not found as it was rented, a portion of Renter's deposit will be kept. Renter must broom, vacuum, and mop the grand room if it is used. The counter tops and tables need to be wiped down. All trash must be taken with you and not left in the room. The Club Manager does not provide any trash bags for the party. The Club Manager will provide Renter with the broom, mop, and vacuum. All other cleaning supplies must be brought by the Renter.

Z. The Club Facilities will be available for rental only for 4-hour time periods between the hours of 9:00 A.M. - 10:00 P.M. Sunday - Thursday; or between 9:00 A.M. - 10:00 P.M., Friday and Saturday. The 4-hour time slot may be extended beyond the 4-hour time upon the approval of the Club Manager or the on-site designee of the Club Manager; however, the Renter shall be responsible for the hourly charge set forth in the Fee Schedule and such amount may be withheld, in the Club Manager's discretion, from any

available security deposit monies held by the District. Under no circumstances will time be extended past the closing hours stated.

AA. The District Manager may waive or amend any of the above requirements in its reasonable discretion, provided such waivers must be in writing and signed by the District Manager and the renter.

BB. The forms of Facility Rental Agreement, Clubhouse Areas Inspection Form, and Access Control Information Sheet attached below are approved for use by the Club Manager.

FOR ANY ADDITIONAL INFORMATION PLEASE CHECK WITH THE CLUB
ADMINISTRATIVE OFFICES FROM MONDAY-FRIDAY 9:00 AM -5:00 PM
YOU MUST HAVE AN APPOINTMENT IN ORDER TO RESERVE A DATE

ORCHID GROVE CLUBHOUSE
Facility Rental Agreement (Private)
Orchid Grove Community Development District

This Facility Rental Agreement (the "Agreement") is by and between **Orchid Grove Community Development District** (the "**District**") and a **Renter** who is further defined as a: *(check one) Clubhouse Member or Annual Member _____ or General Public User _____*. This Agreement is for the rental of a portion of the "**Clubhouse**" facility, to be used for a private function (the "Club Facility"), and shall be subject to the terms and conditions set forth in the "*Orchid Grove Community Development District Clubhouse Rules and Regulations,*" as amended from time to time (referred to in this Agreement as the "Club Rules and Regulations"), which Club Rules and Regulations are attached hereto and made a part hereof and the "*Schedule Of Hours Of Operation, Fee Schedule, Areas & Fees For Rental, Rental Policies, Procedures And Regulations,*" as amended from time to time (referred to in this Agreement as the "Club Schedule"), which Club Schedule is attached hereto and made a part hereof. To the extent of any conflict between the terms of this Agreement and the terms of the Rules and Regulations and Club Schedule, the terms of the Rules and Regulations shall prevail over the terms of the Club Schedule and this Agreement, and the terms of the Club Schedule shall prevail over the terms of this Agreement.

Renter: (print clearly) _____

Phone: Home _____ Work: _____ Cell: _____

Rental Fee: _____

Renter's Address: _____

Date of Function: _____ Time From _____ To _____

1. **Club Facility** being requested:
Function Room

(Note: use of fitness center and pool is prohibited)

2. **Purpose** of rental: _____

Number of people expected to attend this function: _____

Renter will:

Serve Food: Yes _____ No _____

(Note: The District reserves the right to establish and enforce a list of approved caterers)

Serve Alcohol: Yes _____ No _____

(Note: Alcohol is not to be sold on the premises at any time.)

Provide Music: Yes _____ No _____

If "Yes" state type of music: (Live Band, Stereo, etc.)

(Note: If music can be heard by surrounding neighbors, it is too loud.)

All requests are subject to the approval of the District's Club Manager.
Reservations will be granted on a first come, first served basis.

Function Room Rental Availability (4 Hour time slots each rental):

Sunday - Thursday
9:00AM - 10:00PM

Friday - Saturday
10:00AM - 10:00PM

3. Fee Schedule & Usage: See Attached Club Schedule

4. Reservations, Applications, Payment of Fees:

The Rental Fee and Deposit must accompany this application and will be cashed upon receipt. The Club Manager may not accept an application or confirm reserved space without receipt of 100% of the Deposit and Rental Fee. Rental Fees and Deposits must be received at least fourteen (14) days in advance of the function to allow time for bank clearance of the checks. Shorter time frames will require cashier's checks, certified checks or money orders. Payments are made to: "*Orchid Grove Community Development District.*" With the approval of the District Manager or Club Manager, additional time beyond the four (4) hours can be added to an event at the rate set forth in the attached Club Schedule, except that no extension of time shall run past 10:00 PM. Payments and final changes to rental arrangements must be made no later than one business day prior to the scheduled event.

5. Deposit Refund, Inspection:

If the Club Facility being rented and other areas of the Club Facilities are left in acceptable condition after the event, no damage or loss has occurred, and there have been no infractions of the Club Schedule as deemed by the Club Manager's inspection, the Deposit will be fully refunded. The Deposit, or portion thereof, will be refunded by the

District Office within thirty (30) days after receipt of the signed “*Cleaning & Usage Checklist*” inspection form. The Renter is entitled to be present during that inspection. If the Renter is not present during the inspection, the Club Manager will mail a copy of the final inspection, based upon the “Cleaning & Usage Checklist,” to the Renter.

The Renter is responsible for the repair or replacement of all Club Facilities property, indoors and outdoors, damaged or lost during the function. This responsibility shall remain in effect until the Club Manager completes its portion of the “Cleaning & Usage Checklist” inspection form and the facility(s) keys are returned.

The Renter is also responsible for cleaning that portion of the Club Facilities and other impacted areas used after use, unless payment and arrangements have been made with the Club Manager for cleaning by the District’s cleaning contractor. In such event, the Renter is still responsible for removing all event debris and trash from the premises and its proper disposal immediately following the function. Cleaning is to be in accordance with the “Cleaning & Usage Checklist.” Charges for unacceptable conditions not listed in the cleaning checklist will be added if they occur.

All trash, garbage, trays, decorations, etc., must be removed from the premises and properly disposed of at the conclusion of the function.

6. **Additional Renter Responsibilities:**

- a) The Renter making the reservation must be in attendance for the ENTIRE duration of the function and is responsible for the conduct of all guests.

- b) Under no circumstances may Renter or guests mark the walls, ceilings and furnishings in any way, to include decorations, signs, tape, tacks, etc.

- c) All guest cars must be properly parked in the parking lot area only and the parking and driveway area must be clean of any party-related debris after the function. Absolutely NO PARKING ON GRASS. Any infractions may damage the irrigation system or landscaping. Such damages will be back charged to the Renter.

- d) Renters and/or guests are absolutely NOT allowed in the Swimming Pool or Fitness Center during a function.

- e) Closing time for private functions is **10:00 PM. All cleaning shall be completed within the rental period, unless a cleaning service is scheduled.**

Note: Any infractions of the Club Rules and Regulations or Club Schedule, or any disturbances created as a result of the function, will require the Renter to appear before the District Board of Supervisors for approval of any future reservations. The Board of Supervisors has the right to suspend privileges of any Renter who has,

in the opinion of the Board, abused the terms of this Agreement, the Rules and Regulations or the Club Schedule. An automatic 60-day non-use penalty with respect to all Club Facilities will be imposed at the time of said infraction or damage until the matter can be brought before the Board for its decision. If there is property damage in excess of the Deposit, the Board reserves the right to bill the Renter for the damage and to pursue collection to recover the funds, including reasonable attorney's fees.

I understand and agree to abide by the above and understand that I am responsible for any loss or damage to Club Facilities, Club Property and Association Common Areas which may occur as a result of this function and rental.

This AGREEMENT entered into on (date) _____

Photo ID is required, one or two forms of ID may be required by the Club Manager:

Signature of RENTER: _____

If a corporation, print name of above signature _____ Title: _____

Name of Club Manager _____

Signature _____

Copy of Renter's Photo ID attached: _____ Copies of 2 separate checks attached: _____

ORCHID GROVE CLUBHOUSE
Facility Rental Agreement (Association)
Orchid Grove Community Development District

This Facility Rental Agreement (the "Agreement") is by and between **Orchid Grove Community Development District** (the "**District**") and the Orchid Grove Association, Inc., a Florida not-for-profit corporation (the "**Renter**"). This Agreement is for the rental of a portion of the "**Clubhouse**" facility to be used for an event or function open to all Members and Annual Members of the Club, and shall be subject to the terms and conditions set forth in the "*Orchid Grove Community Development District Clubhouse Rules and Regulations*," as amended from time to time (referred to in this Agreement as the "Club Rules and Regulations"), which Club Rules and Regulations are incorporated herein by reference, and the "*Schedule Of Hours Of Operation, Fee Schedule, Areas & Fees For Rental, Rental Policies, Procedures And Regulations*," as amended from time to time (referred to in this Agreement as the "Club Schedule"), which Club Schedule is incorporated by reference. To the extent of any conflict between the terms of this Agreement and the terms of the Rules and Regulations and Club Schedule, the terms of the Rules and Regulations shall prevail over the terms of the Club Schedule and this Agreement, and the terms of the Club Schedule shall prevail over the terms of this Agreement.

Renter: (print clearly) _____

Phone: Home _____ Work: _____ Cell: _____

Rental Fee: _____

Renter's Address: _____

Date of Function: _____ Time From _____ To _____

1. **Club Facility** being requested:
Function Room

(Note: use of fitness center and pool is prohibited)

2. **Purpose** of rental: _____

Number of people expected to attend this function: _____

Renter will:

Serve Food: Yes _____ No _____

(Note: The District reserves the right to establish and enforce a list of approved caterers)

Serve Alcohol: Yes _____ No _____

(Note: Alcohol is not to be sold on the premises at any time.)

Provide Music: Yes _____ No _____

If "Yes" state type of music: (Live Band, Stereo, etc.)

(Note: If music can be heard by surrounding neighbors, it is too loud.)

Special Terms and Conditions: _____

All requests are subject to the approval of the District's Club Manager.
Reservations will be granted on a first come, first served basis.

Function Room Rental Availability (4 Hour time slots each rental):

Sunday - Thursday
9:00AM - 10:00PM

Friday - Saturday
10:00AM - 10:00PM

3. **Fee Schedule & Usage: See Attached Club Schedule**

4. **Reservations, Applications, Payment of Fees: N/A**

5. **Inspection:**

After the event the Club Manager will inspect the Club Facility to determine if the Club Facility being rented and other areas of the Club Facilities were left in acceptable condition after the event, no damage or loss has occurred, and there have been no infractions of the Club Schedule as deemed by the Club Manager's inspection. The Club Manager will complete the applicable portion of the "Cleaning & Usage Checklist" inspection form within thirty (30) days of the conclusion of the event. The Renter is entitled to be present during that inspection. If the Renter is not present during the inspection, the Club Manager will mail a copy of the final inspection, based upon the "Cleaning & Usage Checklist," to the Renter.

The Renter is responsible for the repair or replacement of all Club Facilities property, indoors and outdoors, damaged or lost during the function. This responsibility shall remain in effect until the Club Manager completes its portion of the "Cleaning & Usage Checklist" inspection form and the facility(s) keys are returned.

The Renter is also responsible for cleaning that portion of the Club Facilities and other impacted areas used after use, unless payment and arrangements have been made with the Club Manager for cleaning by the District's cleaning contractor. In such event, the Renter is still responsible for removing all event debris and trash from the premises and its proper disposal immediately following the function. Cleaning is to be in accordance with the "Cleaning & Usage Checklist." Charges for unacceptable conditions not listed in the cleaning checklist will be added if they occur.

All trash, garbage, trays, decorations, etc., must be removed from the premises and properly disposed of at the conclusion of the function.

6. **Additional Renter Responsibilities:**

- a) The Renter making the reservation must be in attendance for the ENTIRE duration of the function and is responsible for the conduct of all guests.
- b) Under no circumstances may Renter or guests mark the walls, ceilings and furnishings in any way, to include decorations, signs, tape, tacks, etc.
- c) All guest cars must be properly parked in the parking lot area only and the parking and driveway area must be clean of any party-related debris after the function. Absolutely NO PARKING ON GRASS. Any infractions may damage the irrigation system or landscaping. Such damages will be back charged to the Renter.
- d) Renters and/or guests are absolutely NOT allowed in the Swimming Pool or Fitness Center during a function.
- e) Closing time for private functions is **10:00 PM. All cleaning shall be completed within the rental period, unless a cleaning service is scheduled.**

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right to bill the Renter for the damage and to pursue collection to recover the funds, including reasonable attorney's fees.

I understand and agree to abide by the above and understand that I am responsible for any loss or damage to Club Facilities, Club Property and Association Common Areas which may occur as a result of this function and rental.

This AGREEMENT entered into on (date) _____

Photo ID is required, one or two forms of ID may be required by the Club Manager:

RENTER, ORCHID GROVE ASSOCIATION, INC.:

Print name: _____

Title: _____

DISTRICT, ORCHID GROVE COMMUNITY DEVELOPMENT DISTRICT:

Name of Club Manager _____

Signature _____

Copy of Renter's Photo ID attached: _____ Copies of 2 separate checks attached: _____

CLUBHOUSE

Clubhouse Areas Inspection Form

	Pre-Event Inspection	Post-Event Inspection
1. Exterior Doors	_____	_____
2. Women's Bathroom	_____	_____
3. Men's Bathroom	_____	_____
4. Kitchen	_____	_____
Floor	_____	_____
Counter Top/Sink	_____	_____
Cabinet's	_____	_____
Appliances	_____	_____
5. Carpeting	_____	_____
6. Furniture Sofa	_____	_____
7. Furniture Loveseat	_____	_____
8. Coffee/End tables	_____	_____
9. Chairs and tables	_____	_____
10. Interior Decor	_____	_____
11. Walls	_____	_____
12. Windows	_____	_____
13. Interior Doors	_____	_____
14. Interior window shades	_____	_____
15. Exterior (rails, plants, etc.)	_____	_____
16. Pool tables	_____	_____
17. Pool chairs	_____	_____
18. Height back pool chairs	_____	_____
19.		
Others	_____	_____
Comments:	_____	

Pre-Event Inspection: _____ Date _____ Time _____
Signature of Applicant

Pre-Event Inspection: _____ Date _____ Time _____
Signature of Authorized Agent
Orchid Grove Community Development District

Post-Event Inspection: _____ Date _____ Time _____
Signature of Applicant

Post-Event Inspection: _____ Date _____ Time _____
Signature of Authorized Agent:
Orchid Grove Community Development District

**ORCHID GROVE COMMUNITY DEVELOPMENT DISTRICT
CLUBHOUSE ACCESS CONTROL**

ACCESS CONTROL INFORMATION SHEET				
Applicant(s):		Access # 1	Access # 2	
Property Address:		Access # 3	Access # 4	
Home Phone #		Work Phone #		
Cellular Phone #		Email Address, if any		
Mailing Address (if different)				
City		State	Zip Code	
Immediate Family Members			Relationship	Day Phone #, if diff
Last	First	Age		
Name of Approved Lessee(s) (if Applicant is resident within the District):				
Home Phone #		Work Phone #		
Cellular Phone #		Email Address, if any		

I authorize my Lessee(s) to have an Access on my behalf. Yes ___ No ___
N/A ___

Applicant Signature: _____ Date: _____

With the signing of this form I acknowledge that I have received the Access Card(s), FOB(s), or Smartphone App Membership stated above and that if my means of

access is lost I will contact the Club Manager immediately to terminate the same from the system. In addition, if there is a change in tenant I will collect the means of access, as applicable, from the previous Lessee and inform management.

_____ Date: _____
Signature of Applicant

Print Name: _____

Serving the Southeast USA
110 E. Broward Blvd., Suite 1700
Fort Lauderdale, FL 33301

Tel: (954) 210-7925
Fax: (954) 210-7926
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Midwest	Washington



Orchid Grove CDD
Pompano Beach, FL



Report #: 52740-0
Beginning: October 1, 2026
Expires: September 30, 2027

RESERVE STUDY
"Full"

April 24, 2025

Welcome to your Reserve Study!

A Reserve Study is a valuable tool to help you budget responsibly for your property. This report contains all the information you need to avoid surprise expenses, make informed decisions, save money, and protect property values.

Regardless of the property type, it's a fact of life that the very moment construction is completed, every major building component begins a predictable process of physical deterioration. The operative word is "predictable" because planning for the inevitable is what a Reserve Study by **Association Reserves** is all about!

In this Report, you will find three key results:

- **Component List**

Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.

- **Reserve Fund Strength**

A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.

- **Reserve Funding Plan**

A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.



www.reservestudy.com

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Orchid Grove CDD -
Pompano Beach, FL
Level of Service: "Full"

Report #: 52740-0
of Units: 1

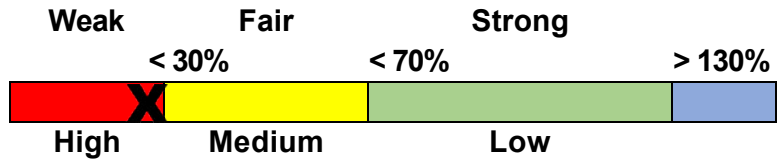
October 1, 2026 through September 30, 2027

Findings & Recommendations

as of October 1, 2026

Projected Starting Reserve Balance	\$150,497
Projected "Fully Funded" (Ideal) Reserve Balance	\$569,729
Percent Funded	26.4 %
Required 2026 Special Assessments	\$0
Minimum 2026 Funding Required to Maintain Reserves above \$0 through Year 30	\$57,300
(Optional Alternative) Recommended 2026 Funding to Achieve 100% Funded by Year 30 ...	\$74,900

Reserve Fund Strength: 26.4%



Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	2.00 %
Annual Inflation Rate	3.00 %

This document is a "Full" Reserve Study (original, created "from scratch"), based on our site inspection on 4/22/2025.

This analysis was prepared or verified by a credentialed Reserve Specialist (RS). No assets appropriate for Reserve designation were excluded. As of the start of the initial fiscal year shown in this study, your Reserve fund is determined to be 26.4 % Funded. Based on this figure, the Client's risk of special assessments & deferred maintenance is currently High.

Component cost estimates, life expectancies, and recommended reserve funding amounts are subject to change in subsequent years. As such, this Reserve Study analysis expires at the end of the initial fiscal year (December, 31, 2026). Please contact our office to discuss options for updating your Reserve Study in future years.

Reserve Funding Goals and Methodology:

Special Assessments:

Based on the near-term expenses forecasted for the Association, we are recommending a special assessment in the amount of \$0 for the 2026 fiscal year. In addition to this special assessment, we are recommending ongoing Reserve funding as described below. Please note that the reserve funding amounts shown assume that the special assessment will be approved as shown. In the event that the special assessment is not collected, the required reserve funding amounts may not be sufficient to ensure adequate funding levels in future years.

Minimum Funding Required:

For Florida community associations using the pooled method, Florida Administrative Code requires that, at minimum: "the current year contribution should not be less than that required to ensure that the balance on hand at the beginning of the period when the budget will go into effect plus the projected annual cash inflows over the estimated remaining lives of the items in the pool are greater than the estimated cash outflows over the estimated remaining lives of the items in the pool." It should be noted that while this is often understood

to describe “fully funding” of reserves in Florida, this practice is also described in the Community Association Institute’s Reserve Study Standards (RSS) as “baseline funding.” RSS characterizes baseline funding as “establishing a reserve funding goal of allowing the reserve cash balance to never be below zero during the cash flow projection. This is the funding goal with the greatest risk due to the variabilities encountered in the timing of component replacements and repair and replacement costs.”

Our projection of the minimum reserve funding required (taken together with any projected special assessments) is designed to maintain this pooled fund balance above \$0 throughout the forecast period.

Recommended Funding Plan:

Our “recommended” funding plan is an optional, more conservative alternative to the minimum funding plan described above. This recommended amount is intended to help the Association to (gradually, over 30 years) attain and maintain Reserves at or near 100 percent-funded. This goal is more likely to provide an adequate cushion of accumulated funds, which will help reduce the risk of special assessments and/or loans in the event of higher-than-expected component costs, reduced component life expectancies, or other “surprise” circumstances.

Annual Increases to Reserve Funding:

In accordance with Florida statutes, the Association may adjust reserve funding amounts annually to take into account an inflation adjustment and any changes in estimates or extension of the useful life on a reserve item caused by deferred maintenance. As such, we recommend increasing the Reserve funding annually as illustrated in the 30-Year Reserve Plan Summary Tables shown later in this document, or in accordance with subsequent Reserve Study updates.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Site and Grounds			
2119 Pavers (Roadways) - Replace	40	20	\$6,150
2123 Asphalt - Seal/Repair	4	1	\$8,550
2125 Asphalt - Resurface	20	3	\$68,450
2170 Directional/Street Signs - Replace	30	12	\$93,250
2175 Site Pole Lights - Replace	40	22	\$90,000
2191 Bridge - Repair/Resurface	10	9	\$32,800
2192 Bridge - Replace/Rebuild	40	21	\$65,600
Building Exteriors			
2301 Mailboxes - Replace	40	22	\$102,550
2343 Club House Exterior - Seal/Paint	10	8	\$7,800
2367 Club House Windows & Doors - Replace	40	26	\$78,800
2383 Tile Roofing - Replace	25	5	\$83,550
Mechanical/Electrical/Plumbing			
2522 HVAC (Clubhouse) - Replace	15	11	\$30,000
2583 Lift Station - Refurbish/Replace	20	18	\$30,000
2595 Pond Fountain - Replace	15	5	\$30,000
Common Interiors			
2701 Clubhouse Interior Surfaces - Repaint	10	9	\$2,700
2709 Clubhouse Tile Flooring - Replace	30	16	\$19,200
2725 Fitness Room - Remodel	20	8	\$11,000
2726 Fitness Equipment - Replace	20	11	\$71,150
2743 Furniture/Fixtures/Equipmt - Replace	20	9	\$57,450
2749 Bathrooms - Remodel	20	6	\$54,850
Exterior Amenities			
2763 Pool Deck Furniture - Replace	10	5	\$27,150
2767 Pool Deck (Coated) - Seal/Repair	10	5	\$6,650
2768 Pool Deck (Coated) - Resurface	30	16	\$17,900
2771 Pool Fence - Replace	30	16	\$28,550
2773 Swimming Pool - Resurface	12	9	\$62,100
2781 Pool/Spa Heater - Replace	8	0	\$7,000
2781 Pool/Spa Heater - Replace	8	6	\$6,000
2787 Pool Equipment - Repair/Replace	5	0	\$17,600

28 Total Funded Components

Note 1: Yellow highlighted line items are expected to require attention in this initial year, light blue highlighted items are expected to occur within the first-five years.

Introduction



A Reserve Study is the art and science of anticipating, and preparing for, an association's major common area repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a combination of research and well-defined computations, following consistent National Reserve Study Standard principles.

The foundation of this and every Reserve Study is your Reserve Component List (what you are reserving for). This is because the Reserve Component List defines the *scope and schedule* of all your anticipated upcoming Reserve projects. Based on that List and your starting balance, we calculate the association's Reserve Fund Strength (reported in terms of "Percent Funded"). Then we compute a Reserve Funding Plan to provide for the Reserve needs of the association. These form the three results of your Reserve Study.



Reserve funding is not "for the future". Ongoing Reserve transfers are intended to offset the ongoing, daily deterioration of your Reserve assets. Done well, a stable, budgeted Reserve Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association is financially prepared for the irregular expenditures scattered through future years when those projects eventually require replacement.

Methodology

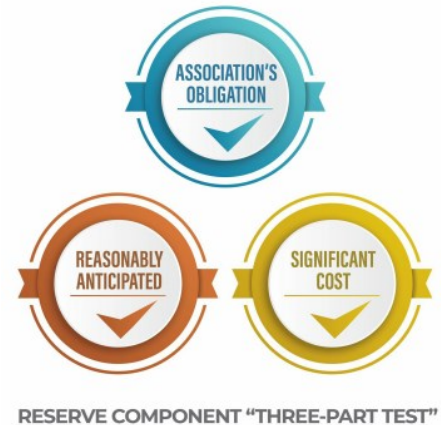


For this [Full Reserve Study](#), we started with a review of your Governing Documents, recent Reserve expenditures, an evaluation of how expenditures are handled (ongoing maintenance vs Reserves), and research into any well-established association precedents. We

performed an on-site inspection to quantify and evaluate your common areas, creating your Reserve Component List *from scratch*.

Which Physical Assets are Funded by Reserves?

There is a national-standard three-part test to determine which projects should appear in a Reserve Component List. First, it must be a common area maintenance obligation. Second, both the need and schedule of a component's project can be reasonably anticipated. Third, the project's total cost is material to the client, can be reasonably anticipated, and includes all direct and related costs. A project cost is commonly considered *material* if it is more than 0.5% to 1% of the total annual budget. This limits Reserve components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to natural disasters and/or insurable events), and expenses more appropriately handled from the Operational budget.



How do we establish Useful Life and Remaining Useful Life estimates?

- 1) Visual Inspection (observed wear and age)
- 2) Association Reserves database of experience
- 3) Client History (install dates & previous life cycle information)
- 4) Vendor Evaluation and Recommendation

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

- 1) Actual client cost history, or current proposals
- 2) Comparison to Association Reserves database of work done at similar associations
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

Reserve adequacy is not measured in cash terms. Reserve adequacy is found when the *amount* of current Reserve cash is compared to Reserve component deterioration (the *needs of the association*). Having *enough* means the association can execute its projects in a timely manner with existing Reserve funds. Not having *enough* typically creates deferred maintenance or special assessments.

Adequacy is measured in a two-step process:

- 1) Calculate the *value of deterioration* at the association (called Fully Funded Balance, or FFB).
- 2) Compare that to the Reserve Fund Balance, and express as a percentage.



Each year, the *value of deterioration* at the association changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after projects are accomplished. The *value of deterioration* (the FFB) changes each year, and is a moving but predictable target.

There is a high risk of special assessments and deferred maintenance when the Percent Funded is *weak*, below 30%. Approximately 30% of all associations are in this high risk range. While the 100% point is Ideal (indicating Reserve cash is equal to the *value of deterioration*), a Reserve Fund in the 70% - 130% range is considered strong (low risk of special assessment).

Measuring your Reserves by Percent Funded tells how well prepared your association is for upcoming Reserve expenses. New buyers should be very aware of this important disclosure!

How much should we transfer to Reserves?



According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable rate of ongoing Reserve transfers is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve transfers that are evenly distributed over current and future owners enable each owner to pay their fair share of the association's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Board members to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Board members invite liability exposure when Reserve transfers are inadequate to offset ongoing common area deterioration.

What is our Recommended Funding Goal?

Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70 - 130% range *enjoy a low risk of special assessments or deferred maintenance.*



Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, recommended Reserve transfers for Baseline Funding average only 10% to 15% less than Full Funding recommendations. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Site Inspection Notes

During our site visit on 4/22/2025, we started with a brief meeting with Patrick Burgess. We thank him for his assistance and input during this process. During our inspection, we visually inspected all common areas, amenities, and other components that are the responsibility of the Client. Please refer to the Component Details section at the end of this document for additional photos, observations and other information regarding each component.



Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections. The figure below summarizes the projected future expenses as defined by your Reserve Component List. A summary of these components are shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Cash Flow Detail table.

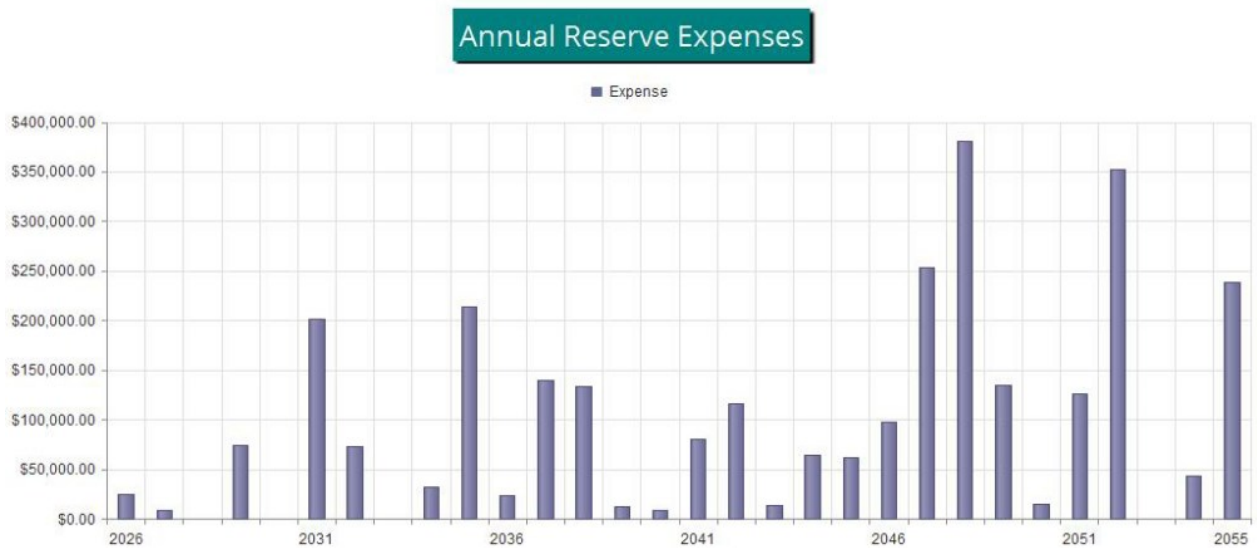


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$150,497 as-of the start of your Fiscal Year on 10/1/2026. This is based either on information provided directly to us, or using your most recent available Reserve account balance, plus any budgeted funding amounts and less any planned expenses through the end of your Fiscal Year. As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$569,729. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 26.4 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted funding of \$74,900 in the upcoming fiscal year. At minimum, the Association must budget \$57,300 for Reserves in the upcoming year. Either funding plan would also require a special assessment of \$0 this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

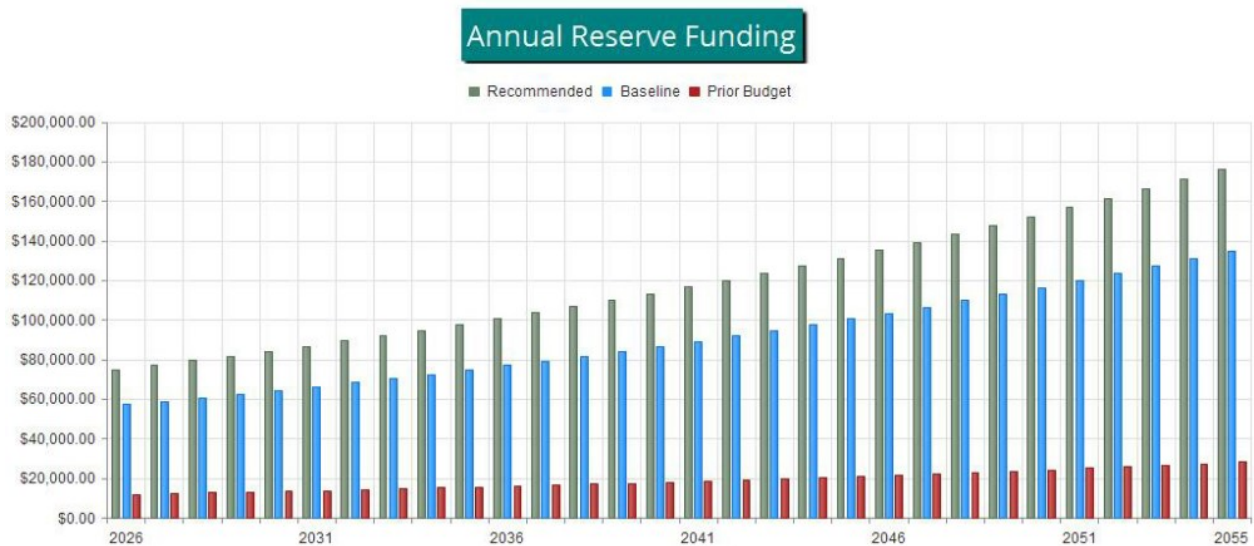


Figure 2

The following chart shows your Reserve balance under our recommended plan, the minimum funding plan and at the Association's current funding rate, all compared to your always-changing Fully Funded Balance target.

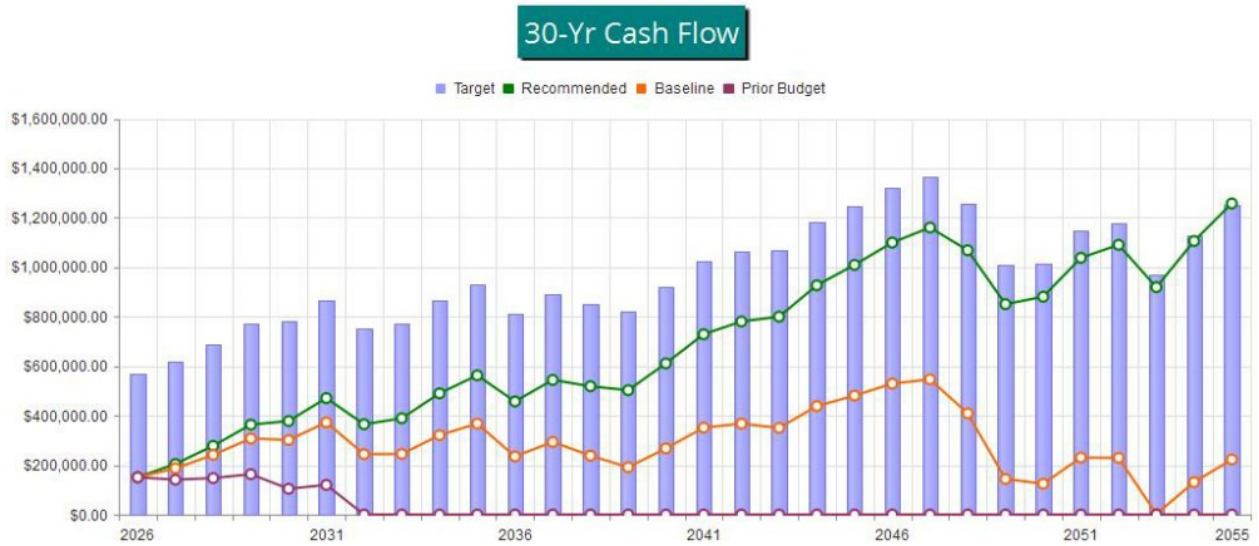


Figure 3

This figure shows the same information described above, but plotted on a Percent Funded scale. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan.

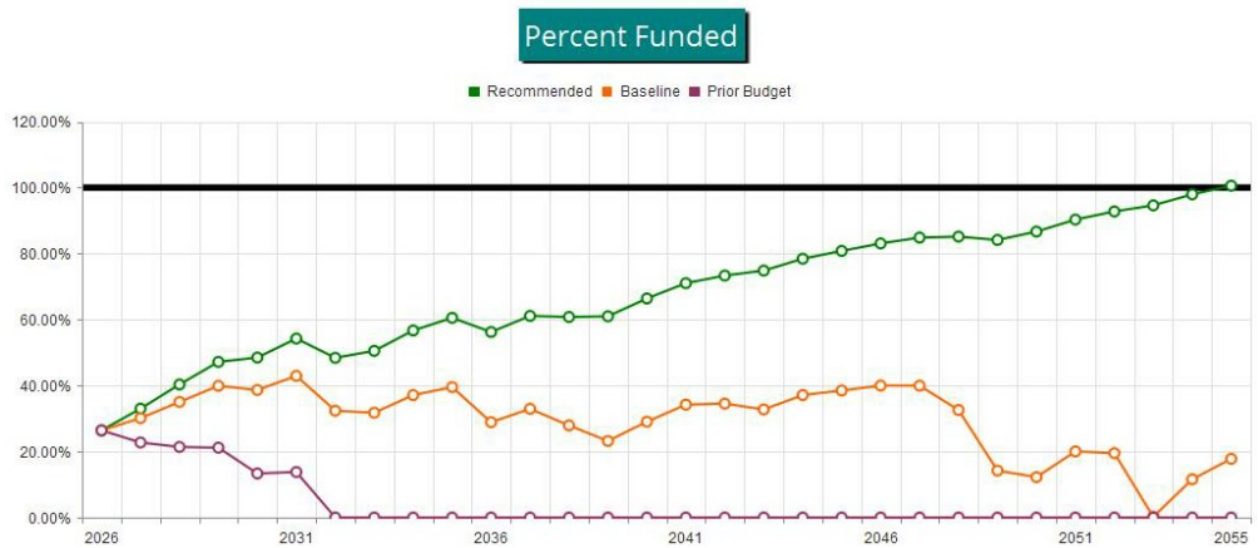


Figure 4



Executive Summary is a summary of your Reserve Components

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their specific proportion related to the property total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Component Significance shows the relative significance of each component to Reserve funding needs of the property, helping you see which components have more (or less) influence than others on your total Reserve funding requirements. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.

30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Site and Grounds								
2119	Pavers (Roadways) - Replace	\$6,150	X	20	/	40	=	\$3,075
2123	Asphalt - Seal/Repair	\$8,550	X	3	/	4	=	\$6,413
2125	Asphalt - Resurface	\$68,450	X	17	/	20	=	\$58,183
2170	Directional/Street Signs - Replace	\$93,250	X	18	/	30	=	\$55,950
2175	Site Pole Lights - Replace	\$90,000	X	18	/	40	=	\$40,500
2191	Bridge - Repair/Resurface	\$32,800	X	1	/	10	=	\$3,280
2192	Bridge - Replace/Rebuild	\$65,600	X	19	/	40	=	\$31,160
Building Exteriors								
2301	Mailboxes - Replace	\$102,550	X	18	/	40	=	\$46,148
2343	Club House Exterior - Seal/Paint	\$7,800	X	2	/	10	=	\$1,560
2367	Club House Windows & Doors - Replace	\$78,800	X	14	/	40	=	\$27,580
2383	Tile Roofing - Replace	\$83,550	X	20	/	25	=	\$66,840
Mechanical/Electrical/Plumbing								
2522	HVAC (Clubhouse) - Replace	\$30,000	X	4	/	15	=	\$8,000
2583	Lift Station - Refurbish/Replace	\$30,000	X	2	/	20	=	\$3,000
2595	Pond Fountain - Replace	\$30,000	X	10	/	15	=	\$20,000
Common Interiors								
2701	Clubhouse Interior Surfaces - Repaint	\$2,700	X	1	/	10	=	\$270
2709	Clubhouse Tile Flooring - Replace	\$19,200	X	14	/	30	=	\$8,960
2725	Fitness Room - Remodel	\$11,000	X	12	/	20	=	\$6,600
2726	Fitness Equipment - Replace	\$71,150	X	9	/	20	=	\$32,018
2743	Furniture/Fixtures/Equipmt - Replace	\$57,450	X	11	/	20	=	\$31,598
2749	Bathrooms - Remodel	\$54,850	X	14	/	20	=	\$38,395
Exterior Amenities								
2763	Pool Deck Furniture - Replace	\$27,150	X	5	/	10	=	\$13,575
2767	Pool Deck (Coated) - Seal/Repair	\$6,650	X	5	/	10	=	\$3,325
2768	Pool Deck (Coated) - Resurface	\$17,900	X	14	/	30	=	\$8,353
2771	Pool Fence - Replace	\$28,550	X	14	/	30	=	\$13,323
2773	Swimming Pool - Resurface	\$62,100	X	3	/	12	=	\$15,525
2781	Pool/Spa Heater - Replace	\$7,000	X	8	/	8	=	\$7,000
2781	Pool/Spa Heater - Replace	\$6,000	X	2	/	8	=	\$1,500
2787	Pool Equipment - Repair/Replace	\$17,600	X	5	/	5	=	\$17,600
								\$569,729

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Site and Grounds				
2119 Pavers (Roadways) - Replace	40	\$6,150	\$154	0.27 %
2123 Asphalt - Seal/Repair	4	\$8,550	\$2,138	3.82 %
2125 Asphalt - Resurface	20	\$68,450	\$3,423	6.11 %
2170 Directional/Street Signs - Replace	30	\$93,250	\$3,108	5.55 %
2175 Site Pole Lights - Replace	40	\$90,000	\$2,250	4.02 %
2191 Bridge - Repair/Resurface	10	\$32,800	\$3,280	5.85 %
2192 Bridge - Replace/Rebuild	40	\$65,600	\$1,640	2.93 %
Building Exteriors				
2301 Mailboxes - Replace	40	\$102,550	\$2,564	4.58 %
2343 Club House Exterior - Seal/Paint	10	\$7,800	\$780	1.39 %
2367 Club House Windows & Doors - Replace	40	\$78,800	\$1,970	3.52 %
2383 Tile Roofing - Replace	25	\$83,550	\$3,342	5.96 %
Mechanical/Electrical/Plumbing				
2522 HVAC (Clubhouse) - Replace	15	\$30,000	\$2,000	3.57 %
2583 Lift Station - Refurbish/Replace	20	\$30,000	\$1,500	2.68 %
2595 Pond Fountain - Replace	15	\$30,000	\$2,000	3.57 %
Common Interiors				
2701 Clubhouse Interior Surfaces - Repaint	10	\$2,700	\$270	0.48 %
2709 Clubhouse Tile Flooring - Replace	30	\$19,200	\$640	1.14 %
2725 Fitness Room - Remodel	20	\$11,000	\$550	0.98 %
2726 Fitness Equipment - Replace	20	\$71,150	\$3,558	6.35 %
2743 Furniture/Fixtures/Eqpmnt - Replace	20	\$57,450	\$2,873	5.13 %
2749 Bathrooms - Remodel	20	\$54,850	\$2,743	4.89 %
Exterior Amenities				
2763 Pool Deck Furniture - Replace	10	\$27,150	\$2,715	4.85 %
2767 Pool Deck (Coated) - Seal/Repair	10	\$6,650	\$665	1.19 %
2768 Pool Deck (Coated) - Resurface	30	\$17,900	\$597	1.06 %
2771 Pool Fence - Replace	30	\$28,550	\$952	1.70 %
2773 Swimming Pool - Resurface	12	\$62,100	\$5,175	9.24 %
2781 Pool/Spa Heater - Replace	8	\$7,000	\$875	1.56 %
2781 Pool/Spa Heater - Replace	8	\$6,000	\$750	1.34 %
2787 Pool Equipment - Repair/Replace	5	\$17,600	\$3,520	6.28 %
28 Total Funded Components			\$56,029	100.00 %

30-Year Reserve Plan Summary

Report # 52740-0
Full

Fiscal Year Start: 2026

Net After Tax Interest: 2.00 %

Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes
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Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Funding	Reserve Funding			
2026	\$150,497	\$569,729	26.4 %	High	525.18 %	\$74,900	\$0	\$3,545	\$24,600
2027	\$204,343	\$619,193	33.0 %	Medium	3.00 %	\$77,147	\$0	\$4,814	\$8,807
2028	\$277,497	\$688,138	40.3 %	Medium	3.00 %	\$79,461	\$0	\$6,403	\$0
2029	\$363,362	\$770,007	47.2 %	Medium	3.00 %	\$81,845	\$0	\$7,405	\$74,797
2030	\$377,815	\$779,127	48.5 %	Medium	3.00 %	\$84,301	\$0	\$8,477	\$0
2031	\$470,592	\$867,453	54.2 %	Medium	3.00 %	\$86,830	\$0	\$8,345	\$201,134
2032	\$364,633	\$753,210	48.4 %	Medium	3.00 %	\$89,435	\$0	\$7,529	\$72,658
2033	\$388,939	\$769,876	50.5 %	Medium	3.00 %	\$92,118	\$0	\$8,780	\$0
2034	\$489,836	\$863,948	56.7 %	Medium	3.00 %	\$94,881	\$0	\$10,515	\$32,683
2035	\$562,550	\$929,308	60.5 %	Medium	3.00 %	\$97,728	\$0	\$10,187	\$213,461
2036	\$457,003	\$812,620	56.2 %	Medium	3.00 %	\$100,659	\$0	\$10,001	\$23,653
2037	\$544,011	\$890,193	61.1 %	Medium	3.00 %	\$103,679	\$0	\$10,614	\$140,015
2038	\$518,288	\$852,567	60.8 %	Medium	3.00 %	\$106,789	\$0	\$10,197	\$132,952
2039	\$502,323	\$823,483	61.0 %	Medium	3.00 %	\$109,993	\$0	\$11,122	\$12,556
2040	\$610,883	\$920,003	66.4 %	Medium	3.00 %	\$113,293	\$0	\$13,382	\$9,076
2041	\$728,482	\$1,025,546	71.0 %	Low	3.00 %	\$116,692	\$0	\$15,073	\$80,080
2042	\$780,168	\$1,063,740	73.3 %	Low	3.00 %	\$120,193	\$0	\$15,784	\$116,582
2043	\$799,562	\$1,068,180	74.9 %	Low	3.00 %	\$123,798	\$0	\$17,245	\$14,132
2044	\$926,474	\$1,181,055	78.4 %	Low	3.00 %	\$127,512	\$0	\$19,338	\$64,352
2045	\$1,008,972	\$1,248,450	80.8 %	Low	3.00 %	\$131,338	\$0	\$21,063	\$62,249
2046	\$1,099,123	\$1,322,981	83.1 %	Low	3.00 %	\$135,278	\$0	\$22,571	\$97,078
2047	\$1,159,893	\$1,366,909	84.9 %	Low	3.00 %	\$139,336	\$0	\$22,260	\$253,465
2048	\$1,068,023	\$1,254,204	85.2 %	Low	3.00 %	\$143,516	\$0	\$19,166	\$380,442
2049	\$850,263	\$1,010,552	84.1 %	Low	3.00 %	\$147,822	\$0	\$17,290	\$135,092
2050	\$880,284	\$1,015,619	86.7 %	Low	3.00 %	\$152,256	\$0	\$19,161	\$14,230
2051	\$1,037,471	\$1,148,743	90.3 %	Low	3.00 %	\$156,824	\$0	\$21,257	\$125,522
2052	\$1,090,030	\$1,174,748	92.8 %	Low	3.00 %	\$161,529	\$0	\$20,070	\$352,926
2053	\$918,702	\$970,932	94.6 %	Low	3.00 %	\$166,375	\$0	\$20,222	\$0
2054	\$1,105,299	\$1,128,250	98.0 %	Low	3.00 %	\$171,366	\$0	\$23,605	\$43,013
2055	\$1,257,257	\$1,249,829	100.6 %	Low	3.00 %	\$176,507	\$0	\$24,744	\$239,191

30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 52740-0
Full

Fiscal Year Start: 2026

Net After Tax Interest: 2.00 %

Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes
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Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Funding	Reserve Funding			
2026	\$150,497	\$569,729	26.4 %	High	378.27 %	\$57,300	\$0	\$3,368	\$24,600
2027	\$186,565	\$619,193	30.1 %	Medium	3.00 %	\$59,019	\$0	\$4,272	\$8,807
2028	\$241,050	\$688,138	35.0 %	Medium	3.00 %	\$60,790	\$0	\$5,479	\$0
2029	\$307,318	\$770,007	39.9 %	Medium	3.00 %	\$62,613	\$0	\$6,080	\$74,797
2030	\$301,215	\$779,127	38.7 %	Medium	3.00 %	\$64,492	\$0	\$6,731	\$0
2031	\$372,437	\$867,453	42.9 %	Medium	3.00 %	\$66,426	\$0	\$6,158	\$201,134
2032	\$243,887	\$753,210	32.4 %	Medium	3.00 %	\$68,419	\$0	\$4,880	\$72,658
2033	\$244,528	\$769,876	31.8 %	Medium	3.00 %	\$70,472	\$0	\$5,647	\$0
2034	\$320,647	\$863,948	37.1 %	Medium	3.00 %	\$72,586	\$0	\$6,875	\$32,683
2035	\$367,425	\$929,308	39.5 %	Medium	3.00 %	\$74,764	\$0	\$6,016	\$213,461
2036	\$234,744	\$812,620	28.9 %	High	3.00 %	\$77,006	\$0	\$5,277	\$23,653
2037	\$293,374	\$890,193	33.0 %	Medium	3.00 %	\$79,317	\$0	\$5,309	\$140,015
2038	\$237,984	\$852,567	27.9 %	High	3.00 %	\$81,696	\$0	\$4,286	\$132,952
2039	\$191,014	\$823,483	23.2 %	High	3.00 %	\$84,147	\$0	\$4,578	\$12,556
2040	\$267,184	\$920,003	29.0 %	High	3.00 %	\$86,671	\$0	\$6,176	\$9,076
2041	\$350,955	\$1,025,546	34.2 %	Medium	3.00 %	\$89,272	\$0	\$7,177	\$80,080
2042	\$367,324	\$1,063,740	34.5 %	Medium	3.00 %	\$91,950	\$0	\$7,166	\$116,582
2043	\$349,857	\$1,068,180	32.8 %	Medium	3.00 %	\$94,708	\$0	\$7,875	\$14,132
2044	\$438,308	\$1,181,055	37.1 %	Medium	3.00 %	\$97,549	\$0	\$9,182	\$64,352
2045	\$480,688	\$1,248,450	38.5 %	Medium	3.00 %	\$100,476	\$0	\$10,088	\$62,249
2046	\$529,003	\$1,322,981	40.0 %	Medium	3.00 %	\$103,490	\$0	\$10,742	\$97,078
2047	\$546,157	\$1,366,909	40.0 %	Medium	3.00 %	\$106,595	\$0	\$9,542	\$253,465
2048	\$408,828	\$1,254,204	32.6 %	Medium	3.00 %	\$109,793	\$0	\$5,520	\$380,442
2049	\$143,699	\$1,010,552	14.2 %	High	3.00 %	\$113,087	\$0	\$2,678	\$135,092
2050	\$124,372	\$1,015,619	12.2 %	High	3.00 %	\$116,479	\$0	\$3,542	\$14,230
2051	\$230,163	\$1,148,743	20.0 %	High	3.00 %	\$119,973	\$0	\$4,590	\$125,522
2052	\$229,205	\$1,174,748	19.5 %	High	3.00 %	\$123,573	\$0	\$2,312	\$352,926
2053	\$2,163	\$970,932	0.2 %	High	3.00 %	\$127,280	\$0	\$1,328	\$0
2054	\$130,771	\$1,128,250	11.6 %	High	3.00 %	\$131,098	\$0	\$3,528	\$43,013
2055	\$222,385	\$1,249,829	17.8 %	High	3.00 %	\$135,031	\$0	\$3,437	\$239,191

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$150,497	\$204,343	\$277,497	\$363,362	\$377,815
Annual Reserve Funding	\$74,900	\$77,147	\$79,461	\$81,845	\$84,301
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,545	\$4,814	\$6,403	\$7,405	\$8,477
Total Income	\$228,943	\$286,304	\$363,362	\$452,612	\$470,592
# Component					
Site and Grounds					
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$8,807	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$74,797	\$0
2170 Directional/Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2191 Bridge - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
2192 Bridge - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2301 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2343 Club House Exterior - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2367 Club House Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2383 Tile Roofing - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2522 HVAC (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2583 Lift Station - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2595 Pond Fountain - Replace	\$0	\$0	\$0	\$0	\$0
Common Interiors					
2701 Clubhouse Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2709 Clubhouse Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$0
2726 Fitness Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2743 Furniture/Fixtures/Eqpmt - Replace	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
Exterior Amenities					
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2767 Pool Deck (Coated) - Seal/Repair	\$0	\$0	\$0	\$0	\$0
2768 Pool Deck (Coated) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2781 Pool/Spa Heater - Replace	\$7,000	\$0	\$0	\$0	\$0
2781 Pool/Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
2787 Pool Equipment - Repair/Replace	\$17,600	\$0	\$0	\$0	\$0
Total Expenses	\$24,600	\$8,807	\$0	\$74,797	\$0
Ending Reserve Balance	\$204,343	\$277,497	\$363,362	\$377,815	\$470,592

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$470,592	\$364,633	\$388,939	\$489,836	\$562,550
Annual Reserve Funding	\$86,830	\$89,435	\$92,118	\$94,881	\$97,728
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$8,345	\$7,529	\$8,780	\$10,515	\$10,187
Total Income	\$565,767	\$461,597	\$489,836	\$595,232	\$670,464
# Component					
Site and Grounds					
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$9,912	\$0	\$0	\$0	\$11,156
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2170 Directional/Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2191 Bridge - Repair/Resurface	\$0	\$0	\$0	\$0	\$42,797
2192 Bridge - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2301 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2343 Club House Exterior - Seal/Paint	\$0	\$0	\$0	\$9,881	\$0
2367 Club House Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2383 Tile Roofing - Replace	\$96,857	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2522 HVAC (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2583 Lift Station - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2595 Pond Fountain - Replace	\$34,778	\$0	\$0	\$0	\$0
Common Interiors					
2701 Clubhouse Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$3,523
2709 Clubhouse Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$13,934	\$0
2726 Fitness Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2743 Furniture/Fixtures/Eqmt - Replace	\$0	\$0	\$0	\$0	\$74,959
2749 Bathrooms - Remodel	\$0	\$65,494	\$0	\$0	\$0
Exterior Amenities					
2763 Pool Deck Furniture - Replace	\$31,474	\$0	\$0	\$0	\$0
2767 Pool Deck (Coated) - Seal/Repair	\$7,709	\$0	\$0	\$0	\$0
2768 Pool Deck (Coated) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$81,026
2781 Pool/Spa Heater - Replace	\$0	\$0	\$0	\$8,867	\$0
2781 Pool/Spa Heater - Replace	\$0	\$7,164	\$0	\$0	\$0
2787 Pool Equipment - Repair/Replace	\$20,403	\$0	\$0	\$0	\$0
Total Expenses	\$201,134	\$72,658	\$0	\$32,683	\$213,461
Ending Reserve Balance	\$364,633	\$388,939	\$489,836	\$562,550	\$457,003

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$457,003	\$544,011	\$518,288	\$502,323	\$610,883
Annual Reserve Funding	\$100,659	\$103,679	\$106,789	\$109,993	\$113,293
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$10,001	\$10,614	\$10,197	\$11,122	\$13,382
Total Income	\$567,664	\$658,304	\$635,275	\$623,439	\$737,558
# Component					
Site and Grounds					
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$12,556	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2170 Directional/Street Signs - Replace	\$0	\$0	\$132,952	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2191 Bridge - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
2192 Bridge - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2301 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2343 Club House Exterior - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2367 Club House Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2383 Tile Roofing - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2522 HVAC (Clubhouse) - Replace	\$0	\$41,527	\$0	\$0	\$0
2583 Lift Station - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2595 Pond Fountain - Replace	\$0	\$0	\$0	\$0	\$0
Common Interiors					
2701 Clubhouse Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2709 Clubhouse Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$0
2726 Fitness Equipment - Replace	\$0	\$98,488	\$0	\$0	\$0
2743 Furniture/Fixtures/Eqmt - Replace	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
Exterior Amenities					
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2767 Pool Deck (Coated) - Seal/Repair	\$0	\$0	\$0	\$0	\$0
2768 Pool Deck (Coated) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2781 Pool/Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool/Spa Heater - Replace	\$0	\$0	\$0	\$0	\$9,076
2787 Pool Equipment - Repair/Replace	\$23,653	\$0	\$0	\$0	\$0
Total Expenses	\$23,653	\$140,015	\$132,952	\$12,556	\$9,076
Ending Reserve Balance	\$544,011	\$518,288	\$502,323	\$610,883	\$728,482

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$728,482	\$780,168	\$799,562	\$926,474	\$1,008,972
Annual Reserve Funding	\$116,692	\$120,193	\$123,798	\$127,512	\$131,338
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$15,073	\$15,784	\$17,245	\$19,338	\$21,063
Total Income	\$860,247	\$916,144	\$940,606	\$1,073,324	\$1,161,372
# Component					
Site and Grounds					
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$14,132	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2170 Directional/Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2191 Bridge - Repair/Resurface	\$0	\$0	\$0	\$0	\$57,515
2192 Bridge - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2301 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2343 Club House Exterior - Seal/Paint	\$0	\$0	\$0	\$13,279	\$0
2367 Club House Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2383 Tile Roofing - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2522 HVAC (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2583 Lift Station - Refurbish/Replace	\$0	\$0	\$0	\$51,073	\$0
2595 Pond Fountain - Replace	\$0	\$0	\$0	\$0	\$0
Common Interiors					
2701 Clubhouse Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$4,734
2709 Clubhouse Tile Flooring - Replace	\$0	\$30,810	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$0
2726 Fitness Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2743 Furniture/Fixtures/Equipmt - Replace	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
Exterior Amenities					
2763 Pool Deck Furniture - Replace	\$42,299	\$0	\$0	\$0	\$0
2767 Pool Deck (Coated) - Seal/Repair	\$10,360	\$0	\$0	\$0	\$0
2768 Pool Deck (Coated) - Resurface	\$0	\$28,724	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$45,814	\$0	\$0	\$0
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2781 Pool/Spa Heater - Replace	\$0	\$11,233	\$0	\$0	\$0
2781 Pool/Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
2787 Pool Equipment - Repair/Replace	\$27,420	\$0	\$0	\$0	\$0
Total Expenses	\$80,080	\$116,582	\$14,132	\$64,352	\$62,249
Ending Reserve Balance	\$780,168	\$799,562	\$926,474	\$1,008,972	\$1,099,123

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$1,099,123	\$1,159,893	\$1,068,023	\$850,263	\$880,284
Annual Reserve Funding	\$135,278	\$139,336	\$143,516	\$147,822	\$152,256
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$22,571	\$22,260	\$19,166	\$17,290	\$19,161
Total Income	\$1,256,971	\$1,321,488	\$1,230,706	\$1,015,376	\$1,051,701
# Component					
Site and Grounds					
2119 Pavers (Roadways) - Replace	\$11,108	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$15,906	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$135,092	\$0
2170 Directional/Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$172,449	\$0	\$0
2191 Bridge - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
2192 Bridge - Replace/Rebuild	\$0	\$122,035	\$0	\$0	\$0
Building Exteriors					
2301 Mailboxes - Replace	\$0	\$0	\$196,496	\$0	\$0
2343 Club House Exterior - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2367 Club House Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2383 Tile Roofing - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2522 HVAC (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2583 Lift Station - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2595 Pond Fountain - Replace	\$54,183	\$0	\$0	\$0	\$0
Common Interiors					
2701 Clubhouse Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2709 Clubhouse Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$0
2726 Fitness Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2743 Furniture/Fixtures/Equipmt - Replace	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
Exterior Amenities					
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2767 Pool Deck (Coated) - Seal/Repair	\$0	\$0	\$0	\$0	\$0
2768 Pool Deck (Coated) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool - Resurface	\$0	\$115,524	\$0	\$0	\$0
2781 Pool/Spa Heater - Replace	\$0	\$0	\$0	\$0	\$14,230
2781 Pool/Spa Heater - Replace	\$0	\$0	\$11,497	\$0	\$0
2787 Pool Equipment - Repair/Replace	\$31,788	\$0	\$0	\$0	\$0
Total Expenses	\$97,078	\$253,465	\$380,442	\$135,092	\$14,230
Ending Reserve Balance	\$1,159,893	\$1,068,023	\$850,263	\$880,284	\$1,037,471

Fiscal Year	2051	2052	2053	2054	2055
Starting Reserve Balance	\$1,037,471	\$1,090,030	\$918,702	\$1,105,299	\$1,257,257
Annual Reserve Funding	\$156,824	\$161,529	\$166,375	\$171,366	\$176,507
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$21,257	\$20,070	\$20,222	\$23,605	\$24,744
Total Income	\$1,215,552	\$1,271,628	\$1,105,299	\$1,300,270	\$1,458,508
# Component					
Site and Grounds					
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$17,902	\$0	\$0	\$0	\$20,149
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2170 Directional/Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2191 Bridge - Repair/Resurface	\$0	\$0	\$0	\$0	\$77,295
2192 Bridge - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2301 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2343 Club House Exterior - Seal/Paint	\$0	\$0	\$0	\$17,846	\$0
2367 Club House Windows & Doors - Replace	\$0	\$169,939	\$0	\$0	\$0
2383 Tile Roofing - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2522 HVAC (Clubhouse) - Replace	\$0	\$64,698	\$0	\$0	\$0
2583 Lift Station - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2595 Pond Fountain - Replace	\$0	\$0	\$0	\$0	\$0
Common Interiors					
2701 Clubhouse Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$6,363
2709 Clubhouse Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$25,167	\$0
2726 Fitness Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2743 Furniture/Fixtures/Equipmt - Replace	\$0	\$0	\$0	\$0	\$135,385
2749 Bathrooms - Remodel	\$0	\$118,289	\$0	\$0	\$0
Exterior Amenities					
2763 Pool Deck Furniture - Replace	\$56,846	\$0	\$0	\$0	\$0
2767 Pool Deck (Coated) - Seal/Repair	\$13,924	\$0	\$0	\$0	\$0
2768 Pool Deck (Coated) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2781 Pool/Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool/Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
2787 Pool Equipment - Repair/Replace	\$36,850	\$0	\$0	\$0	\$0
Total Expenses	\$125,522	\$352,926	\$0	\$43,013	\$239,191
Ending Reserve Balance	\$1,090,030	\$918,702	\$1,105,299	\$1,257,257	\$1,219,317

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$150,497	\$186,565	\$241,050	\$307,318	\$301,215
Annual Reserve Funding	\$57,300	\$59,019	\$60,790	\$62,613	\$64,492
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,368	\$4,272	\$5,479	\$6,080	\$6,731
Total Income	\$211,165	\$249,856	\$307,318	\$376,012	\$372,437
# Component					
Site and Grounds					
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$8,807	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$74,797	\$0
2170 Directional/Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2191 Bridge - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
2192 Bridge - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2301 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2343 Club House Exterior - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2367 Club House Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2383 Tile Roofing - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2522 HVAC (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2583 Lift Station - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2595 Pond Fountain - Replace	\$0	\$0	\$0	\$0	\$0
Common Interiors					
2701 Clubhouse Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2709 Clubhouse Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$0
2726 Fitness Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2743 Furniture/Fixtures/Eqmt - Replace	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
Exterior Amenities					
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2767 Pool Deck (Coated) - Seal/Repair	\$0	\$0	\$0	\$0	\$0
2768 Pool Deck (Coated) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2781 Pool/Spa Heater - Replace	\$7,000	\$0	\$0	\$0	\$0
2781 Pool/Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
2787 Pool Equipment - Repair/Replace	\$17,600	\$0	\$0	\$0	\$0
Total Expenses	\$24,600	\$8,807	\$0	\$74,797	\$0
Ending Reserve Balance	\$186,565	\$241,050	\$307,318	\$301,215	\$372,437

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$372,437	\$243,887	\$244,528	\$320,647	\$367,425
Annual Reserve Funding	\$66,426	\$68,419	\$70,472	\$72,586	\$74,764
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$6,158	\$4,880	\$5,647	\$6,875	\$6,016
Total Income	\$445,021	\$317,186	\$320,647	\$400,107	\$448,205
# Component					
Site and Grounds					
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$9,912	\$0	\$0	\$0	\$11,156
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2170 Directional/Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2191 Bridge - Repair/Resurface	\$0	\$0	\$0	\$0	\$42,797
2192 Bridge - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2301 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2343 Club House Exterior - Seal/Paint	\$0	\$0	\$0	\$9,881	\$0
2367 Club House Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2383 Tile Roofing - Replace	\$96,857	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2522 HVAC (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2583 Lift Station - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2595 Pond Fountain - Replace	\$34,778	\$0	\$0	\$0	\$0
Common Interiors					
2701 Clubhouse Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$3,523
2709 Clubhouse Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$13,934	\$0
2726 Fitness Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2743 Furniture/Fixtures/Eqmpt - Replace	\$0	\$0	\$0	\$0	\$74,959
2749 Bathrooms - Remodel	\$0	\$65,494	\$0	\$0	\$0
Exterior Amenities					
2763 Pool Deck Furniture - Replace	\$31,474	\$0	\$0	\$0	\$0
2767 Pool Deck (Coated) - Seal/Repair	\$7,709	\$0	\$0	\$0	\$0
2768 Pool Deck (Coated) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$81,026
2781 Pool/Spa Heater - Replace	\$0	\$0	\$0	\$8,867	\$0
2781 Pool/Spa Heater - Replace	\$0	\$7,164	\$0	\$0	\$0
2787 Pool Equipment - Repair/Replace	\$20,403	\$0	\$0	\$0	\$0
Total Expenses	\$201,134	\$72,658	\$0	\$32,683	\$213,461
Ending Reserve Balance	\$243,887	\$244,528	\$320,647	\$367,425	\$234,744

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$234,744	\$293,374	\$237,984	\$191,014	\$267,184
Annual Reserve Funding	\$77,006	\$79,317	\$81,696	\$84,147	\$86,671
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$5,277	\$5,309	\$4,286	\$4,578	\$6,176
Total Income	\$317,027	\$378,000	\$323,967	\$279,739	\$360,031
# Component					
Site and Grounds					
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$12,556	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2170 Directional/Street Signs - Replace	\$0	\$0	\$132,952	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2191 Bridge - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
2192 Bridge - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2301 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2343 Club House Exterior - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2367 Club House Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2383 Tile Roofing - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2522 HVAC (Clubhouse) - Replace	\$0	\$41,527	\$0	\$0	\$0
2583 Lift Station - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2595 Pond Fountain - Replace	\$0	\$0	\$0	\$0	\$0
Common Interiors					
2701 Clubhouse Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2709 Clubhouse Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$0
2726 Fitness Equipment - Replace	\$0	\$98,488	\$0	\$0	\$0
2743 Furniture/Fixtures/Eqpmt - Replace	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
Exterior Amenities					
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2767 Pool Deck (Coated) - Seal/Repair	\$0	\$0	\$0	\$0	\$0
2768 Pool Deck (Coated) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2781 Pool/Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool/Spa Heater - Replace	\$0	\$0	\$0	\$0	\$9,076
2787 Pool Equipment - Repair/Replace	\$23,653	\$0	\$0	\$0	\$0
Total Expenses	\$23,653	\$140,015	\$132,952	\$12,556	\$9,076
Ending Reserve Balance	\$293,374	\$237,984	\$191,014	\$267,184	\$350,955

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$350,955	\$367,324	\$349,857	\$438,308	\$480,688
Annual Reserve Funding	\$89,272	\$91,950	\$94,708	\$97,549	\$100,476
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$7,177	\$7,166	\$7,875	\$9,182	\$10,088
Total Income	\$447,404	\$466,439	\$452,440	\$545,040	\$591,252
# Component					
Site and Grounds					
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$14,132	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2170 Directional/Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2191 Bridge - Repair/Resurface	\$0	\$0	\$0	\$0	\$57,515
2192 Bridge - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2301 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2343 Club House Exterior - Seal/Paint	\$0	\$0	\$0	\$13,279	\$0
2367 Club House Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2383 Tile Roofing - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2522 HVAC (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2583 Lift Station - Refurbish/Replace	\$0	\$0	\$0	\$51,073	\$0
2595 Pond Fountain - Replace	\$0	\$0	\$0	\$0	\$0
Common Interiors					
2701 Clubhouse Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$4,734
2709 Clubhouse Tile Flooring - Replace	\$0	\$30,810	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$0
2726 Fitness Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2743 Furniture/Fixtures/Eqmt - Replace	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
Exterior Amenities					
2763 Pool Deck Furniture - Replace	\$42,299	\$0	\$0	\$0	\$0
2767 Pool Deck (Coated) - Seal/Repair	\$10,360	\$0	\$0	\$0	\$0
2768 Pool Deck (Coated) - Resurface	\$0	\$28,724	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$45,814	\$0	\$0	\$0
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2781 Pool/Spa Heater - Replace	\$0	\$11,233	\$0	\$0	\$0
2781 Pool/Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
2787 Pool Equipment - Repair/Replace	\$27,420	\$0	\$0	\$0	\$0
Total Expenses	\$80,080	\$116,582	\$14,132	\$64,352	\$62,249
Ending Reserve Balance	\$367,324	\$349,857	\$438,308	\$480,688	\$529,003

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$529,003	\$546,157	\$408,828	\$143,699	\$124,372
Annual Reserve Funding	\$103,490	\$106,595	\$109,793	\$113,087	\$116,479
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$10,742	\$9,542	\$5,520	\$2,678	\$3,542
Total Income	\$643,235	\$662,293	\$524,141	\$259,464	\$244,393
# Component					
Site and Grounds					
2119 Pavers (Roadways) - Replace	\$11,108	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$15,906	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$135,092	\$0
2170 Directional/Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$172,449	\$0	\$0
2191 Bridge - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
2192 Bridge - Replace/Rebuild	\$0	\$122,035	\$0	\$0	\$0
Building Exteriors					
2301 Mailboxes - Replace	\$0	\$0	\$196,496	\$0	\$0
2343 Club House Exterior - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2367 Club House Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2383 Tile Roofing - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2522 HVAC (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2583 Lift Station - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2595 Pond Fountain - Replace	\$54,183	\$0	\$0	\$0	\$0
Common Interiors					
2701 Clubhouse Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2709 Clubhouse Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$0
2726 Fitness Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2743 Furniture/Fixtures/Eqmt - Replace	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
Exterior Amenities					
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2767 Pool Deck (Coated) - Seal/Repair	\$0	\$0	\$0	\$0	\$0
2768 Pool Deck (Coated) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool - Resurface	\$0	\$115,524	\$0	\$0	\$0
2781 Pool/Spa Heater - Replace	\$0	\$0	\$0	\$0	\$14,230
2781 Pool/Spa Heater - Replace	\$0	\$0	\$11,497	\$0	\$0
2787 Pool Equipment - Repair/Replace	\$31,788	\$0	\$0	\$0	\$0
Total Expenses	\$97,078	\$253,465	\$380,442	\$135,092	\$14,230
Ending Reserve Balance	\$546,157	\$408,828	\$143,699	\$124,372	\$230,163

Fiscal Year	2051	2052	2053	2054	2055
Starting Reserve Balance	\$230,163	\$229,205	\$2,163	\$130,771	\$222,385
Annual Reserve Funding	\$119,973	\$123,573	\$127,280	\$131,098	\$135,031
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$4,590	\$2,312	\$1,328	\$3,528	\$3,437
Total Income	\$354,727	\$355,089	\$130,771	\$265,398	\$360,853
# Component					
Site and Grounds					
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$17,902	\$0	\$0	\$0	\$20,149
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2170 Directional/Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2191 Bridge - Repair/Resurface	\$0	\$0	\$0	\$0	\$77,295
2192 Bridge - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2301 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2343 Club House Exterior - Seal/Paint	\$0	\$0	\$0	\$17,846	\$0
2367 Club House Windows & Doors - Replace	\$0	\$169,939	\$0	\$0	\$0
2383 Tile Roofing - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2522 HVAC (Clubhouse) - Replace	\$0	\$64,698	\$0	\$0	\$0
2583 Lift Station - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2595 Pond Fountain - Replace	\$0	\$0	\$0	\$0	\$0
Common Interiors					
2701 Clubhouse Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$6,363
2709 Clubhouse Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$25,167	\$0
2726 Fitness Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2743 Furniture/Fixtures/Eqpmt - Replace	\$0	\$0	\$0	\$0	\$135,385
2749 Bathrooms - Remodel	\$0	\$118,289	\$0	\$0	\$0
Exterior Amenities					
2763 Pool Deck Furniture - Replace	\$56,846	\$0	\$0	\$0	\$0
2767 Pool Deck (Coated) - Seal/Repair	\$13,924	\$0	\$0	\$0	\$0
2768 Pool Deck (Coated) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2781 Pool/Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool/Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
2787 Pool Equipment - Repair/Replace	\$36,850	\$0	\$0	\$0	\$0
Total Expenses	\$125,522	\$352,926	\$0	\$43,013	\$239,191
Ending Reserve Balance	\$229,205	\$2,163	\$130,771	\$222,385	\$121,662



Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. William G. Simons, RS is the President of Association Reserves – Florida, LLC and is a credentialed Reserve Specialist (#190). All work done by Association Reserves – Florida, LLC is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation. In accordance with National Reserve Study Standards, information provided by the official representative(s) of the client regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable for use in preparing the Reserve Study, and is not intended to be used for the purpose of performing any type of audit, quality/forensic analysis, or background checks of historical records. For "Full" Reserve Study levels of service, we attempt to establish measurements and component quantities within 5% accuracy through a combination of on-site measurements and observations, review of any available building plans or drawings, and/or any other reliable means. For "Update, With Site Visit" and "Update, No Site Visit" Reserve Study levels of service, the client is considered to have deemed previously developed component quantities as accurate and reliable, including quantities that may have been established by other individuals/firms. The scope of work for "Full" and "Update, With-Site-Visit" Reserve Studies includes visual inspection of accessible areas and components, and does not include any destructive or other means of testing. We do not inspect or investigate for construction defects, hazardous materials, or hidden issues such as plumbing or electrical problems, or problems with sub-surface drainage system components. The scope of work for "Update, No-Site-Visit" Reserve Studies does not include any inspections. Information provided to us about historical or upcoming projects, including information provided by the client's vendors and suppliers, will be considered reliable. Any on-site inspection should not be considered a project audit or quality inspection. Our opinions of component useful life, remaining useful life, and cost estimates assume proper original installation/construction, adherence to recommended preventive maintenance guidelines and best practices, a stable economic environment and do not consider the frequency or severity of natural disasters. Our opinions of component useful life, remaining useful life and current and future cost estimates are not a warranty or guarantee of the actual costs and timing of any component repairs or replacements. The actual or projected total Reserve account balance(s) presented in the Reserve Study is/are based upon information provided and was/were not audited. Because the physical condition of the client's components, the client's Reserve balance, the economic environment, and the legislative environment change each year, this Reserve Study is by nature a "one-year" document. Reality often differs from even the best assumptions due to the changing economy, physical factors including weather and usage, client financial decisions, legislation, or owner expectations. It is only because a long-term perspective improves the accuracy of near-term planning that this Reserve Study projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of these expense projections, and the funding necessary to prepare for those estimated expenses. Because we have no control over future events, we do not expect that all the events we anticipate will occur as planned. We expect that inflationary trends will continue, and we expect Reserve funds to continue to earn interest, so we believe that reasonable estimates for these figures are much more accurate than ignoring these economic realities. The Funding Plan in this Report was developed using the cash-flow methodology to achieve the specified Funding Objective. Compensation for this Reserve Study is not contingent upon client's agreement with our conclusions or recommendations, and Association Reserves' liability in any matter involving this Reserve Study is limited to our Fees for services rendered.



Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area). Equivalent to Square Feet
GSY	Gross Square Yards (area). Equivalent to Square Yards
HP	Horsepower
LF	Linear Feet (length)
Effective Age	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
Fully Funded Balance (FFB)	The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.
Inflation	Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table.
Interest	Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary.
Percent Funded	The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.
Remaining Useful Life (RUL)	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
Useful Life (UL)	The estimated time, in years, that a common area component can be expected to serve its intended function.



Component Details

The following pages contain a great deal of detailed observations, photos, and commentary related to each component included in the Reserve Study. All components are included as necessary and appropriate, consistent with Florida Statutes and National Reserve Study Standards. Inspecting for construction defects, performing diagnostic or destructive testing to search for hidden issues (such as plumbing or electrical problems), environmental hazards (asbestos, radon, lead, etc.), or accounting for unpredictable acts of nature are all outside our scope of work and such components are not included herein unless otherwise noted.

Excluded Components

Comp #: 2000 Client Not Responsible

Quantity: Numerous Components

Location: Throughout property/development

Funded?: No. Per information provided - Client/Association not responsible.

History:

Comments: The Community Associations Institute is a leading international authority with respect to Reserve Studies and has published a set of industry practices collectively known as "Reserve Study Standards." These standards include a Three-Part Test which professional providers use to determine which individual components should be included in the physical analysis. For more information on Reserve Study Standards, please visit www.cai-online.org.

The first part of the test is that the client/association "has the obligation to maintain or replace the existing element." Additional component selection guidelines state "Association maintenance/replacement responsibility is generally established by a review of governing documents as well as established association precedent."

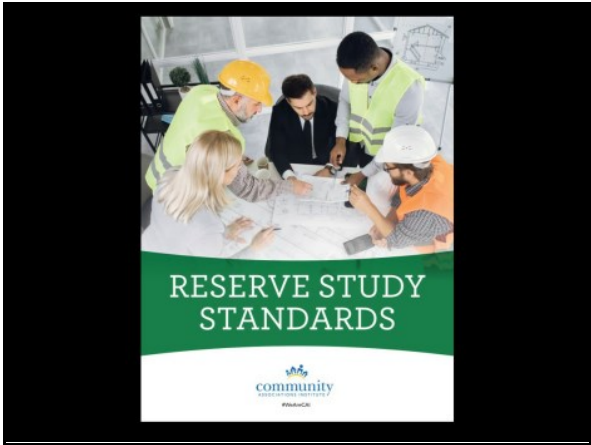
In our opinion, there are multiple components throughout the property that do not pass this test on the basis that they are either the responsibility of individual unit owners or the responsibility of another entity (i.e. local municipality, third-party vendor, master association, or adjacent development). These components include but are not necessarily limited to:

- Asphalt Roadways
- Directional/Street Signage
- Retention Ponds
- Street Lights
- Utility Infrastructure (Cable, Electrical, Water, Sanitary Sewer)
- Individual Unit Lots (Including Property/Assets Within)
- Unit Windows & Doors
- Unit Interiors (Within Wall Boundaries)
- Unit Electrical Infrastructure (Serving Individual Unit Only)
- Unit HVAC Systems (Serving Individual Unit Only)
- Unit Plumbing Infrastructure (Serving Individual Unit Only)

Since the client is not deemed to be responsible for the above components, there is no basis for funding inclusion within the Reserve Study at this time. However, the findings/statements within this report are not intended to be a professional legal opinion and we reserve the right to incorporate funding for any of these components if the client is otherwise found to be responsible for replacement.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2010 Not Reasonably Anticipated

Quantity: Numerous Components

Location: Throughout property/development

Funded?: No. Life expectancy and/or cost too indeterminate for Reserve designation.

History:

Comments: The Community Associations Institute is a leading international authority with respect to Reserve Studies and has published a set of industry practices collectively known as "Reserve Study Standards." These standards include a Three-Part Test which professional providers use to determine which individual components should be included in the physical analysis. For more information on Reserve Study Standards, please visit www.cai-online.org.

The second part of the test is that the "the need and schedule for this project can be reasonably anticipated." Additional component selection guidelines state: "When a project becomes 'reasonably anticipated' will vary based on building age, construction type, and the judgment of the reserve study provider. This test means that component definitions should be based on some degree of certainty."

There are multiple components throughout the property that do not currently pass this test on the basis that their useful life (need) and/or remaining useful life (schedule) cannot be reasonably anticipated. Those components include but are not limited to:

- Comprehensive Repair/Replacement of Stormwater Drainage Infrastructure
- Comprehensive Repair/Replacement of Paving Infrastructure (Base, Subbase)
- Repair/Restoration of Retention Ponds
- Comprehensive Repair/Replacement of Irrigation Infrastructure (i.e. Underground Lines)
- Comprehensive Repair/Replacement of Building Foundation(s)
- Comprehensive Repair/Replacement of Non-Accessible Building Structural Members (Load Bearing Walls, Beams, Columns, Etc.)
- Comprehensive Repair/Replacement of Non-Accessible Utility Infrastructure (Cable, Electrical, Water, Sanitary Sewer)

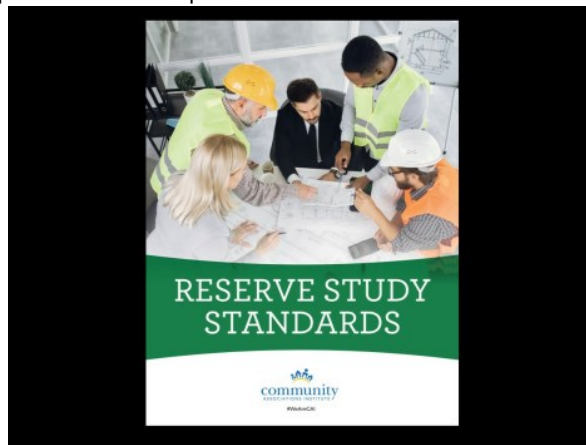
In some cases, adequate evaluation would require additional diagnostics, destructive testing, or inspection beyond the limited visual inspection which serves as the basis of this engagement. Since the components listed above are currently deemed to be too indeterminate for Reserve designation, there are no funding recommendations within this Reserve Study for those items. However, this determination is not a guarantee that substantial expenses will not occur, as these elements may eventually require repair/replacement projects at potentially a significant cost to the client. In the event that the client desires to incorporate funding for any of the above components within the Reserve Study, we recommend further consultation with qualified professionals (i.e. engineer, contractor, and/or vendor) in order to define the following values for projects under consideration:

1. Total Life Expectancy (Recurring Interval Between Project Cycles)
2. Remaining Useful Life (Before Next Project)
3. Total Project Cost Estimate (In Current Dollars)

In the event that these values can be reasonably anticipated, they can be provided for our review, at which time funding recommendations may be incorporated into subsequent Reserve Studies.

Useful Life:

**Remaining
Life:**



Best Case:

Worst Case:

Cost Source:

Comp #: 2020 Immaterial/Unpredictable Cost

Quantity: Numerous Components

Location: Throughout property/development

Funded?: No. Cost estimates below minimum threshold set for Reserve consideration.

History:

Comments: The Community Associations Institute is a leading international authority with respect to Reserve Studies and has published a set of industry practices collectively known as "Reserve Study Standards." These standards include a Three-Part Test which professional providers use to determine which individual components should be included in the physical analysis. (For more information on Reserve Study Standards, please visit www.cai-online.org.)

The third part of the test is that the "The total cost for the project is material to the association, can be reasonably estimated, and includes all direct and related costs." Additional component selection guidelines state: "The community's budget should be reviewed, to establish the amount of maintenance planned and which projects are being funded from the operating account."

After discussion with the client and/or consideration of the association's size, a minimum threshold of \$5,000.00 was used for Reserve consideration. There are multiple components throughout the property that do not pass this test on the basis that projected costs are immaterial in nature, or cannot be reasonably estimated. Those components include but are not limited to:

- Concrete Sidewalk Repairs/Replacements
- Concrete Curb & Gutter Repairs/Replacements
- Directional/Street Sign Replacements (Basic/U-Channel Type)
- Landscape Light Replacements
- Recessed/Utility Light Replacements (Mechanical Rooms, Storage Rooms, Stairwell Interiors)
- Exit/Emergency Fixture Replacements
- Pond/Lake Maintenance (Excluding Erosion Control Measures)
- Landscaping Maintenance
- Landscaping Refurbishment/Renovation
- Tree Trimming
- Pressure Washing
- Roof Cleaning/Treatment
- Cable/Utility Services
- Computer/IT Equipment
- Minor Pool Equipment Replacements (Pumps, Filters, Chemical Feeders, Etc.)

Because the anticipated (full and/or partial) replacement costs for the above components are not anticipated to meet the above threshold, we anticipate that the client will incorporate any related expenditures within their Operating budget. However, in unison with these assumptions, we recommend that the client track any related expenditures, and funding assumptions should be re-evaluated during each Reserve Study update engagement to ensure accuracy. If any above project is deemed appropriate for Reserve funding during a future engagement, that component can be included within the client's Reserve funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2030 Including in Operating Budget

Quantity: Numerous Components

Location: Throughout property/development

Funded?: No. Expected to be handled through the client's annual Operating budget.

History:

Comments: Certain components within a Reserve Study may not qualify for Reserve consideration based on the assumption that the client will incur all related costs through their general Operating budget. This may or may not include ongoing maintenance contracts with client vendors, or agreements between the client and management officials. The components included within this assumption are listed below:

- Retention Pond Maintenance (Excluding Erosion Control Measures)
- Landscaping Maintenance
- Landscaping Refurbishment/Renovation
- Tree Trimming
- Pressure Washing
- Roof Cleaning/Treatment
- Cable/Utility Services
- Computer/IT Equipment
- Minor Pool Equipment Replacements (Pumps, Filters, Chemical Feeders, Etc.)

Because costs related to the above items are anticipated to be handled through the client's Operating budget, there is no recommendation for Reserve funding at this time. However, in unison with these assumptions, we recommend that the client track any related expenditures and funding assumptions should be re-evaluated during each Reserve Study update engagement to ensure accuracy. If any above project is deemed appropriate for Reserve funding during a future engagement, that component can be included within the client's Reserve funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Site and Grounds

Comp #: 2119 Pavers (Roadways) - Replace

Quantity: Approx 780 GSF

Location: Roadways throughout property/development

Funded?: Yes.

History: Presumed to be original to the construction of the property (2008 per information provided)

Comments: Good condition: Paver roadways and/or parking sections determined to be in good condition typically exhibit an even and positively sloped surface. No obvious trip hazards, significant cracking, or damage. Good aesthetic appeal evident at the time of inspection.

As routine maintenance, pavers should be inspected to identify any physical issues such as lifting, cracking, and excessive surface wear. We recommend maintaining a small amount of spare pavers on site for replacement in the event of breakage. At long intervals sunlight, weather and vehicle traffic can degrade the condition of the material, requiring replacement for structural and/or aesthetic reasons. Schedule shown here may be updated based on the aesthetic preferences of the Client and standards in the local area. Cost estimates below are based on replacement to a similar quality and style as existing pavers. Some Clients choose to apply a sealer coat, which may help preserve and/or enhance aesthetic appeal.

Useful Life:

40 years

Remaining

Life:

20 years



Best Case: \$ 5,500

Worst Case: \$ 6,800

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2123 Asphalt - Seal/Repair

Quantity: Approx 3,420 GSY

Location: Throughout property/development

Funded?: Yes.

History: Presumed to be original to the construction of the property (2008 per information provided)

Comments: Poor condition: Asphalt seal-coat determined to be in poor condition is typically not uniform, and may be very light in color, especially in higher-traffic areas. Traffic markings do not contrast well with pavement and are faded and worn.

Regular cycles of seal coating (along with any needed repair) has proven to be the best program in our opinion for the long term care of asphalt pavement. The primary reason to seal coat asphalt pavement is to protect the pavement from the deteriorating effects of sun and water. When asphalt pavement is exposed, the asphalt oxidizes, or hardens which causes the pavement to become more brittle. As a result, the pavement will be more likely to crack because it is unable to bend and flex when subjected to traffic and temperature changes. A seal coat combats this situation by providing a water-resistant membrane, which not only slows down the oxidation process but also helps the pavement to shed water, preventing it from entering the base material. Seal coating also provides uniform appearance, concealing the inevitable patching and repairs which accumulate over time. Seal coating ultimately can extend the useful life of asphalt, postponing the need for asphalt resurfacing. If asphalt is already cracked, raveled and otherwise deteriorated, seal-coating will not provide much physical benefit, but still may have aesthetic benefits for curb appeal.

Useful Life:
4 years

Remaining Life:
1 years



Best Case: \$ 7,700

Worst Case: \$ 9,400

Lower estimate to seal/repair

Higher estimate

Cost Source: AR Cost Database

Comp #: 2125 Asphalt - Resurface

Quantity: Approx 3,420 GSY

Location: Throughout property/development

Funded?: Yes.

History: Presumed to be original to the construction of the property (2008 per information provided)

Comments: Fair condition: Asphalt pavement determined to be in fair condition typically exhibits a mostly uniform surface but with minor to moderate raveling and surface wear. If present, crack patterns are normal for the age of the asphalt and not extreme, and there are no signs of advanced deterioration, such as large block cracking patterns, "alligatoring" or potholes. Overall appears to be aging normally and still up to an appropriate aesthetic standard.

As routine maintenance, keep roadway clean, free of debris and well drained; fill/seal cracks to prevent water from penetrating into the sub-base and accelerating damage. Even with ordinary care and maintenance, plan for eventual large scale resurface (milling and overlay of all asphalt surfaces is recommended here, unless otherwise noted) at roughly the time frame below. Take note of any areas of ponding water or other drainage concerns, and incorporate repairs into scope of work for resurfacing. Our inspection is visual only and does not incorporate any core sampling or other testing, which may be advisable when asphalt is nearing end of useful life. Some communities choose to work with independent paving consultants or engineering firms in order to identify any hidden concerns and develop scope of work prior to bidding. If more comprehensive analysis becomes available, incorporate findings into future Reserve Study updates as appropriate.

Useful Life:
20 years

Remaining Life:
3 years



Best Case: \$ 75,300

Worst Case: \$ 61,600

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2170 Directional/Street Signs - Replace

Quantity: (60) Signs

Location: Throughout property/development

Funded?: Yes.

History: Presumed to be original to the construction of the property (2008 per information provided)

Comments: Good condition: Directional and street signs determined to be in good condition typically exhibit good surface finish and have straight and firm supports. Panels are clean and have good reflective and contrasting message lettering or symbols.

Signs should be inspected regularly to make sure visibility is adequate, including at night. Repair any damaged or leaning posts as needed. Individual sign replacement costs are expected to be handled through the Operating budget. Street signs and posts are generally replaced at longer intervals due to weathering or style changes, or to coincide with other exterior projects such as replacement of entry signage, street lighting, etc. Costs for replacement can vary greatly depending on style selected; unless otherwise noted, costs shown here are based on comprehensive replacement with a comparable type as are currently in place.

Useful Life:
30 years

Remaining Life:
12 years



Best Case: \$ 83,900

Worst Case: \$ 102,600

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2175 Site Pole Lights - Replace

Quantity: (36) Lights

Location: Throughout property/development

Funded?: Yes.

History:

Comments: Fair condition: Pole lights determined to be in fair condition typically exhibit somewhat faded/worn appearance but overall assembly is sturdy and aging normally. Serviceable physical condition and still appropriate for aesthetic standards.

Observed during daylight hours; assumed to be in functional operating condition. As routine maintenance, inspect, repair/change bulbs as needed. Best to plan for large scale replacement at roughly the time frame below for cost efficiency and consistent quality/appearance throughout Client. Replacement costs can vary greatly; estimates shown here are based on replacement with a comparable size and design, unless otherwise noted. We recommend consideration of LED fixtures or other energy-saving options whenever possible.

Useful Life:

40 years

Remaining

Life:

22 years



Best Case: \$ 81,000

Worst Case: \$ 99,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2191 Bridge - Repair/Resurface

Quantity: Approx 1,310 GSF

Location: Throughout property/development

Funded?: Yes.

History: "Bridge painted and repaired in 2025 for \$20,000 (per information provided)"

Comments: Approximate Footprint: 1,310 GSF

Railing Quantity: 550 GSF

Decking Material: Wood

Frame Material: Metal

Fair condition: Deck surfaces determined to be in fair condition typically exhibit level walking surfaces, but with some minor to moderate signs of age, such as cracked/splintered sections, minor amounts of warping, and rust/corrosion noticeable on hardware elements. Overall appearance is acceptable but noticeably diminishing.

Bridges should be inspected, cleaned, and repaired regularly as part of the Client's Operating budget. Any safety hazards (such as lifting boards, splintering, trip hazards, lifting nails/screws, etc.) should be repaired immediately. Depending on the material used, useful life can sometimes be prolonged by using sealers or other coatings to provide additional protection from the elements. Funding recommendation shown below assumes replacement of decking and handrails (if present), and may include an allowance for additional repairs that are often required when these types of structures are resurfaced. Unless otherwise noted, funding recommendations also assume replacement with similar decking as currently in place. However, this component should be re-evaluated during future Reserve Study updates based on the most current information available at that time.

Useful Life:
10 years

Remaining Life:
9 years



Best Case: \$ 29,500

Worst Case: \$ 36,100

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2192 Bridge - Replace/Rebuild

Quantity: Approx 1,310 GSF

Location: Throughout property/development

Funded?: Yes.

History: Entire bridge and supports replaced in 2018 per information form provided in 2020

Comments: Approximate Footprint: 1,310 GSF

Railing Quantity: 550 GSF

Decking Material: Wood

Frame Material: Metal

Good condition: Bridge structures determined to be in good condition typically exhibit little to no signs of instability or significant wear to structural framework beneath the exposed decking. No apparent sagging, twisting, or other advanced deterioration.

Our inspection is visual only and limited to accessible areas, and does not incorporate any intensive structural evaluation. Assuming normal wear and tear and good preventive maintenance, complete replacement or reconstruction may be required at longer intervals including some or all components of structural framework, pilings, etc. If present, reconstruction may also need to include replacement of electrical infrastructure or other features. In our experience, all such projects are unique, and costs can wildly vary based on the prescribed scope of reconstruction work. Thus, we strongly recommend consulting with a qualified engineer or contractor to properly determine existing conditions, replacement timeline, and required scope of work. Life and cost estimates shown here are intended for planning and budgeting purposes, and may need to be re-evaluated in light of any more thorough analysis or other outside information provided by the Client during future Reserve Study updates.

Useful Life:
40 years

Remaining Life:
21 years



Best Case: \$ 59,000

Worst Case: \$ 72,200

Lower estimate to replace/rebuild

Higher estimate

Cost Source: AR Cost Database

Building Exteriors

Comp #: 2301 Mailboxes - Replace

Quantity: Approx (25) Boxes

Location: Building exterior

Funded?: Yes.

History: Installed in 2012 (per historical satellite imagery)

Comments: Panel Count:

West of the Clubhouse (13) Horizontal 20-boxes, with 1-outgoing, (2) parcel panels

East side of the Clubhouse (12) Horizontal 20-boxes, with 1-outgoing, (2) parcel panels

Fair condition: Mailboxes determined to be in fair condition typically exhibit some amount of surface wear and/or rusting, but remain in serviceable and generally decent aesthetic condition.

Inspect regularly, and clean by wiping down exterior surfaces. If necessary, change lock cylinders, lubricate hinges and repair as an Operating expense. Best to plan for total replacement at roughly the time frame below due to exposure, usage and wear over time. Unless otherwise noted, costs shown here reflect replacement with comparable quantity and style of boxes.

Useful Life:

40 years

Remaining

Life:

22 years



Best Case: \$ 92,300

Worst Case: \$ 112,800

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2343 Club House Exterior - Seal/Paint

Quantity: Approx 6,120 GSF

Location: Building exterior

Funded?: Yes.

History: Painted within the residential building project paid by the HOA (per information provided)

Comments: Good condition: Painted exterior surfaces determined to be in good condition typically exhibit consistent, attractive color and texture with no unusual or significant signs of wear or deterioration. Appearance is good and upholding the aesthetic standards of the development.

There are two important reasons for painting and waterproofing a building: to protect the structure from damage caused by exposure to the elements, and to restore or maintain good aesthetic standards for curb appeal. As routine maintenance, we recommend that regular inspections, spot repairs and touch-up painting be included in the operating budget. Typical paint cycles can vary greatly depending upon many factors including; type of material painted, surface preparations, quality of material, application methods, weather conditions during application, moisture beneath paint, and exposure to weather conditions. Proper sealant/caulking at window and door perimeters and other "gaps" in the building structure are critical to preventing water intrusion and resulting damage. The general rule of thumb is that sealant/caulking should be in place wherever two dissimilar building material surfaces meet, such as window frame to concrete structure junctions. For best results, the client may want to consult with a paint company representative, building envelope specialist and/or structural engineer to specify the types of materials to be used and define complete scope of work before bidding. In our experience, cost estimates for painting and waterproofing can vary widely, even when based on the same prescribed scope of work. Estimates shown here should be updated and revised as needed based on actual bids obtained or project cost history during future Reserve Study updates.

Useful Life:
10 years

Remaining Life:
8 years



Best Case: \$ 7,000

Worst Case: \$ 8,600

Lower estimate to seal/repaint

Higher estimate

Cost Source: AR Cost Database

Comp #: 2367 Club House Windows & Doors - Replace

Quantity: Lump Sum Allowance

Location: Building exterior

Funded?: Yes.

History: Constructed in 2012 (per historical satellite imagery)

Comments: Approximate Measurements/Count -

450 GSF of Window/SGD Surface Area

(2) Double Metal and Glass Door

Good condition: Windows and doors determined to be in good condition typically exhibit only minor, routine signs of wear and age. Frames appear to be intact with no significant pitting or other surface wear. All moving parts appear to be functional, and glass appears to be clear and free from damage.

Unless otherwise noted, this component refers only to common exterior windows and doors. All are assumed to have been compliant with applicable building codes at time of installation. Inspect regularly for leaks and cracks around frame and repair as needed. Clean tracks and ensure hardware is functional to prevent accidental damage during opening/closing. With ordinary care and maintenance, useful life is typically long but often difficult to predict. Many factors affect useful life including quality of window currently installed, waterproofing details, exposure to wind and rain, etc. Individual windows and doors should be replaced as an Operating expense if damaged or broken. We recommend replacement at the approximate interval shown below based on consideration of installation/replacement dates, evident conditions, and/or our experience with similar Clients. Unless otherwise noted, cost estimates are based on replacement with current impact-resistant models.

Useful Life:
40 years

Remaining Life:
26 years



Best Case: \$ 70,900

Worst Case: \$ 86,700

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2383 Tile Roofing - Replace

Quantity: Approx 6,430 GSF

Location: Building rooftop

Funded?: Yes.

History: Installed in 2012 (per historical satellite imagery)

Comments: Tile roofing is typically a long-lived component assuming it was properly installed and is properly maintained. The primary reason to replace tile roofs is not based on the condition of the tiles themselves, whose main purpose is to provide a barrier for the underlayment which is the actual waterproofing layer of the roof system. As such, the timeline for tile roof replacement is generally estimated based on the age of the roof. As routine maintenance, many manufacturers recommend inspections at least twice annually and after large storm events. Promptly replace any damaged/missing sections or conduct any other repair needed to ensure waterproof integrity of roof. We recommend having roof inspected in greater detail (including conditions of sub-surface materials) by an independent roofing consultant prior to replacement. For more information, we recommend consulting with independent roofing consultants or with organizations such as the International Institute of Building Enclosure Consultants (IIBEC) <https://iibec.org> and the National Roofing Contractors Assn. (NRCA) <http://www.nrca.net/>. If the roof has a warranty, be sure to review terms and conduct proper inspections/repairs as needed to keep warranty in force. Remaining useful life is typically based on roof age, but can also be adjusted based on inspection of any accessible areas, looking for any cracked, slipping or missing tiles, as well as consultation with the Client about history of repairs and preventive maintenance. Typical replacement includes removal and replacement of tiles and underlayment, with repairs to any damaged substrate made as needed.

Useful Life:
25 years

Remaining Life:
5 years



Best Case: \$ 75,200

Worst Case: \$ 91,900

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Mechanical/Electrical/Plumbing

Comp #: 2522 HVAC (Clubhouse) - Replace

Quantity: (3) Systems

Location:

Funded?: Yes.

History:

Comments: System Type: Split

Manufacturer: Carrier

Size/Capacity: 4-Ton

Manufacture Date: 2022

System Type: Split

Manufacturer: Carrier

Size/Capacity: 3-Ton

Manufacture Date: 2022

Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. We recommend that routine repairs and maintenance such as filter replacements, system flushing, etc. be budgeted as an Operating expense. Useful life can often be extended with proactive service and maintenance. Remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Funding estimates shown below are for system(s) with same type and size/capacity as the current system. For split systems, we recommend budgeting to replace the entire system (condensing unit and air handler) together in order to obtain better unit pricing and ensure maximum efficiency, refrigerant compatibility, etc. If additional costs are expected during replacement, such as for system reconfiguration or expansion, ductwork repairs, electrical work, etc. costs should be re-evaluated and adjusted as needed during future Reserve Study updates.

Useful Life:

15 years

Remaining

Life:

11 years



Best Case: \$ 27,000

Worst Case: \$ 33,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2583 Lift Station - Refurbish/Replace

Quantity: (2) Stations

Location: Lift station enclosure

Funded?: Yes.

History: "Lift Station repaired in 2024 for \$30,000 (per information provided)"

Comments: No Information found

No access to directly inspect pumps to verify sizes. Make sure to inspect, test and repair as needed as an Operating expense to ensure maximum design life and optimize performance. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Pump motors can typically be replaced as-needed through this component or the Operating budget. At longer intervals, lift station pumps and controllers should ideally be replaced all together as one packaged system to optimize performance. Life span can vary depending on level of use, but plan to replace at the approximate interval shown below. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Cost allowances shown below assume repair/replacement with similar materials that are currently in place.

Useful Life:
20 years

Remaining Life:
18 years



Best Case: \$ 27,000

Worst Case: \$ 33,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2595 Pond Fountain - Replace

Quantity: (2) Fountains

Location: At pond

Funded?: Yes.

History: Installed in 2017 (per historical satellite imagery)

Comments: Fountains are primarily aesthetic in nature and there are many different types available for replacement. Fountains should be inspected and maintained regularly by servicing vendor or maintenance staff to ensure proper function and maximize life expectancy. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Costs to replace are based on similar size and features. We recommend consulting with lake/pond vendor to ensure that fountains are properly-sized and positioned for the body of water.

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 27,000

Worst Case: \$ 33,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Common Interiors

Comp #: 2701 Clubhouse Interior Surfaces - Repaint

Quantity: Approx 2700 GSF

Location: Interior common areas

Funded?: Yes.

History: Painted within the residential building project paid by the HOA in 2024 (per information provided)

Comments: Good condition: Interior areas determined to be in good condition typically exhibit few significant marks, scuffs or other aesthetic concerns. Color is consistent and compatible with other finishes/furnishings and maintaining good standards in the common areas.

Regular cycles of professional painting are recommended to maintain appearance. Small touch-up projects can be conducted as needed as a maintenance expense, but comprehensive painting of interior areas will restore a consistent look and quality to all areas. Best practice is to coordinate at same time as other interior projects (flooring, furnishings, lighting, etc.) whenever possible to minimize downtime and maintain consistent quality standard. Based on evident conditions and/or project history provided during this engagement, we recommend repainting at the approximate interval shown below. Unless otherwise noted, cost estimates below are intended for painting only and not inclusive of any extensive wall repairs/renovations (such as trim work, etc.).

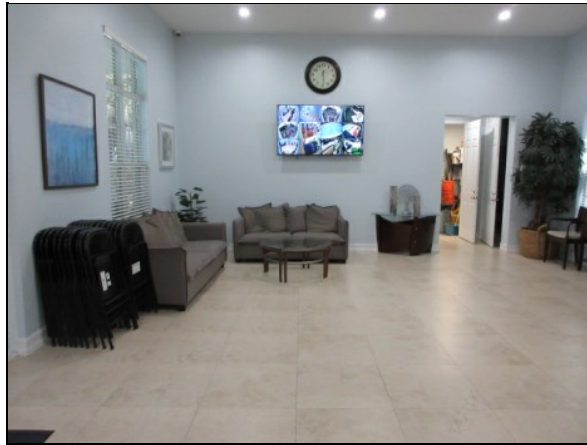
Useful Life:

10 years

Remaining

Life:

9 years



Best Case: \$ 2,400

Worst Case: \$ 3,000

Lower estimate to repaint

Higher estimate

Cost Source: AR Cost Database

Comp #: 2709 Clubhouse Tile Flooring - Replace

Quantity: Approx 1,400 GSF

Location: Interior common areas

Funded?: Yes.

History: Constructed in 2012 (per historical satellite imagery)

Comments: Fair condition: Interior tile flooring determined to be in fair condition typically exhibits some routine signs of wear and age, possibly including sporadic cracks and damaged grout. Style is still appropriate, but tile is showing more noticeable signs of deterioration.

As part of ongoing maintenance program, tile should be inspected regularly and damaged sections repaired/replaced as needed. Best practice is to keep a collection of replacement tiles on hand for partial replacements. With ordinary care and maintenance, tile in interior locations can last for an extended period of time, but replacement is often warranted eventually to enhance and restore aesthetic appeal throughout the common areas. Based on evident conditions, original installation, and project history provided by the Client, we recommend planning for replacement at the approximate interval shown below. Replacement costs can vary greatly depending on size, material, and design of tiles selected. Unless otherwise noted, cost estimates below assume replacement with similar quantity and quality as existing.

Useful Life:
30 years

Remaining Life:
16 years



Best Case: \$ 17,300

Worst Case: \$ 21,100

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2725 Fitness Room - Remodel

Quantity: Lump Sum Allowance

Location: Fitness room interior

Funded?: Yes.

History: Reportedly remodeled in 2014 (per information provided)

Comments: Approximate Room Measurements/Count at Time of Inspection -

200 GSF of Rubber Flooring

4,360 GSF of Painted Surfaces

(2) Ceiling Fans

(1) Water Fountains

Fair condition: Fitness rooms determined to be in fair condition typically exhibit routine signs of wear and age. Flooring typically shows some deterioration, but remains consistent overall and provides good cushion/support for users. Furnishings may be slightly dated at this stage but are still functional and serviceable.

Fitness room should be remodeled at the approximate interval shown here in order to maintain good appearance and functionality. In our experience, the scope of work for remodeling may include replacement or addition of some or all of the following: flooring, lighting, mirrors, water fountains, TVs, etc. Unless otherwise noted, costs are based on replacement of like kind and quantity, and does not factor in any major structural or other sub-surface changes. In our experience, best practice is often to coordinate remodeling with other projects, such as remodeling of other amenity areas, or with replacement of exercise equipment.

Useful Life:

20 years

Remaining

Life:

8 years



Best Case: \$ 9,900

Worst Case: \$ 12,100

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2726 Fitness Equipment - Replace

Quantity: Approx (14) Pieces

Location: Fitness room

Funded?: Yes.

History: Fitness equipment reportedly replaced around 2017 (per information provided)

Comments: Fitness Equipment Count at Time of Inspection -

- (2) Treadmills
- (2) Ellipticals
- (2) Exercise Bikes
- (1) Rowing Machines
- (3) Single-Exercise Machines
- (1) Multi-Exercise Machines
- (1) Smith Machines
- (1) Dumbbell Racks
- (2) Fixed/Adjustable Benches

Good condition: Fitness equipment determined to be in good condition typically exhibits little to no advanced wear or damage. Only routine signs of use. Equipment is good quality, commercial-grade and utilizes appropriate technology for the expected users.

Inspect regularly, clean for appearance, maintain and repair promptly as needed from Operating budget to ensure safety. Equipment was not tested at time of inspection and our observations do not make any judgement about safety or functionality of the equipment. In our experience, cardio equipment tends to have a shorter useful life overall than strength equipment due to reliance on more electronic components, more moving parts, and obsolescence due to advancements in technology. Best practice is to coordinate replacement of all equipment together to obtain better pricing and achieve consistent style and quality. Remaining useful life is based on consideration of evident visual conditions, manufacture dates, and available cost history provided by the Client. Unless otherwise noted, costs are based on replacement with similar quality standard and quantity/types of equipment.

Useful Life:
20 years

Remaining Life:
11 years



Best Case: \$ 64,000

Worst Case: \$ 78,300

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2743 Furniture/Fixtures/Eqpmt - Replace

Quantity: Lump Sum Allowance

Location: Interior common areas

Funded?: Yes.

History:

Comments: Furniture/Fixtures Equipment Count at Time of Inspection -

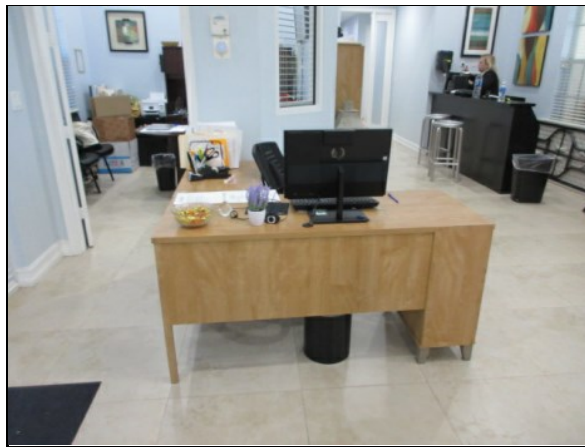
- (1) Chandeliers
- (2) Armchairs
- (9) Artwork/Planters/Décor
- (1) Coffee Tables
- (1) Desks/Computer Stations
- (12) Folding Chairs
- (5) Folding Tables
- (2) Sofas
- (2) Computers/Laptops
- (4) Televisions

Fair condition: Fixtures, furnishings, and equipment (FF&E) determined to be in fair condition may exhibit light to moderate wear and tear, but are still in generally serviceable condition. Style is consistent but may be becoming outdated at this stage.

Individual fixtures, furnishings, and/or equipment (FF&E) pieces should be repaired/replaced as needed by the Client. Based on evident conditions and/or information provided during this engagement, this component represents a “supplemental” allowance for replacement/refurbishment of interior FF&E in order to maintain a desirable aesthetic in the common areas. Remaining useful life shown below is based on consideration of asset conditions as well as Client replacement history. Costs of replacement can vary greatly depending the style and quality of replacement options. Best practice is to coordinate this type of project with other interior projects such as flooring replacement, painting, etc. Moving forward, the Client should track and report all replacement expenditures related to this component. This component should then be re-evaluated during future Reserve Study Updates based on the most current information available at that time.

Useful Life:
20 years

Remaining Life:
9 years



Best Case: \$ 51,700

Worst Case: \$ 63,200

Lower allowance for new furnishings/décor

Higher allowance

Cost Source: AR Cost Database

Comp #: 2749 Bathrooms - Remodel

Quantity: (2) Bathrooms

Location: Pool deck

Funded?: Yes.

History: Constructed in 2012 (per historical satellite imagery)

Comments: Men's bathroom noted to include approximately:

- 200 GSF of Tile Flooring
- 280 GSF of Wall Tile
- 420 GSF of Painted Surfaces
- 16 LF of countertops/cabinetry
- (3) Sinks
- (2) Toilets
- (2) Urinals
- (1) Stalls/Partitions (Standard)
- (1) Stalls/Partitions (ADA)
- (2) Mirrors

Women's bathroom assumed to be of similar size, style, and condition.

Fair condition: Bathrooms determined to be in fair condition typically exhibit some light to moderate signs of use and age. Finishes are clean but showing some wear. All fixtures are assumed to be functional, but may be becoming outdated at this stage. Generally in serviceable condition.

As routine maintenance, inspect regularly and perform any needed repairs promptly utilizing general Operating funds. Typical remodeling project can include some or all of the following: replacement of plumbing fixtures, partitions, countertops, lighting, flooring, ventilation fans, accessories, décor, etc. Best practice is to coordinate this project with other amenity areas, such as kitchens or other amenity rooms. Remaining useful life is based on consideration of materials, evident conditions, and/or remodeling/renovation history provided during the engagement. Costs can significantly vary based on an anticipated scope of work as well as materials chosen for remodeling/renovation. Unless otherwise noted, estimates shown are based primarily on light to moderate cosmetic remodeling, not complete "gut" remodel projects.

Useful Life:
20 years

Remaining Life:
6 years



Best Case: \$ 49,400

Worst Case: \$ 60,300

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Exterior Amenities

Comp #: 2763 Pool Deck Furniture - Replace

Quantity: Approx (49) Pieces

Location: Pool deck

Funded?: Yes.

History:

Comments: Construction Type/Style:

Approximate Furniture Count -

(11) Chaise Lounge Chairs

(6) Dining Tables

(24) Dining Chairs

(6) Umbrellas

(2) Outdoor Furniture Dining Sets

Good condition: Pool deck furniture determined to be in good condition typically exhibits minimal or no signs of aging, such as surface wear, chipped or rusted framework, etc. Pieces are consistent in style and condition and appropriate for the standards of the property.

We recommend regular inspections and repair or replacement of any damaged pieces promptly to ensure safety. Protected storage of furniture when not in use can help to extend useful life. Best practice is to replace all pieces together in order to maintain consistent style and quality in the pool/recreation area. Individual pieces can be replaced as needed each year as an Operating expense. Costs can vary greatly based on quantity and type of pieces selected for replacement. Funding recommendation shown here is based on replacement with comparable number and quality of pieces as existing.

Useful Life:

10 years

Remaining

Life:

5 years



Best Case: \$ 24,400

Worst Case: \$ 29,900

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2767 Pool Deck (Coated) - Seal/Repair

Quantity: Approx 3,590 GSF

Location: Pool deck

Funded?: Yes.

History:

Comments: Good condition: Coated pool decks determined to be in good condition typically exhibit generally uniform texture and color with little or no cracking, bubbling/blistering, peeling or other apparent physical deterioration. Coating is uniform and apparently providing adequate coverage to deck surface. Deck appears to be generally skid-resistant.

Pool decks may be exposed to harsh chemicals that can leave stains if not addressed properly. Periodic pressure-washing and re-coating will restore the appearance and prolong the need for major restoration or replacement of the deck surface. Take note of any places where water is ponding, which may result in slip-and-fall hazards if not corrected. We recommend that the Client financially prepare to re-coat at the approximate interval below.

Useful Life:

10 years

Remaining

Life:

5 years



Best Case: \$ 6,000

Worst Case: \$ 7,300

Lower estimate to clean/seal/repair

Higher estimate

Cost Source: AR Cost Database

Comp #: 2768 Pool Deck (Coated) - Resurface

Quantity: Approx 3,590 GSF

Location: Pool deck

Funded?: Yes.

History: Deck is original to the construction of the clubhouse in 2012.

Comments: Refer to component #2767 for more general information and observations on conditions. This component refers to the eventual need to completely resurface decking systems, typically required after multiple finish coats have been applied, or in cases of advanced deterioration. Deck resurfacing includes grinding the current surface down to bare concrete, conducting any crack/section repairs as necessary, and then installing a new texture layer followed by a top coat. This may be recommended when the aesthetic condition of the deck can no longer be restored through future deck re-coating, such as advanced cracking, chipping of the deck surface, or lack of texture (for safety concern). Resurfacing may also be warranted for changes in design/appearance alone. Based on evident conditions and/or information provided during this engagement, we recommend that the Client plan to resurface at the approximate interval below. Unless otherwise noted, cost estimates assume with a similar deck type as currently in place.

Useful Life:
30 years

Remaining Life:
16 years



Best Case: \$ 16,100

Worst Case: \$ 19,700

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2771 Pool Fence - Replace

Quantity: Approx 480 LF

Location: Perimeter of pool deck/area

Funded?: Yes.

History: Fence is original to the construction of the clubhouse in 2012.

Comments: Approximate Height: 5FT

Construction Material: Aluminum

Fair condition: Pool fencing determined to be in fair condition typically exhibits some minor to moderate amounts of surface wear and other signs of age, which may include corrosion, loose or unstable pieces/sections or hardware, and/or overgrowth by surrounding vegetation. Overall, appears to be in serviceable but declining condition.

We recommend that the client periodically clean fencing with an appropriate cleaner and touch up paint as needed in between regular paint cycles. Gates and locks should be inspected to make sure they close and lock properly as a faulty perimeter around a pool area can expose a Client to significant liability risk. As a routine maintenance item, fence should be inspected regularly and repaired as needed through the Operating budget to ensure safety. When evaluating replacements, be sure to comply with any applicable building codes. When possible, replacement should be coordinated with other projects, such as pool deck projects, other fencing/railing work, etc. Based on evident conditions, aesthetic standard considerations, and/or Client history provided during this engagement, we recommend replacement at the approximate interval shown below. Unless otherwise noted, cost estimates below assume replacement with a similar material/height as currently in place.

Useful Life:
30 years

Remaining Life:
16 years



Best Case: \$ 25,700

Worst Case: \$ 31,400

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2773 Swimming Pool - Resurface

Quantity: (1) Pool

Location: Pool deck (interior surfaces of pool)

Funded?: Yes.

History:

Comments: Approximate Footprint: 2,460 GSF

Waterline Perimeter: 262 LF

Number of Ladders: (2)

Number of Railings: (1)

Depth Range: 3'0" to 5'0"

Good condition: Swimming pools determined to be in good condition typically exhibit a generally smooth, consistent appearance with no noticeable chipping or cracking of the surface. Little or no staining or discoloration. Waterline tile/finish is clean and attractive with no cracked or missing tiles.

Minor repairs and routine cleaning/maintenance should be considered an Operating expense. Pool resurfacing will restore the aesthetic quality of the pool while protecting the actual concrete shell of the pool from deterioration. This type of project is best suited for slow/offseason to minimize downtime during periods when pool is used heavily. Should be expected at the approximate interval shown below; in some cases, schedule may need to be accelerated due to improper chemical balances or aesthetic preferences of the Client. While drained for resurfacing, any other repairs to lighting, handrails, stairs, ladders, etc. should be conducted as needed.

Useful Life:
12 years

Remaining Life:
9 years



Best Case: \$ 68,300

Worst Case: \$ 55,900

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2781 Pool/Spa Heater - Replace

Quantity: (1) Heater

Location: Pool equipment room

Funded?: Yes.

History:

Comments: Heater Type: Electrical

Manufacturer: Gulf Steram

Model: HE150RA

Manufacture Date: 2025

Pool vendor should inspect heater regularly to ensure proper function, identify any required repairs, etc. Minimal or no subjective/aesthetic value for pool and spa equipment. Internal components were not analyzed during our site inspection. Useful life is based primarily on normal expectations for service/performance life in this location. Many Clients choose not to heat their pools year-round, which can prolong the life of the heater while reducing energy costs. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. When replacement models are being evaluated, we recommend considering high efficiency models which may have a higher initial cost but will ultimately be less expensive due to reduced energy usage.

Useful Life:
8 years

Remaining Life:
6 years



Best Case: \$ 5,400

Worst Case: \$ 6,600

Lower estimate to replace5400

Higher estimate

Cost Source: AR Cost Database

Comp #: 2781 Pool/Spa Heater - Replace

Quantity: (1) Heater

Location: Pool equipment room

Funded?: Yes.

History:

Comments: Heater Type: Eletrical

Manufacturer: Aquacal

Model: 25AHDSBPB0

Manufacture Date: 2016

Pool vendor should inspect heater regularly to ensure proper function, identify any required repairs, etc. Minimal or no subjective/aesthetic value for pool and spa equipment. Internal components were not analyzed during our site inspection. Useful life is based primarily on normal expectations for service/performance life in this location. Many Clients choose not to heat their pools year-round, which can prolong the life of the heater while reducing energy costs. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. When replacement models are being evaluated, we recommend considering high efficiency models which may have a higher initial cost but will ultimately be less expensive due to reduced energy usage.

Useful Life:
8 years

Remaining Life:
0 years



Best Case: \$ 6,300

Worst Case: \$ 7,700

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2787 Pool Equipment - Repair/Replace

Quantity: Numerous Pieces

Location: Pool equipment room

Funded?: Yes.

History:

Comments: Approximate Equipment Count -

(1) 7.5-HP Pump/Motor

(3) Filter

(1) Separation Tank

(2) Chemical Feeders

Minimal or no subjective/aesthetic value for pool and spa equipment. Pool and spa pumps, filters, chemical feeders, and other miscellaneous equipment can be repaired or replaced for relatively low cost in most cases. Based on evident conditions and/or information provided during this engagement, the Client anticipates full replacement of the equipment (and enclosures as applicable) at the approximate interval shown below. Cost shown below is based on replacement with similar quantity and size of equipment/enclosures, and may include a small allowance for new piping, valve replacements, and other repairs to be conducted as needed.

Useful Life:

5 years

Remaining

Life:

0 years



Best Case: \$ 16,300

Worst Case: \$ 18,900

Lower allowance to repair/replace equipment

Higher allowance

Cost Source: AR Cost Database

MEMORANDUM

To: CDD & Special District Manager

From: Patricia Santiago
Director, Administration

Date: April 27, 2026

Subject: 2026 Candidate Qualifying

In preparation for the upcoming candidate qualifying period for Special Districts and Community Development Districts (CDDs), which begins at **noon on Monday, June 8, 2026, and concludes at noon on Friday, June 12, 2026**, this office would like to provide you with important information to help facilitate a smooth process.

Please share the important information listed below with your candidates.

- The Supervisor of Elections Office will accept and hold qualifying papers beginning **Monday, May 25, 2026** to be processed and filed during the qualifying period.
- [Form DS-DE 9](#) (eff. 09/2023) **Appointment of Campaign Treasurer** is only required for candidates who intend to accept contributions or make expenditures in connection with his/her campaign.
- [Form DS-DE 84](#) (eff. 04/2026) **Statement of Candidate** must be filed within 10 days after filing Form DS-DE 9.
- [Affidavit of Intent](#) is to be completed only if the candidate is not expecting to accept contributions.
- [Form 1 Statement of Financial Interest for 2025](#) must be filed electronically with the Florida Commission on Ethics. A copy must be provided during qualifying.
- [Form DS-DE 302NP-E Corr](#) (eff. 04/2026) **Candidate Oath Non-Partisan Office** (must be properly executed). This form, like all others required, can be downloaded from the Division of Elections website, [Forms - Division of Elections - Florida Department of State](#).
- Special District candidates shall pay a \$25 qualifying fee. The qualifying fee can be paid with a personal check, money order, or cash. Check/money order should be made payable to Broward County Supervisor of Elections.

We hope that this information is helpful to you and your candidates. Please feel free to contact Shameika Williams at Shameika.w@browardvotes.gov should you have any questions regarding qualifying.

Orchid Grove

Community Development District

Summary of Invoices

May 14, 2026

Fund	Date	Check No.'s	Amount
WELLS FARGO BANK			
<i>General</i>	04/16/26	3354-3362	\$15,218.05
<i>Autopay</i>	04/30/26	8007	\$4,406.33
Total Invoices for Approval			\$19,624.38

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/16/26	00008	3/31/26	198076	202603	310	51300	31500			*	2,860.00		
			SVCS 03/26						BILLING COCHRAN PA			2,860.00	003354
4/16/26	00085	4/01/26	MGT-0401	202604	320	57200	34500			*	2,500.00		
			MGMT 04/26						CASTLE MANAGEMENT, LLC			2,500.00	003355
4/16/26	00181	4/02/26	6876-1	202603	320	57200	46100			*	859.78		
			ACCESS CONTROL 03/26										
		4/08/26	6915-1	202604	320	53800	60000			*	1,457.50		
			SPEED BUMP REPLACEMENT						DML SECURITY SYSTEMS			2,317.28	003356
4/16/26	00189	4/10/26	10355	202604	320	57200	45300			*	379.92		
			REPLACE POOL EQUIPMENT						EAGLE GROUP, INC.			379.92	003357
4/16/26	00002	4/07/26	92458813	202603	310	51300	42000			*	52.24		
			DELIVERY THRU 03/27/26						FEDEX			52.24	003358
4/16/26	00210	4/01/26	18005396	202604	320	53800	43100			*	390.00		
			SVCS 04/26										
		4/01/26	18005396	202604	320	53800	43100			*	865.00		
			SVCS 04/26						FLORIDA POWER & LIGHT			1,255.00	003359
4/16/26	00001	4/01/26	355	202604	320	53800	34000			*	1,032.17		
			FIELD SVCS 04/26										
		4/01/26	356	202604	310	51300	34000			*	3,374.92		
			MGMT FEE 04/26										
		4/01/26	356	202604	310	51300	35100			*	89.17		
			COMPUTER TIME 04/26										
		4/01/26	356	202604	310	51300	31300			*	222.92		
			DISSEMINATION AGENT SVCS										
		4/01/26	356	202604	310	51300	35110			*	89.17		
			WEB ADMIN 04/26										
		4/01/26	356	202604	310	51300	42000			*	14.06		
			POSTAGE&DELIVERY 04/26										
		4/01/26	356	202604	310	51300	47000			*	1.20		
			COPIES 04/26						GOVERNMENTAL MANAGEMENT SERVICES			4,823.61	003360
4/16/26	00015	4/01/26	42635	202605	320	53800	46300			*	220.00		
			SVCS 05/26						PUMP STATION MAINTENANCE SERVICES,			220.00	003361

ORG -ORCHID GROVE- SHENNING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/16/26	00184	5/01/26 61091396	202605 320-57200-45300	SHAMROCK POOL SERVICES, INC.	*	810.00	810.00 003362
TOTAL FOR BANK A						15,218.05	

ORG -ORCHID GROVE- SHENNING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/30/26	00016	4/08/26 032026 SVCS 03/26	202603 320-53800-43000		*	641.23		
		4/08/26 032026 SVCS 03/26	202603 320-53800-43100		*	2,395.31		
		4/08/26 032026 SVCS 03/26	202603 320-57200-43000		*	1,369.79		
----- FLORIDA POWER & LIGHT -----							4,406.33	008007
TOTAL FOR BANK Z						4,406.33		
TOTAL FOR REGISTER						19,624.38		

ORG -ORCHID GROVE- SHENNING

Orchid Grove
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2026

Gross Assessments \$ 624,658.32 \$ 472,670.88 \$ 99,985.08 \$ 1,197,314.28
Net Assessments \$ 587,178.82 \$ 444,310.63 \$ 93,985.98 \$ 1,125,475.42

ON ROLL ASSESSMENTS

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	52.17%	39.48%	8.35%	100.00%
							<i>O&M Portion</i>	<i>2015 Debt Service</i>	<i>2022 Debt Service</i>	<i>Total</i>
11/21/25	Distribution	\$125,580.37	\$5,166.43	\$1,204.15	\$0.00	\$119,209.79	\$62,193.68	\$47,061.16	\$9,954.95	\$119,209.79
12/05/25	Distribution	\$266,133.30	\$10,645.18	\$2,554.89	\$0.00	\$252,933.23	\$131,959.38	\$99,851.96	\$21,121.90	\$252,933.24
12/19/25	Distribution	\$706,806.91	\$27,960.95	\$6,788.43	\$0.00	\$672,057.53	\$350,623.34	\$265,312.15	\$56,122.05	\$672,057.54
12/31/25	Distribution	\$13,913.79	\$417.42	\$134.97	\$0.00	\$13,361.40	\$6,970.86	\$5,274.76	\$1,115.78	\$13,361.40
01/16/26	Distribution	\$6,330.87	\$189.93	\$61.40	\$0.00	\$6,079.54	\$3,171.79	\$2,400.06	\$507.69	\$6,079.54
01/23/26	Interest	\$0.00	\$0.00	\$0.00	\$627.36	\$627.36	\$327.30	\$247.67	\$52.39	\$627.36
02/13/26	Distribution	\$16,481.52	\$412.03	\$160.71	\$0.00	\$15,908.78	\$8,299.87	\$6,280.40	\$1,328.51	\$15,908.78
03/13/26	Distribution	\$8,553.78	\$85.54	\$84.68	\$0.00	\$8,383.56	\$4,373.84	\$3,309.63	\$700.09	\$8,383.56
04/10/26	Distribution	\$19,866.95	\$0.00	\$198.67	\$0.00	\$19,668.28	\$10,261.26	\$7,764.56	\$1,642.45	\$19,668.27
04/24/26	Interest	\$0.00	\$0.00	\$0.00	\$510.69	\$510.69	\$266.44	\$201.61	\$42.65	\$510.70
TOTAL		\$ 1,163,667.49	\$ 44,877.48	\$ 11,187.90	\$ 1,138.05	\$ 1,108,740.16	\$ 578,447.76	\$ 437,703.96	\$ 92,588.46	\$ 1,108,740.18

97%	Gross Percent Collected
\$ 33,646.79	Balance Remaining to Collect

Orchid Grove
Community Development District

Unaudited Financial Reporting
April 30, 2026



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Orchid Grove
Community Development District
Combined Balance Sheet
April 30, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
<u>Cash:</u>			
Operating Account	\$ 25,915	\$ -	\$ 25,915
Due from General Fund	\$ -	\$ 13,661	\$ 13,661
<u>Investments:</u>			
State Board of Administration	\$ 491,231	\$ -	\$ 491,231
<u>Series 2015</u>			
Reserve	\$ -	\$ 102,222	\$ 102,222
Revenue	\$ -	\$ 618,514	\$ 618,514
Redemption	\$ -	\$ 190	\$ 190
<u>Series 2022</u>			
Revenue	\$ -	\$ 101,744	\$ 101,744
Total Assets	\$ 517,146	\$ 836,331	\$ 1,353,477
Liabilities:			
Accounts Payable	\$ 51,203	\$ -	\$ 51,203
Due to Debt Service	\$ 13,661	\$ -	\$ 13,661
Total Liabilities	\$ 64,864	\$ -	\$ 64,864
Fund Balance:			
Restricted for:			
Debt Service - Series 2015	\$ -	\$ 732,202	\$ 732,202
Debt Service - Series 2022	\$ -	\$ 104,129	\$ 104,129
Assigned for:			
Unassigned	\$ 452,281	\$ -	\$ 452,281
Total Fund Balances	\$ 452,281	\$ 836,331	\$ 1,288,613
Total Liabilities & Fund Balance	\$ 517,146	\$ 836,331	\$ 1,353,477

Orchid Grove

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 587,177	\$ 587,177	\$ 578,448	\$ (8,729)
Interest/Miscellaneous Income	\$ 5,000	\$ 2,917	\$ 6,799	\$ 3,882
Total Revenues	\$ 592,177	\$ 590,094	\$ 585,247	\$ (4,847)
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 4,600	\$ 2,400
PR-FICA	\$ 918	\$ 536	\$ 352	\$ 184
Engineering	\$ 16,350	\$ 9,538	\$ -	\$ 9,538
Attorney	\$ 25,000	\$ 14,583	\$ 14,230	\$ 353
Annual Audit	\$ 3,900	\$ 3,900	\$ 3,900	\$ -
Assessment Roll	\$ 2,675	\$ 2,675	\$ 2,675	\$ -
Arbitrage Rebate	\$ 600	\$ 350	\$ -	\$ 350
Dissemination Agent	\$ 2,675	\$ 1,560	\$ 1,560	\$ (0)
Trustee Fees	\$ 8,728	\$ 4,041	\$ 4,041	\$ -
Property Appraiser	\$ 1,000	\$ 1,000	\$ 858	\$ 142
Management Fees	\$ 40,499	\$ 23,624	\$ 23,624	\$ 0
Information Technology	\$ 1,070	\$ 624	\$ 624	\$ (0)
Website Maintenance	\$ 1,070	\$ 624	\$ 624	\$ (0)
Telephone	\$ 25	\$ 14	\$ -	\$ 14
Postage & Delivery	\$ 500	\$ 292	\$ 501	\$ (209)
Insurance General Liability/Public Officials	\$ 8,113	\$ 8,113	\$ 7,267	\$ 846
Printing & Binding	\$ 250	\$ 146	\$ 19	\$ 127
Legal Advertising	\$ 1,600	\$ 933	\$ (172)	\$ 1,105
Other Current Charges	\$ 500	\$ 292	\$ 275	\$ 17
Office Supplies	\$ 175	\$ 102	\$ -	\$ 102
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 127,823	\$ 80,122	\$ 65,154	\$ 14,969

Orchid Grove

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Field Management	\$ 12,386	\$ 7,225	\$ 7,225	\$ 0
FPL-Electric Lift Stations A/B	\$ 11,767	\$ 6,864	\$ 4,859	\$ 2,005
FPL- Lighting Agreement	\$ 46,923	\$ 27,372	\$ 25,548	\$ 1,823
Landscape Repairs and Maintenance	\$ -	\$ -	\$ 4,517	\$ (4,517)
Lift Station Maintenance (Contract)	\$ 2,640	\$ 1,540	\$ 1,540	\$ -
Lift Station Maintenance (Repairs)	\$ 10,421	\$ 6,079	\$ 14,057	\$ (7,978)
Lake/Fountain Maintenance	\$ 6,939	\$ 4,048	\$ 4,450	\$ (402)
Contingency-Iguana/Duck Removal	\$ 13,300	\$ 7,758	\$ 11,446	\$ (3,687)
Capital Outlay	\$ 40,000	\$ 23,333	\$ 2,346	\$ 20,988
Subtotal Field Expenditures	\$ 144,376	\$ 84,219	\$ 75,988	\$ 8,231
Clubhouse Operating and Maintenance				
Management - Castle	\$ 30,000	\$ 17,500	\$ 17,500	\$ -
Management - HOA Support	\$ 80,111	\$ 46,731	\$ 36,864	\$ 9,867
Insurance	\$ 19,620	\$ 19,620	\$ 20,461	\$ (841)
Water Utilities	\$ 5,849	\$ 3,412	\$ 1,835	\$ 1,576
Electric Utilities	\$ 18,208	\$ 10,621	\$ 8,394	\$ 2,227
Security	\$ 20,468	\$ 11,940	\$ 16,091	\$ (4,152)
Cable/Wifi/Alarm	\$ 750	\$ 438	\$ -	\$ 438
Pool Maintenance	\$ 20,000	\$ 11,667	\$ 8,352	\$ 3,315
Plant Replacement/Mulch	\$ 5,000	\$ 2,917	\$ -	\$ 2,917
Landscape Maintenance - Clubhouse	\$ 46,350	\$ 27,038	\$ 27,317	\$ (280)
Building Supplies Maintenance	\$ 7,500	\$ 4,375	\$ 1,840	\$ 2,535
Fitness Equipment	\$ 5,000	\$ 2,917	\$ 3,088	\$ (171)
Repair/Replacement	\$ 17,500	\$ 10,208	\$ 8,520	\$ 1,688
Holiday Lighting	\$ -	\$ -	\$ -	\$ -
Miscellaneous Maintenance	\$ 23,000	\$ 13,417	\$ -	\$ 13,417
Capital Outlay	\$ 84,265	\$ 49,155	\$ 5,958	\$ 43,197
Capital Reserve	\$ 17,580	\$ 10,255	\$ -	\$ 10,255
Subtotal Amenity Expenditures	\$ 401,201	\$ 242,209	\$ 156,221	\$ 85,988
Total Operations & Maintenance	\$ 545,577	\$ 326,428	\$ 232,209	\$ 94,219
Total Expenditures	\$ 673,400	\$ 406,550	\$ 297,363	\$ 109,188
Excess (Deficiency) of Revenues over Expenditures	\$ (81,222)	\$ 183,543	\$ 287,884	\$ 104,340
Net Change in Fund Balance	\$ (81,222)	\$ 183,543	\$ 287,884	\$ 104,340
Fund Balance - Beginning	\$ 81,222		\$ 164,398	
Fund Balance - Ending	\$ 0		\$ 452,281	

Orchid Grove

Community Development District

Debt Service Fund Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 444,311	\$ 444,311	\$ 437,704	\$ (6,607)
Interest Income	\$ 10,000	\$ 5,833	\$ 9,304	\$ 3,470
Total Revenues	\$ 454,311	\$ 450,144	\$ 447,008	\$ (3,136)
Expenditures:				
Interest - 11/1	\$ 93,125	\$ 93,125	\$ 93,125	\$ -
Principal - 5/1	\$ 260,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 93,125	\$ -	\$ -	\$ -
Total Expenditures	\$ 446,250	\$ 93,125	\$ 93,125	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 8,061	\$ 357,019	\$ 353,883	\$ (3,136)
Net Change in Fund Balance	\$ 8,061	\$ 357,019	\$ 353,883	\$ (3,136)
Fund Balance - Beginning	\$ 273,229		\$ 378,319	
Fund Balance - Ending	\$ 281,290		\$ 732,202	

Orchid Grove

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 93,986	\$ 93,986	\$ 92,588	\$ (1,398)
Interest Income	\$ -	\$ -	\$ 936	\$ 936
Total Revenues	\$ 93,986	\$ 93,986	\$ 93,524	\$ (462)
Expenditures:				
Interest - 11/1	\$ 11,104	\$ 11,104	\$ 11,104	\$ -
Principal - 5/1	\$ 70,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 11,104	\$ -	\$ -	\$ -
Total Expenditures	\$ 92,208	\$ 11,104	\$ 11,104	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,778	\$ 82,882	\$ 82,420	\$ (462)
Net Change in Fund Balance	\$ 1,778	\$ 82,882	\$ 82,420	\$ (462)
Fund Balance - Beginning	\$ 16,063		\$ 21,709	
Fund Balance - Ending	\$ 17,840		\$ 104,129	

Orchid Grove
Community Development District
 Month to Month

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 62,194	\$ 489,554	\$ 3,499	\$ 8,300	\$ 4,374	\$ 10,528	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 578,448
Interest/Miscellaneous Income	\$ 420	\$ 205	\$ 504	\$ 966	\$ 1,505	\$ -	\$ 3,199	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,799
Total Revenues	\$ 420	\$ 62,399	\$ 490,058	\$ 4,465	\$ 9,805	\$ 4,374	\$ 13,726	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 585,247
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 800	\$ 600	\$ -	\$ 800	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,600
PR-FICA	\$ 61	\$ 61	\$ 46	\$ -	\$ 61	\$ 61	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 352
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,953	\$ 1,265	\$ 1,733	\$ 400	\$ 3,520	\$ 2,860	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,230
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 3,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,900
Assessment Roll	\$ 2,675	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,675
Arbitrage Rebate	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination Agent	\$ 223	\$ 223	\$ 223	\$ 223	\$ 223	\$ 223	\$ 223	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,560
Trustee Fees	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,041
Property Appraiser	\$ -	\$ -	\$ 858	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 858
Management Fees	\$ 3,375	\$ 3,375	\$ 3,375	\$ 3,375	\$ 3,375	\$ 3,375	\$ 3,375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,624
Information Technology	\$ 89	\$ 89	\$ 89	\$ 89	\$ 89	\$ 89	\$ 89	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 624
Website Maintenance	\$ 89	\$ 89	\$ 89	\$ 89	\$ 89	\$ 89	\$ 89	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 624
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 63	\$ 51	\$ 102	\$ 118	\$ 43	\$ 58	\$ 66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 501
Insurance General Liability/Public Officials	\$ 7,267	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,267
Printing & Binding	\$ 1	\$ 8	\$ 6	\$ 2	\$ -	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ (172)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (172)
Other Current Charges	\$ 32	\$ 55	\$ 50	\$ -	\$ -	\$ 62	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 275
Reerve Study	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General & Administrative	\$ 20,843	\$ 6,016	\$ 7,170	\$ 4,295	\$ 11,928	\$ 7,619	\$ 7,281	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,154
Operations & Maintenance													
Field Expenditures													
Field Management	\$ 1,032	\$ 1,032	\$ 1,032	\$ 1,032	\$ 1,032	\$ 1,032	\$ 1,032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,225
FPL-Electric Lift Stations A/B	\$ 835	\$ 688	\$ 695	\$ 717	\$ 641	\$ 641	\$ 641	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,859
FPL- Lighting Agreement	\$ 3,644	\$ 3,644	\$ 3,655	\$ 3,655	\$ 3,650	\$ 3,650	\$ 3,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,548
Landscape Repairs and Maintenance	\$ 3,539	\$ -	\$ -	\$ -	\$ 979	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,517
Lift Station Maintenance (Contract)	\$ 220	\$ 220	\$ 220	\$ 220	\$ 220	\$ 220	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,540
Lift Station Maintenance (Repairs)	\$ 390	\$ 1,096	\$ -	\$ -	\$ 5,152	\$ 7,419	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,057
Lake/Fountain Maintenance	\$ 550	\$ 850	\$ 550	\$ 550	\$ 850	\$ 550	\$ 550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,450
Contingency-Iguana/Duck Removal	\$ 6,950	\$ 1,158	\$ 579	\$ 579	\$ 579	\$ 1,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,446
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 888	\$ 1,458	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,346
Subtotal Field Expenditures	\$ 17,160	\$ 8,688	\$ 6,731	\$ 6,753	\$ 13,103	\$ 16,001	\$ 7,551	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,988

Orchid Grove
Community Development District
Month to Month

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Total
Clubhouse Operating and Maintenance													
Management - Castle	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,500
Management - HOA Support	\$ 5,266	\$ 5,266	\$ 5,266	\$ 5,266	\$ 5,266	\$ 5,266	\$ 5,266	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,864
Insurance	\$ 18,600	\$ -	\$ -	\$ -	\$ 1,861	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,461
Water Utilities	\$ 302	\$ 281	\$ 196	\$ 196	\$ 321	\$ 230	\$ 311	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,835
Electric Utilities	\$ 1,270	\$ 1,324	\$ 1,376	\$ 1,540	\$ 1,514	\$ 1,370	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,394
Security	\$ 1,708	\$ 1,708	\$ 5,844	\$ 1,708	\$ 1,708	\$ 1,708	\$ 1,708	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,091
Cable/Wifi/Alarm	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ 1,332	\$ 810	\$ 1,575	\$ 743	\$ 1,013	\$ 1,689	\$ 1,190	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,352
Plant Replacement/Mulch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance - Clubhouse	\$ 3,750	\$ 3,750	\$ 4,817	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,317
Building Supplies Maintenance	\$ 323	\$ -	\$ 443	\$ 1,074	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,840
Fitness Equipment	\$ 1,254	\$ 889	\$ 125	\$ -	\$ 680	\$ -	\$ 140	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,088
Repair/Replacement	\$ -	\$ 2,724	\$ 198	\$ 585	\$ -	\$ 3,094	\$ 1,920	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,520
Holiday Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ -	\$ -	\$ 5,513	\$ -	\$ -	\$ 445	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,958
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Expenditures	\$ 36,306	\$ 19,251	\$ 27,853	\$ 17,361	\$ 18,613	\$ 20,052	\$ 16,785	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 156,221
Total Operations & Maintenance	\$ 53,465	\$ 27,940	\$ 34,584	\$ 24,114	\$ 31,716	\$ 36,053	\$ 24,336	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 232,209
Total Expenditures	\$ 74,309	\$ 33,956	\$ 41,755	\$ 28,409	\$ 43,645	\$ 43,672	\$ 31,617	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 297,363
Excess (Deficiency) of Revenues over Expenditures	\$ (73,888)	\$ 28,442	\$ 448,303	\$ (23,944)	\$ (33,840)	\$ (39,298)	\$ (17,891)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 287,884
Net Change in Fund Balance	\$ (73,888)	\$ 28,442	\$ 448,303	\$ (23,944)	\$ (33,840)	\$ (39,298)	\$ (17,891)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 287,884

Orchid Grove
COMMUNITY DEVELOPMENT DISTRICT
Long Term Debt Report
FY 2026

Series 2015, Special Assessment Refunding Bonds		
Interest Rate:	4.500%, 5.000%	
Maturity Date:	5/1/2036	
Excess Revenues:	Remain in Revenue Fund	
Reserve Fund Definition:	Amount Equal to \$100,000	
Reserve Fund Requirement:	\$100,000	
Reserve Fund Balance:	\$102,923	
Bonds Outstanding - 9/30/2025		\$4,765,000
Less: Principal Payment - 5/1/26		\$0
Bonds Outstanding-Series 2015		\$4,765,000

Series 2022, Special Assessment Refunding Revenue Bonds		
Interest Rate:	3.47%	
Maturity Date:	5/1/2033	
Excess Revenues:	Any Lawful Purpose	
Reserve Fund Definition:	None Required	
Bonds Outstanding - 9/30/2025		\$640,000
Less: Principal Payment - 5/1/26		\$0
Bonds Outstanding-Series 2022		\$640,000

Total Current Bonds Outstanding	\$5,405,000
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COM-DPT-ACCT.-SBACT-SubClass	Acctng Date	Trans Date	DESCRIPTION	DEBIT	CREDIT	SR	REF#	VENDR INVOICE	VENDOR NAME	PO#
CASH - OPERATING										
001-300-10100-10000			BEGINNING BALANCE	49455.46	.00					
001-300-10100-10000	10/2025	10/01/25	ORCHID GROVE - GF		31255.79-	AP				
001-300-10100-10000	10/2025	10/23/25	ORCHID GROVE - GF		40934.70-	AP				
001-300-10100-10000	10/2025	10/31/25	ORCHID GROVE - ACH		4394.38-	AP				
			G/L SRCE CODE TOTALS	3	.00			76584.87-		76584.87-
001-300-10100-10000	10/2025	10/09/25	BANK SVC CHARGE		31.75-	BR	SH00286			
001-300-10100-10000	10/2025	10/03/25	CASH RCPTS DTD 10/03/2025	150.00		CR	SH00291			
001-300-10100-10000	10/2025	10/10/25	NET PAY ORCHID GROVE - GF		738.80-	PR				
001-300-10100-10000	10/2025	10/10/25	PAYMENT OF PAYROLL TAXES		122.40-	PT	NB00077			
001-300-10100-10000	10/2025	10/31/25	TAX RCPTS DTD 10/31/2025	10431.67		TR	SH00288			
001-300-10100-10000	10/2025	10/31/25	TAX RCPTS DTD 10/31/2025	164.48		TR	SH00289			
			G/L SRCE CODE TOTALS	2	10596.15			.00		10596.15
001-300-10100-10000	10/2025	10/24/25	TXFER FROM SBA	75000.00		TX	SH00285			
			ENDING BALANCE		57723.79			.00		

			BEGINNING BALANCE	57723.79	.00					
001-300-10100-10000	11/2025	11/05/25	ORCHID GROVE - GF		24787.48-	AP				
001-300-10100-10000	11/2025	11/20/25	ORCHID GROVE - GF		21148.09-	AP				
001-300-10100-10000	11/2025	12/01/25	ORCHID GROVE - ACH		4494.31-	AP				
			G/L SRCE CODE TOTALS	3	.00			50429.88-		50429.88-
001-300-10100-10000	11/2025	11/20/25	NET PAY ORCHID GROVE - GF		738.80-	PR				
001-300-10100-10000	11/2025	11/20/25	PAYMENT OF PAYROLL TAXES		122.40-	PT	NB00079			
001-300-10100-10000	11/2025	11/12/25	BANK SVC CHARGE		55.20-	PT	NB00080			
			G/L SRCE CODE TOTALS	2	.00			177.60-		177.60-
001-300-10100-10000	11/2025	11/21/25	TAX RCPTS DTD 11/21/2025	119209.79		TR	SH00296			
			ENDING BALANCE		125587.30			.00		

			BEGINNING BALANCE	125587.30	.00					
001-300-10100-10000	12/2025	12/04/25	ORCHID GROVE - GF		68493.43-	AP				
001-300-10100-10000	12/2025	12/15/25	ORCHID GROVE - GF		141154.14-	AP				
001-300-10100-10000	12/2025	1/08/26	ORCHID GROVE - ACH		4401.52-	AP				
			G/L SRCE CODE TOTALS	3	.00			214049.09-		214049.09-
001-300-10100-10000	12/2025	12/11/25	BANK SVC CHARGE		49.64-	BR	SH00308			
001-300-10100-10000	12/2025	12/31/25	CASH RCPTS DTD 12/23/2025	300.00		CR	SH00309			
001-300-10100-10000	12/2025	12/15/25	NET PAY ORCHID GROVE - GF		554.10-	PR				
001-300-10100-10000	12/2025	12/15/25	PAYMENT OF PAYROLL TAXES		91.80-	PT	NB00081			
001-300-10100-10000	12/2025	12/05/25	TAX RCPTS DTD 12/05/2025	252933.23		TR	SH00301			
001-300-10100-10000	12/2025	12/19/25	TAX RCPTS DTD 12/19/2025	672057.53		TR	SH00306			
001-300-10100-10000	12/2025	12/31/25	TAX RCPTS DTD 12/31/2025	13361.40		TR	SH00307			
			G/L SRCE CODE TOTALS	3	938352.16			.00		938352.16
			ENDING BALANCE		849494.83			.00		

			BEGINNING BALANCE	849494.83	.00					

COM-DPT-ACCT.-SBACT-SubClass	Acctng Date	Trans Date	DESCRIPTION	DEBIT	CREDIT	SR	REF#	VENDR INVOICE	VENDOR NAME	PO#
CASH - OPERATING										
001-300-10100-10000										
001-300-10100-10000	01/2026	1/08/26	ORCHID GROVE - GF		790979.39-	AP				
001-300-10100-10000	01/2026	1/28/26	ORCHID GROVE - GF	2500.00		AP				
001-300-10100-10000	01/2026	1/29/26	ORCHID GROVE - GF		13702.93-	AP				
001-300-10100-10000	01/2026	1/30/26	ORCHID GROVE - ACH		4471.32-	AP				
			G/L SRCE CODE TOTALS	4	2500.00			806653.64-		
001-300-10100-10000	01/2026	1/16/26	TAX RCPTS DTD 01/16/2026	6079.54					TR SH00313	
001-300-10100-10000	01/2026	1/23/26	TAX RCPTS DTD 01/23/2026	627.36					TR SH00314	
			G/L SRCE CODE TOTALS	2	6706.90			6706.90		
			ENDING BALANCE		49548.09			.00		

			BEGINNING BALANCE		49548.09			.00		
001-300-10100-10000	02/2026	2/13/26	ORCHID GROVE - GF		10804.61-	AP				
001-300-10100-10000	02/2026	2/26/26	ORCHID GROVE - GF		5785.29-	AP				
001-300-10100-10000	02/2026	2/27/26	ORCHID GROVE - ACH		4656.09-	AP				
			G/L SRCE CODE TOTALS	3	.00			21245.99-		
001-300-10100-10000	02/2026	2/18/26	NET PAY ORCHID GROVE - GF		738.80-	PR				
001-300-10100-10000	02/2026	2/18/26	PAYMENT OF PAYROLL TAXES		122.40-	PT NB00083				
001-300-10100-10000	02/2026	2/13/26	TAX RCPTS DTD 02/13/2023	15908.78					TR SH00319	
			ENDING BALANCE		43349.68			.00		

			BEGINNING BALANCE		43349.68			.00		
001-300-10100-10000	03/2026	3/05/26	ORCHID GROVE - GF		20398.78-	AP				
001-300-10100-10000	03/2026	3/12/26	ORCHID GROVE - GF		13048.87-	AP				
001-300-10100-10000	03/2026	3/26/26	ORCHID GROVE - GF		9393.31-	AP				
001-300-10100-10000	03/2026	3/27/26	ORCHID GROVE - GF		2120.47-	AP				
001-300-10100-10000	03/2026	3/27/26	ORCHID GROVE - ACH		4550.44-	AP				
			G/L SRCE CODE TOTALS	5	.00			49511.87-		
001-300-10100-10000	03/2026	3/11/26	BANK SVC CHARGE		61.96-	BR SH00334				
001-300-10100-10000	03/2026	3/17/26	NET PAY ORCHID GROVE - GF		738.80-	PR				
001-300-10100-10000	03/2026	3/17/26	PAYMENT OF PAYROLL TAXES		122.40-	PT NB00084				
001-300-10100-10000	03/2026	3/13/26	TAX RCPTS DTD 03/13/2026	8383.56					TR SH00333	
001-300-10100-10000	03/2026	3/27/26	TXFR FROM STATE BOARD	25000.00					TX SH00332	
			ENDING BALANCE		26298.21			.00		

			BEGINNING BALANCE		26298.21			.00		
001-300-10100-10000	04/2026	4/16/26	ORCHID GROVE - GF		15218.05-	AP				
001-300-10100-10000	04/2026	5/04/26	ORCHID GROVE - ACH		4406.33-	AP				
			G/L SRCE CODE TOTALS	2	.00			19624.38-		19624.38-
001-300-10100-10000	04/2026	4/13/26	BANK SVC CHARGE		76.51-	BR NB00087				
001-300-10100-10000	04/2026	4/15/26	NET PAY ORCHID GROVE - GF		738.80-	PR				

COM-DPT-ACCT.-SBACT-SubClass	Acctng Date	Trans Date	DESCRIPTION	DEBIT	CREDIT	SR REF#	VENDR INVOICE	VENDOR NAME	PO#
CASH - OPERATING									
001-300-10100-10000									
001-300-10100-10000	04/2026	4/15/26	PAYMENT OF PAYROLL TAXES		122.40-	PT NB00086			
001-300-10100-10000	04/2026	4/10/26	TAX RCPTS DTD 04/10/2026	19668.28		TR SH00337			
001-300-10100-10000	04/2026	4/10/26	TAX RCPTS DTD 04/10/2026	627.36		TR SH00337			
001-300-10100-10000	04/2026	4/24/26	TAX RCPTS DTD 04/24/2026	510.69		TR SH00338			
001-300-10100-10000	04/2026	4/24/26	TAX RCPTS DTD 04/24/2026		627.36-	TR SH00338			
			G/L SRCE CODE TOTALS 4	20806.33	627.36-		20178.97		
			ACCT/SUB TOTALS----- 58	1222913.67	1246454.04-		23540.37-		
001-300-10100-10000			ENDING BALANCE	25915.09	.00				

			ACCT TOTALS----- 00058	1222913.67	1246454.04-		23540.37-		
ACCOUNTS RECEIVABLE									
001-300-11500-10000			BEGINNING BALANCE	150.00	.00				
001-300-11500-10000	10/2025	10/03/25	CASH RCPTS DTD 10/03/2025		150.00-	CR SH00291			
			ACCT/SUB TOTALS----- 2	.00	150.00-		150.00-		
001-300-11500-10000			ENDING BALANCE	.00	.00				

			ACCT TOTALS----- 00002	.00	150.00-		150.00-		
ASSESSMENTS RECEIVABLE									
001-300-12100-10000			BEGINNING BALANCE	5447.75	.00				
001-300-12100-10000	10/2025	10/31/25	TAX RCPTS DTD 10/31/2025		5363.19-	TR SH00288			
001-300-12100-10000	10/2025	10/31/25	TAX RCPTS DTD 10/31/2025		84.56-	TR SH00289			
			G/L SRCE CODE TOTALS 2	.00	5447.75-		5447.75-		
			ACCT/SUB TOTALS----- 3	.00	5447.75-		5447.75-		
001-300-12100-10000			ENDING BALANCE	.00	.00				

			ACCT TOTALS----- 00003	.00	5447.75-		5447.75-		
DUE FROM OTHER FUNDS									
001-300-13100-10000			BEGINNING BALANCE	.00	.00				
001-300-13100-10000			ENDING BALANCE	.00	.00				

DUE FROM DEVELOPER									
001-300-13100-10100			BEGINNING BALANCE	.00	.00				
001-300-13100-10100			ENDING BALANCE	.00	.00				

DUE FROM OTHER									
001-300-13100-10200			BEGINNING BALANCE	.00	.00				
001-300-13100-10200			ENDING BALANCE	.00	.00				

			ACCT TOTALS----- 00003	.00	.00		.00		
INVESTMENT - SBA ACCT#322480									
001-300-15100-10000			BEGINNING BALANCE	134731.82	.00				

GL552R G/L YRMO 10/2025 - 04/2026		SELECTED YEAR-TO-DATE TRANSACTION LISTING			RUN 5/05/26	PAGE 4
COM-DPT-ACCT.-SBACT-SubClass	Acctng Date	Trans Date	DESCRIPTION	DEBIT	CREDIT	SR REF# VENDR INVOICE VENDOR NAME PO#
INVESTMENT - SBA ACCT#322480						
001-300-15100-10000	10/2025	10/31/25	INTEREST INCOME	420.13		JE NB00078
001-300-15100-10000	10/2025	10/24/25	TXFER FROM SBA		75000.00-	TX SH00285
			ENDING BALANCE	60151.95	.00	

			BEGINNING BALANCE	60151.95	.00	
001-300-15100-10000	11/2025	11/30/25	INTEREST INCOME	205.04		JE SH00297
			ENDING BALANCE	60356.99	.00	

			BEGINNING BALANCE	60356.99	.00	
001-300-15100-10000	12/2025	12/31/25	INTEREST INCOME	204.30		JE SH00310
			ENDING BALANCE	60561.29	.00	

			BEGINNING BALANCE	60561.29	.00	
001-300-15100-10000	01/2026	1/08/26	TXFER EXCESS FUNDS 01/26	450000.00		AP 0033024 34 01082026 STATE BOARD OF ADMINIST
001-300-15100-10000	01/2026	1/31/26	INTEREST INCOME	965.86		JE SH00315
			ENDING BALANCE	511527.15	.00	

			BEGINNING BALANCE	511527.15	.00	
001-300-15100-10000	02/2026	2/28/26	INTEREST INCOME	1504.92		JE SH00320
			ENDING BALANCE	513032.07	.00	

			BEGINNING BALANCE	513032.07	.00	
001-300-15100-10000	03/2026	3/31/26	INTEREST INCOME	1653.79		JE NB00085
001-300-15100-10000	03/2026	3/27/26	TXFR FROM STATE BOARD		25000.00-	TX SH00332
			ENDING BALANCE	489685.86	.00	

			BEGINNING BALANCE	489685.86	.00	
001-300-15100-10000	04/2026	4/30/26	INTEREST INCOME	1544.75		JE NB00088
			ACCT/SUB TOTALS----- 11	456498.79	100000.00-	356498.79
001-300-15100-10000			ENDING BALANCE	491230.61	.00	

			ACCT TOTALS----- 00011	456498.79	100000.00-	356498.79
PREPAID EXPENSES						
001-300-15500-10000			BEGINNING BALANCE	.00	.00	
001-300-15500-10000			ENDING BALANCE	.00	.00	

DEPOSITS						
001-300-15500-10100			BEGINNING BALANCE	.00	.00	
001-300-15500-10100			ENDING BALANCE	.00	.00	

			ACCT TOTALS----- 00002	.00	.00	.00

COM-DPT-ACCT.-SBACT-SubClass	Acctng Date	Trans Date	DESCRIPTION	DEBIT	CREDIT	SR	REF#	VENDR INVOICE	VENDOR NAME	PO#
ACCOUNTS PAYABLE										
001-300-20200-10000			BEGINNING BALANCE	.00	25387.20-					
001-300-20200-10000	10/2025	10/01/25	ACCOUNTS PAYABLE - TRADE		26677.00-		AP			
001-300-20200-10000	10/2025	10/01/25	ACCOUNTS PAYABLE - TRADE	31255.79			AP			
001-300-20200-10000	10/2025	10/23/25	ACCOUNTS PAYABLE - TRADE		28703.11-		AP			
001-300-20200-10000	10/2025	10/23/25	ACCOUNTS PAYABLE - TRADE	40934.70			AP			
001-300-20200-10000	10/2025	10/31/25	ACCOUNTS PAYABLE - TRADE	4394.38			AP			
001-300-20200-10000	10/2025	11/05/25	ACCOUNTS PAYABLE - TRADE		10488.63-		AP			
001-300-20200-10000	10/2025	11/20/25	ACCOUNTS PAYABLE - TRADE		2442.50-		AP			
001-300-20200-10000	10/2025	12/01/25	ACCOUNTS PAYABLE - TRADE		4494.31-		AP			
001-300-20200-10000	10/2025	12/15/25	ACCOUNTS PAYABLE - TRADE		220.00-		AP			
001-300-20200-10000	10/2025	1/08/26	ACCOUNTS PAYABLE - TRADE		390.00-		AP			
			G/L SRCE CODE TOTALS	10	76584.87				3169.32	
			ENDING BALANCE	.00	22217.88-					

			BEGINNING BALANCE	.00	22217.88-					
001-300-20200-10000	11/2025	10/23/25	ACCOUNTS PAYABLE - TRADE		1030.00-		AP			
001-300-20200-10000	11/2025	11/05/25	ACCOUNTS PAYABLE - TRADE		14298.85-		AP			
001-300-20200-10000	11/2025	11/05/25	ACCOUNTS PAYABLE - TRADE	24787.48			AP			
001-300-20200-10000	11/2025	11/20/25	ACCOUNTS PAYABLE - TRADE		12463.15-		AP			
001-300-20200-10000	11/2025	11/20/25	ACCOUNTS PAYABLE - TRADE	21148.09			AP			
001-300-20200-10000	11/2025	12/01/25	ACCOUNTS PAYABLE - TRADE	4494.31			AP			
001-300-20200-10000	11/2025	12/04/25	ACCOUNTS PAYABLE - TRADE		4150.54-		AP			
001-300-20200-10000	11/2025	12/15/25	ACCOUNTS PAYABLE - TRADE		1265.00-		AP			
001-300-20200-10000	11/2025	1/08/26	ACCOUNTS PAYABLE - TRADE		579.16-		AP			
001-300-20200-10000	11/2025	1/08/26	ACCOUNTS PAYABLE - TRADE		4401.52-		AP			
001-300-20200-10000	11/2025	1/28/26	ACCOUNTS PAYABLE - TRADE	2500.00			AP			
001-300-20200-10000	11/2025	1/29/26	ACCOUNTS PAYABLE - TRADE		2500.00-		AP			
			G/L SRCE CODE TOTALS	12	52929.88				12241.66	
			ENDING BALANCE	.00	9976.22-					

			BEGINNING BALANCE	.00	9976.22-					
001-300-20200-10000	12/2025	11/20/25	ACCOUNTS PAYABLE - TRADE		1030.00-		AP			
001-300-20200-10000	12/2025	12/04/25	ACCOUNTS PAYABLE - TRADE		64342.89-		AP			
001-300-20200-10000	12/2025	12/04/25	ACCOUNTS PAYABLE - TRADE	68493.43			AP			
001-300-20200-10000	12/2025	12/15/25	ACCOUNTS PAYABLE - TRADE		139449.14-		AP			
001-300-20200-10000	12/2025	12/15/25	ACCOUNTS PAYABLE - TRADE	141154.14			AP			
001-300-20200-10000	12/2025	1/08/26	ACCOUNTS PAYABLE - TRADE		3149.77-		AP			
001-300-20200-10000	12/2025	1/08/26	ACCOUNTS PAYABLE - TRADE	4401.52			AP			
001-300-20200-10000	12/2025	1/29/26	ACCOUNTS PAYABLE - TRADE		2341.11-		AP			
001-300-20200-10000	12/2025	1/30/26	ACCOUNTS PAYABLE - TRADE		4471.32-		AP			
001-300-20200-10000	12/2025	2/13/26	ACCOUNTS PAYABLE - TRADE		765.00-		AP			
			G/L SRCE CODE TOTALS	10	214049.09				1500.14-	
			ENDING BALANCE	.00	11476.36-					

			BEGINNING BALANCE	.00	11476.36-					
001-300-20200-10000	01/2026	12/15/25	ACCOUNTS PAYABLE - TRADE		220.00-		AP			
001-300-20200-10000	01/2026	1/08/26	ACCOUNTS PAYABLE - TRADE		786640.46-		AP			
001-300-20200-10000	01/2026	1/08/26	ACCOUNTS PAYABLE - TRADE	790979.39			AP			
001-300-20200-10000	01/2026	1/28/26	ACCOUNTS PAYABLE - TRADE		2500.00-		AP			
001-300-20200-10000	01/2026	1/29/26	ACCOUNTS PAYABLE - TRADE		6221.82-		AP			
001-300-20200-10000	01/2026	1/29/26	ACCOUNTS PAYABLE - TRADE	13702.93			AP			
001-300-20200-10000	01/2026	1/30/26	ACCOUNTS PAYABLE - TRADE	4471.32			AP			

COM-DPT-ACCT.-SBACT-SubClass	Acctng Date	Trans Date	DESCRIPTION	DEBIT	CREDIT	SR	REF#	VENDR INVOICE	VENDOR NAME	PO#
ACCOUNTS PAYABLE										
001-300-20200-10000										
001-300-20200-10000	01/2026	2/02/26	ACCOUNTS PAYABLE - TRADE	31.00			AP			
001-300-20200-10000	01/2026	2/13/26	ACCOUNTS PAYABLE - TRADE		431.00-		AP			
001-300-20200-10000	01/2026	2/26/26	ACCOUNTS PAYABLE - TRADE		4114.68-		AP			
001-300-20200-10000	01/2026	2/27/26	ACCOUNTS PAYABLE - TRADE		4656.09-		AP			
			G/L SRCE CODE TOTALS	11	809184.64			804784.05-	4400.59	
			ENDING BALANCE		.00			7075.77-		

			BEGINNING BALANCE		.00			7075.77-		
001-300-20200-10000	02/2026	1/08/26	ACCOUNTS PAYABLE - TRADE		220.00-		AP			
001-300-20200-10000	02/2026	1/29/26	ACCOUNTS PAYABLE - TRADE		2671.00-		AP			
001-300-20200-10000	02/2026	2/13/26	ACCOUNTS PAYABLE - TRADE		9388.61-		AP			
001-300-20200-10000	02/2026	2/13/26	ACCOUNTS PAYABLE - TRADE	10804.61			AP			
001-300-20200-10000	02/2026	2/26/26	ACCOUNTS PAYABLE - TRADE		860.61-		AP			
001-300-20200-10000	02/2026	2/26/26	ACCOUNTS PAYABLE - TRADE	5785.29			AP			
001-300-20200-10000	02/2026	2/27/26	ACCOUNTS PAYABLE - TRADE	4656.09			AP			
001-300-20200-10000	02/2026	3/05/26	ACCOUNTS PAYABLE - TRADE		5457.97-		AP			
001-300-20200-10000	02/2026	3/12/26	ACCOUNTS PAYABLE - TRADE		8671.90-		AP			
001-300-20200-10000	02/2026	3/26/26	ACCOUNTS PAYABLE - TRADE		203.00-		AP			
001-300-20200-10000	02/2026	3/27/26	ACCOUNTS PAYABLE - TRADE		4550.44-		AP			
			G/L SRCE CODE TOTALS	11	21245.99			32023.53-	10777.54-	
			ENDING BALANCE		.00			17853.31-		

			BEGINNING BALANCE		.00			17853.31-		
001-300-20200-10000	03/2026	2/13/26	ACCOUNTS PAYABLE - TRADE		220.00-		AP			
001-300-20200-10000	03/2026	2/26/26	ACCOUNTS PAYABLE - TRADE		810.00-		AP			
001-300-20200-10000	03/2026	3/05/26	ACCOUNTS PAYABLE - TRADE		14940.81-		AP			
001-300-20200-10000	03/2026	3/05/26	ACCOUNTS PAYABLE - TRADE	20398.78			AP			
001-300-20200-10000	03/2026	3/12/26	ACCOUNTS PAYABLE - TRADE		4156.97-		AP			
001-300-20200-10000	03/2026	3/12/26	ACCOUNTS PAYABLE - TRADE	13048.87			AP			
001-300-20200-10000	03/2026	3/26/26	ACCOUNTS PAYABLE - TRADE		8380.31-		AP			
001-300-20200-10000	03/2026	3/26/26	ACCOUNTS PAYABLE - TRADE		9393.31		AP			
001-300-20200-10000	03/2026	3/27/26	ACCOUNTS PAYABLE - TRADE		2120.47-		AP			
001-300-20200-10000	03/2026	3/27/26	ACCOUNTS PAYABLE - TRADE	2120.47			AP			
001-300-20200-10000	03/2026	3/27/26	ACCOUNTS PAYABLE - TRADE	4550.44			AP			
001-300-20200-10000	03/2026	4/16/26	ACCOUNTS PAYABLE - TRADE		3772.02-		AP			
001-300-20200-10000	03/2026	5/01/26	ACCOUNTS PAYABLE - TRADE		879.08-		AP			
001-300-20200-10000	03/2026	5/04/26	ACCOUNTS PAYABLE - TRADE		4406.33-		AP			
			G/L SRCE CODE TOTALS	14	49511.87			39685.99-	9825.88	
			ENDING BALANCE		.00			8027.43-		

			BEGINNING BALANCE		.00			8027.43-		
001-300-20200-10000	04/2026	3/12/26	ACCOUNTS PAYABLE - TRADE		220.00-		AP			
001-300-20200-10000	04/2026	3/26/26	ACCOUNTS PAYABLE - TRADE		810.00-		AP			
001-300-20200-10000	04/2026	4/16/26	ACCOUNTS PAYABLE - TRADE		10416.03-		AP			
001-300-20200-10000	04/2026	4/16/26	ACCOUNTS PAYABLE - TRADE	15218.05			AP			
001-300-20200-10000	04/2026	5/01/26	ACCOUNTS PAYABLE - TRADE		2920.53-		AP			
001-300-20200-10000	04/2026	5/04/26	ACCOUNTS PAYABLE - TRADE	4406.33			AP			
			G/L SRCE CODE TOTALS	6	19624.38			14366.56-	5257.82	
			ACCT/SUB TOTALS-----	75	1243130.72			1220513.13-	22617.59	
001-300-20200-10000			ENDING BALANCE		.00			2769.61-		

COM-DPT-ACCT.-SBACT-SubClass	Acctng Date	Trans Date	DESCRIPTION	DEBIT	CREDIT	SR	REF#	VENDR	INVOICE	VENDOR NAME	PO#
ACCRUED EXPENSES											
001-300-20200-10100			BEGINNING BALANCE	.00	.00						
001-300-20200-10100			ENDING BALANCE	.00	.00						

ACCT TOTALS----- 00076				1243130.72	1220513.13-			22617.59			
DUE TO DEVELOPER											
001-300-20700-10000			BEGINNING BALANCE	.00	.00						
001-300-20700-10000			ENDING BALANCE	.00	.00						

DEVELOPER ADVANCE											
001-300-20700-10100			BEGINNING BALANCE	.00	.00						
001-300-20700-10100			ENDING BALANCE	.00	.00						

DUE TO OTHER											
001-300-20700-10200			BEGINNING BALANCE	.00	.00						
001-300-20700-10200			ENDING BALANCE	.00	.00						

DUE TO DS SERIES 2015											
001-300-20700-10300			BEGINNING BALANCE	.00	.00						
001-300-20700-10300	10/2025	10/31/25	TAX RCPTS DTD 10/31/2025		4183.53-	TR	SH00288				
001-300-20700-10300	10/2025	10/31/25	TAX RCPTS DTD 10/31/2025		65.97-	TR	SH00289				
			G/L SRCE CODE TOTALS 2	.00	4249.50-			4249.50-			
			ENDING BALANCE	.00	4249.50-						

			BEGINNING BALANCE	.00	4249.50-						
001-300-20700-10300	11/2025	11/05/25	TXFER OF TAX RCPTS	4249.49		AP	0032678	18 110525		ORCHID GROVE CDD C/O US	
001-300-20700-10300	11/2025	11/21/25	TAX RCPTS DTD 11/21/2025		47061.16-	TR	SH00296				
			ENDING BALANCE	.00	47061.17-						

			BEGINNING BALANCE	.00	47061.17-						
001-300-20700-10300	12/2025	12/04/25	TRANSFER OF TAX RECEIPTS	47061.16		AP	0032818	18 120425		ORCHID GROVE CDD C/O US	
001-300-20700-10300	12/2025	12/15/25	TRANSFER OF TAX RECEIPTS	99851.96		AP	0032898	18 12152025		ORCHID GROVE CDD C/O US	
			G/L SRCE CODE TOTALS 2	146913.12	.00			146913.12			
001-300-20700-10300	12/2025	12/05/25	TAX RCPTS DTD 12/05/2025		99851.96-	TR	SH00301				
001-300-20700-10300	12/2025	12/19/25	TAX RCPTS DTD 12/19/2025		265312.14-	TR	SH00306				
001-300-20700-10300	12/2025	12/31/25	TAX RCPTS DTD 12/31/2025		5274.76-	TR	SH00307				
			G/L SRCE CODE TOTALS 3	.00	370438.86-			370438.86-			
			ENDING BALANCE	.00	270586.91-						

			BEGINNING BALANCE	.00	270586.91-						
001-300-20700-10300	01/2026	1/08/26	TRANSFER OF TAX RECEIPTS	270586.91		AP	0033008	18 01082026		ORCHID GROVE CDD C/O US	
001-300-20700-10300	01/2026	1/29/26	TRANSER OF TAX RECEIPTS	2647.73		AP	0033158	18 01292026		ORCHID GROVE CDD C/O US	
			G/L SRCE CODE TOTALS 2	273234.64	.00			273234.64			
001-300-20700-10300	01/2026	1/16/26	TAX RCPTS DTD 01/16/2026		2400.06-	TR	SH00313				
001-300-20700-10300	01/2026	1/23/26	TAX RCPTS DTD 01/23/2026		247.67-	TR	SH00314				
			G/L SRCE CODE TOTALS 2	.00	2647.73-			2647.73-			
			ENDING BALANCE	.00	.00						

			BEGINNING BALANCE	.00	.00						

COM-DPT-ACCT.-SBACT-SubClass	Acctng Date	Trans Date	DESCRIPTION	DEBIT	CREDIT	SR	REF#	VENDR	INVOICE	VENDOR NAME	PO#
DUE TO DS SERIES 2015											
001-300-20700-10300	02/2026	2/13/26	TAX RCPTS DTD 02/13/2023		6280.40-	TR	SH00319				
			ENDING BALANCE	.00	6280.40-						

			BEGINNING BALANCE	.00	6280.40-						
001-300-20700-10300	03/2026	3/05/26	TRANSFER OF TAX RECEIPTS	6280.40		AP	0033408	18	03052026	ORCHID GROVE CDD C/O US	
001-300-20700-10300	03/2026	3/13/26	TAX RCPTS DTD 03/13/2026		3309.63-	TR	SH00333				
			ENDING BALANCE	.00	3309.63-						

			BEGINNING BALANCE	.00	3309.63-						
001-300-20700-10300	04/2026	4/10/26	TAX RCPTS DTD 04/10/2026		7764.56-	TR	SH00337				
001-300-20700-10300	04/2026	4/10/26	TAX RCPTS DTD 04/10/2026		247.67-	TR	SH00337				
001-300-20700-10300	04/2026	4/24/26	TAX RCPTS DTD 04/24/2026		201.61-	TR	SH00338				
001-300-20700-10300	04/2026	4/24/26	TAX RCPTS DTD 04/24/2026	247.67		TR	SH00338				
			G/L SRCE CODE TOTALS	4	247.67				7966.17-		
			ACCT/SUB TOTALS-----	21	430925.32				442201.12-	11275.80-	
001-300-20700-10300			ENDING BALANCE	.00	11275.80-						

DUE TO DS SERIES 2022											
001-300-20700-10400			BEGINNING BALANCE	.01	.00						
001-300-20700-10400	10/2025	10/31/25	TAX RCPTS DTD 10/31/2025		884.95-	TR	SH00288				
001-300-20700-10400	10/2025	10/31/25	TAX RCPTS DTD 10/31/2025		13.95-	TR	SH00289				
			G/L SRCE CODE TOTALS	2	.00				898.90-		
			ENDING BALANCE	.00	898.89-						

			BEGINNING BALANCE	.00	898.89-						
001-300-20700-10400	11/2025	11/05/25	TXFER OF TAX RCPTS	898.90		AP	0032669	199	110525	ORCHID GROVE CDD	
001-300-20700-10400	11/2025	11/21/25	TAX RCPTS DTD 11/21/2025		9954.95-	TR	SH00296				
			ENDING BALANCE	.00	9954.94-						

			BEGINNING BALANCE	.00	9954.94-						
001-300-20700-10400	12/2025	12/04/25	TRANSFER OF TAX RECEIPTS	9954.95		AP	0032809	199	120425	ORCHID GROVE CDD	
001-300-20700-10400	12/2025	12/15/25	TRANSFER OF TAX RECEIPTS	21121.90		AP	0032889	199	12152025	ORCHID GROVE CDD	
			G/L SRCE CODE TOTALS	2	31076.85				.00	31076.85	
001-300-20700-10400	12/2025	12/05/25	TAX RCPTS DTD 12/05/2025		21121.90-	TR	SH00301				
001-300-20700-10400	12/2025	12/19/25	TAX RCPTS DTD 12/19/2025		56122.05-	TR	SH00306				
001-300-20700-10400	12/2025	12/31/25	TAX RCPTS DTD 12/31/2025		1115.78-	TR	SH00307				
			G/L SRCE CODE TOTALS	3	.00				78359.73-		
			ENDING BALANCE	.00	57237.82-						

			BEGINNING BALANCE	.00	57237.82-						
001-300-20700-10400	01/2026	1/08/26	TRANSFER OF TAX RECEIPTS	57237.83		AP	0032999	199	01082026	ORCHID GROVE CDD	
001-300-20700-10400	01/2026	1/29/26	TRANSFER OF TAX RECEIPTS	560.08		AP	0033149	199	01292026	ORCHID GROVE CDD	
			G/L SRCE CODE TOTALS	2	57797.91				.00	57797.91	
001-300-20700-10400	01/2026	1/16/26	TAX RCPTS DTD 01/16/2026		507.69-	TR	SH00313				

COM-DPT-ACCT.-SBACT-SubClass	Acctng Date	Trans Date	DESCRIPTION	DEBIT	CREDIT	SR	REF#	VENDR INVOICE	VENDOR NAME	PO#
DUE TO DS SERIES 2022										
001-300-20700-10400	01/2026	1/23/26	TAX RCPTS DTD 01/23/2026		52.39-	TR	SH00314			
			G/L SRCE CODE TOTALS 2	.00	560.08-			560.08-		
			ENDING BALANCE	.01	.00					

			BEGINNING BALANCE	.01	.00					
001-300-20700-10400	02/2026	2/13/26	TAX RCPTS DTD 02/13/2023		1328.51-	TR	SH00319			
			ENDING BALANCE	.00	1328.50-					

			BEGINNING BALANCE	.00	1328.50-					
001-300-20700-10400	03/2026	3/05/26	TRANSFER OF TAX RECEIPTS	1328.51		AP	0033399	199 03052026	ORCHID GROVE CDD	
001-300-20700-10400	03/2026	3/13/26	TAX RCPTS DTD 03/13/2026		700.09-	TR	SH00333			
			ENDING BALANCE	.00	700.08-					

			BEGINNING BALANCE	.00	700.08-					
001-300-20700-10400	04/2026	4/10/26	TAX RCPTS DTD 04/10/2026		1642.45-	TR	SH00337			
001-300-20700-10400	04/2026	4/10/26	TAX RCPTS DTD 04/10/2026		52.39-	TR	SH00337			
001-300-20700-10400	04/2026	4/24/26	TAX RCPTS DTD 04/24/2026		42.64-	TR	SH00338			
001-300-20700-10400	04/2026	4/24/26	TAX RCPTS DTD 04/24/2026	52.39		TR	SH00338			
			G/L SRCE CODE TOTALS 4	52.39	1737.48-			1685.09-		
			ACCT/SUB TOTALS----- 21	91154.56	93539.74-			2385.18-		
001-300-20700-10400			ENDING BALANCE	.00	2385.17-					

			ACCT TOTALS----- 00045	522079.88	535740.86-			13660.98-		
FICA PAYABLE										
001-300-21700-10000			BEGINNING BALANCE	.00	.00					

001-300-21700-10000	10/2025	10/10/25	FICA - EMPLOYER'S SHARE		61.20-	PR				
001-300-21700-10000	10/2025	10/10/25	FICA WITHHOLDING		49.60-	PR				
001-300-21700-10000	10/2025	10/10/25	MEDICARE WITHHOLDING		11.60-	PR				
			G/L SRCE CODE TOTALS 3	.00	122.40-			122.40-		
001-300-21700-10000	10/2025	10/10/25	PAYMENT OF PAYROLL TAXES	99.20		PT	NB00077			
001-300-21700-10000	10/2025	10/10/25	PAYMENT OF PAYROLL TAXES	23.20		PT	NB00077			
			G/L SRCE CODE TOTALS 2	122.40	.00			122.40		
			ENDING BALANCE	.00	.00					

			BEGINNING BALANCE	.00	.00					

001-300-21700-10000	11/2025	11/20/25	FICA - EMPLOYER'S SHARE		61.20-	PR				
001-300-21700-10000	11/2025	11/20/25	FICA WITHHOLDING		49.60-	PR				
001-300-21700-10000	11/2025	11/20/25	MEDICARE WITHHOLDING		11.60-	PR				
			G/L SRCE CODE TOTALS 3	.00	122.40-			122.40-		
001-300-21700-10000	11/2025	11/20/25	PAYMENT OF PAYROLL TAXES	99.20		PT	NB00079			
001-300-21700-10000	11/2025	11/20/25	PAYMENT OF PAYROLL TAXES	23.20		PT	NB00079			
			G/L SRCE CODE TOTALS 2	122.40	.00			122.40		
			ENDING BALANCE	.00	.00					

			BEGINNING BALANCE	.00	.00					

COM-DPT-ACCT.-SBACT-SubClass	Acctng Date	Trans Date	DESCRIPTION	DEBIT	CREDIT	SR	REF#	VENDR INVOICE	VENDOR NAME	PO#
FICA PAYABLE										
001-300-21700-10000	12/2025	12/15/25	FICA - EMPLOYER'S SHARE		45.90-	PR				
001-300-21700-10000	12/2025	12/15/25	FICA WITHHOLDING		37.20-	PR				
001-300-21700-10000	12/2025	12/15/25	MEDICARE WITHHOLDING		8.70-	PR				
			G/L SRCE CODE TOTALS 3	.00	91.80-			91.80-		
001-300-21700-10000	12/2025	12/15/25	PAYMENT OF PAYROLL TAXES	74.40			PT NB00081			
001-300-21700-10000	12/2025	12/15/25	PAYMENT OF PAYROLL TAXES	17.40			PT NB00081			
			G/L SRCE CODE TOTALS 2	91.80	.00			91.80		
			ENDING BALANCE	.00	.00					

			BEGINNING BALANCE	.00	.00					
001-300-21700-10000	02/2026	2/18/26	FICA - EMPLOYER'S SHARE		61.20-	PR				
001-300-21700-10000	02/2026	2/18/26	FICA WITHHOLDING		49.60-	PR				
001-300-21700-10000	02/2026	2/18/26	MEDICARE WITHHOLDING		11.60-	PR				
			G/L SRCE CODE TOTALS 3	.00	122.40-			122.40-		
001-300-21700-10000	02/2026	2/18/26	PAYMENT OF PAYROLL TAXES	99.20			PT NB00083			
001-300-21700-10000	02/2026	2/18/26	PAYMENT OF PAYROLL TAXES	23.20			PT NB00083			
			G/L SRCE CODE TOTALS 2	122.40	.00			122.40		
			ENDING BALANCE	.00	.00					

			BEGINNING BALANCE	.00	.00					
001-300-21700-10000	03/2026	3/17/26	FICA - EMPLOYER'S SHARE		61.20-	PR				
001-300-21700-10000	03/2026	3/17/26	FICA WITHHOLDING		49.60-	PR				
001-300-21700-10000	03/2026	3/17/26	MEDICARE WITHHOLDING		11.60-	PR				
			G/L SRCE CODE TOTALS 3	.00	122.40-			122.40-		
001-300-21700-10000	03/2026	3/17/26	PAYMENT OF PAYROLL TAXES	99.20			PT NB00084			
001-300-21700-10000	03/2026	3/17/26	PAYMENT OF PAYROLL TAXES	23.20			PT NB00084			
			G/L SRCE CODE TOTALS 2	122.40	.00			122.40		
			ENDING BALANCE	.00	.00					

			BEGINNING BALANCE	.00	.00					
001-300-21700-10000	04/2026	4/15/26	FICA - EMPLOYER'S SHARE		61.20-	PR				
001-300-21700-10000	04/2026	4/15/26	FICA WITHHOLDING		49.60-	PR				
001-300-21700-10000	04/2026	4/15/26	MEDICARE WITHHOLDING		11.60-	PR				
			G/L SRCE CODE TOTALS 3	.00	122.40-			122.40-		
001-300-21700-10000	04/2026	4/15/26	PAYMENT OF PAYROLL TAXES	99.20			PT NB00086			
001-300-21700-10000	04/2026	4/15/26	PAYMENT OF PAYROLL TAXES	23.20			PT NB00086			
			G/L SRCE CODE TOTALS 2	122.40	.00			122.40		
			ACCT/SUB TOTALS----- 31	703.80	703.80-			.00		
001-300-21700-10000			ENDING BALANCE	.00	.00					

			ACCT TOTALS----- 00031	703.80	703.80-			.00		
FEDERAL W/H										
001-300-21800-10000			BEGINNING BALANCE	.00	.00					
001-300-21800-10000			ENDING BALANCE	.00	.00					

			ACCT TOTALS----- 00001	.00	.00			.00		

COM-DPT-ACCT.-SBACT-SubClass	Acctng Date	Trans Date	DESCRIPTION	DEBIT	CREDIT	SR	REF#	VENDR INVOICE	VENDOR NAME	PO#
DEFERRED REVENUE										
001-300-22300-10000			BEGINNING BALANCE	.00	.00					
001-300-22300-10000			ENDING BALANCE	.00	.00					

			ACCT TOTALS----- 00001	.00	.00			.00		
FUND BALANCE										
001-300-27100-00000			BEGINNING BALANCE	.00	72063.04-					
001-300-27100-00000			ENDING BALANCE	.00	72063.04-					

FUND BALANCE										
001-300-27100-10000			BEGINNING BALANCE	.00	.00					
001-300-27100-10000			ENDING BALANCE	.00	.00					

			ACCT TOTALS----- 00002	.00	.00			.00		
INTEREST - SBA INVESTMENT										
001-300-36100-10000			BEGINNING BALANCE	.00	.00					
001-300-36100-10000	10/2025	10/31/25	INTEREST INCOME		420.13-	JE	NB00078			
			ENDING BALANCE	.00	420.13-					

001-300-36100-10000	11/2025	11/30/25	INTEREST INCOME	.00	420.13-	JE	SH00297			
			ENDING BALANCE	.00	625.17-					

001-300-36100-10000	12/2025	12/31/25	INTEREST INCOME	.00	625.17-	JE	SH00310			
			ENDING BALANCE	.00	829.47-					

001-300-36100-10000	01/2026	1/31/26	INTEREST INCOME	.00	829.47-	JE	SH00315			
			ENDING BALANCE	.00	1795.33-					

001-300-36100-10000	02/2026	2/28/26	INTEREST INCOME	.00	1795.33-	JE	SH00320			
			ENDING BALANCE	.00	3300.25-					

001-300-36100-10000	03/2026	3/31/26	INTEREST INCOME	.00	3300.25-	JE	NB00085			
			ENDING BALANCE	.00	4954.04-					

001-300-36100-10000	04/2026	4/30/26	INTEREST INCOME	.00	4954.04-	JE	NB00088			
			ACCT/SUB TOTALS----- 8	.00	6498.79-			6498.79-		
001-300-36100-10000			ENDING BALANCE	.00	6498.79-					

			ACCT TOTALS----- 00008	.00	6498.79-			6498.79-		

COM-DPT-ACCT.-SBACT-SubClass	Acctng Date	Trans Date	DESCRIPTION	DEBIT	CREDIT	SR	REF#	VENDR INVOICE	VENDOR NAME	PO#
MAINTENANCE ASSESSMENTS										
001-300-36300-10000			BEGINNING BALANCE	.00	.00					
			ENDING BALANCE	.00	.00					

001-300-36300-10000	11/2025	11/21/25	TAX RCPTS DTD 11/21/2025		62193.68-	TR	SH00296			
			ENDING BALANCE	.00	62193.68-					

			BEGINNING BALANCE	.00	62193.68-					
001-300-36300-10000	12/2025	12/05/25	TAX RCPTS DTD 12/05/2025		131959.37-	TR	SH00301			
001-300-36300-10000	12/2025	12/19/25	TAX RCPTS DTD 12/19/2025		350623.34-	TR	SH00306			
001-300-36300-10000	12/2025	12/31/25	TAX RCPTS DTD 12/31/2025		6970.86-	TR	SH00307			
			G/L SRCE CODE TOTALS 3	.00	489553.57-		489553.57-			
			ENDING BALANCE	.00	551747.25-					

			BEGINNING BALANCE	.00	551747.25-					
001-300-36300-10000	01/2026	1/16/26	TAX RCPTS DTD 01/16/2026		3171.79-	TR	SH00313			
001-300-36300-10000	01/2026	1/23/26	TAX RCPTS DTD 01/23/2026		327.30-	TR	SH00314			
			G/L SRCE CODE TOTALS 2	.00	3499.09-		3499.09-			
			ENDING BALANCE	.00	555246.34-					

			BEGINNING BALANCE	.00	555246.34-					
001-300-36300-10000	02/2026	2/13/26	TAX RCPTS DTD 02/13/2023		8299.87-	TR	SH00319			
			ENDING BALANCE	.00	563546.21-					

			BEGINNING BALANCE	.00	563546.21-					
001-300-36300-10000	03/2026	3/13/26	TAX RCPTS DTD 03/13/2026		4373.84-	TR	SH00333			
			ENDING BALANCE	.00	567920.05-					

			BEGINNING BALANCE	.00	567920.05-					
001-300-36300-10000	04/2026	4/10/26	TAX RCPTS DTD 04/10/2026		10261.27-	TR	SH00337			
001-300-36300-10000	04/2026	4/10/26	TAX RCPTS DTD 04/10/2026		327.30-	TR	SH00337			
001-300-36300-10000	04/2026	4/24/26	TAX RCPTS DTD 04/24/2026		266.44-	TR	SH00338			
001-300-36300-10000	04/2026	4/24/26	TAX RCPTS DTD 04/24/2026	327.30			SH00338			
			G/L SRCE CODE TOTALS 4	327.30	10855.01-		10527.71-			
			ACCT/SUB TOTALS----- 13	327.30	578775.06-		578447.76-			
001-300-36300-10000			ENDING BALANCE	.00	578447.76-					

			ACCT TOTALS----- 00013	327.30	578775.06-		578447.76-			
DEVELOPER CONTRIBUTIONS										
001-300-36600-10000			BEGINNING BALANCE	.00	.00					
001-300-36600-10000			ENDING BALANCE	.00	.00					

			ACCT TOTALS----- 00001	.00	.00		.00			
MISC INCOME										
001-300-36900-10000			BEGINNING BALANCE	.00	.00					
001-300-36900-10000			ENDING BALANCE	.00	.00					

COM-DPT-ACCT.-SBACT-SubClass	Acctng Date	Trans Date	DESCRIPTION	DEBIT	CREDIT	SR	REF#	VENDR INVOICE	VENDOR NAME	PO#
001-300-36900-10100			BEGINNING BALANCE	.00	.00					
			ENDING BALANCE	.00	.00					

001-300-36900-10100	12/2025	12/31/25	CASH RCPTS DTD 12/23/2025	.00	300.00-		CR SH00309			
001-300-36900-10100			ACCT/SUB TOTALS----- 2	.00	300.00-			300.00-		
			ENDING BALANCE	.00	300.00-					

			ACCT TOTALS----- 00003	.00	300.00-			300.00-		
INTERFUND TRANSFER										
001-300-38100-10000			BEGINNING BALANCE	.00	.00					
001-300-38100-10000			ENDING BALANCE	.00	.00					

			ACCT TOTALS----- 00001	.00	.00			.00		
INTERFUND TRANSFER OUT										
001-300-58100-10000			BEGINNING BALANCE	.00	.00					
001-300-58100-10000			ENDING BALANCE	.00	.00					

			ACCT TOTALS----- 00001	.00	.00			.00		
DEPT TOTALS----- 00262										
				3445654.16	3694583.43-			248929.27-		
SUPERVISOR FEES										
001-310-51300-11000			BEGINNING BALANCE	.00	.00					
001-310-51300-11000	10/2025	10/10/25	PAYROLL GROSS PAY	800.00			PR			
			ENDING BALANCE	800.00	.00					

001-310-51300-11000	11/2025	11/20/25	PAYROLL GROSS PAY	800.00	.00		PR			
			ENDING BALANCE	1600.00	.00					

001-310-51300-11000	12/2025	12/15/25	PAYROLL GROSS PAY	600.00	.00		PR			
			ENDING BALANCE	2200.00	.00					

001-310-51300-11000	02/2026	2/18/26	PAYROLL GROSS PAY	800.00	.00		PR			
			ENDING BALANCE	3000.00	.00					

001-310-51300-11000	03/2026	3/17/26	PAYROLL GROSS PAY	800.00	.00		PR			
			ENDING BALANCE	3800.00	.00					

			BEGINNING BALANCE	3800.00	.00					

COM-DPT-ACCT.-SBACT-SubClass	Acctng Date	Trans Date	DESCRIPTION	DEBIT	CREDIT	SR	REF#	VENDR INVOICE	VENDOR NAME	PO#
SUPERVISOR FEES										
001-310-51300-11000										
001-310-51300-11000	04/2026	4/15/26	PAYROLL GROSS PAY	800.00			PR			
			ACCT/SUB TOTALS-----	7	4600.00			4600.00		
001-310-51300-11000			ENDING BALANCE	4600.00	.00					

FICA EXPENSE										
001-310-51300-21000			BEGINNING BALANCE	.00	.00					
001-310-51300-21000	10/2025	10/10/25	FICA - EMPLOYER SHARE *	61.20			PR			
			ENDING BALANCE	61.20	.00					

			BEGINNING BALANCE	61.20	.00					
001-310-51300-21000	11/2025	11/20/25	FICA - EMPLOYER SHARE *	61.20			PR			
			ENDING BALANCE	122.40	.00					

			BEGINNING BALANCE	122.40	.00					
001-310-51300-21000	12/2025	12/15/25	FICA - EMPLOYER SHARE *	45.90			PR			
			ENDING BALANCE	168.30	.00					

			BEGINNING BALANCE	168.30	.00					
001-310-51300-21000	02/2026	2/18/26	FICA - EMPLOYER SHARE *	61.20			PR			
			ENDING BALANCE	229.50	.00					

			BEGINNING BALANCE	229.50	.00					
001-310-51300-21000	03/2026	3/17/26	FICA - EMPLOYER SHARE *	61.20			PR			
			ENDING BALANCE	290.70	.00					

			BEGINNING BALANCE	290.70	.00					
001-310-51300-21000	04/2026	4/15/26	FICA - EMPLOYER SHARE *	61.20			PR			
			ACCT/SUB TOTALS-----	7	351.90			351.90		
001-310-51300-21000			ENDING BALANCE	351.90	.00					

ENGINEERING FEES										
001-310-51300-31100			BEGINNING BALANCE	.00	.00					
001-310-51300-31100			ENDING BALANCE	.00	.00					

ARBITRAGE										
001-310-51300-31200			BEGINNING BALANCE	.00	.00					
001-310-51300-31200			ENDING BALANCE	.00	.00					

DISSEMINATION										
001-310-51300-31300			BEGINNING BALANCE	.00	.00					
001-310-51300-31300	10/2025	10/23/25	DISSEMINATION AGENT SVCS	222.92		AP	0032551	1 341	GOVERNMENTAL MANAGEMENT	
			ENDING BALANCE	222.92	.00					

			BEGINNING BALANCE	222.92	.00					

GL552R G/L YRMO 10/2025 - 04/2026		SELECTED YEAR-TO-DATE TRANSACTION LISTING			RUN 5/05/26	PAGE 15
COM-DPT-ACCT.-SBACT-SubClass	Acctng Date	Trans Date	DESCRIPTION	DEBIT	CREDIT	SR REF# VENDR INVOICE VENDOR NAME PO#
DISSEMINATION						
001-310-51300-31300	11/2025	11/05/25	DISSEMINATION SEERVICES	222.92		AP 0032641 1 346 GOVERNMENTAL MANAGEMENT
			ENDING BALANCE	445.84	.00	

			BEGINNING BALANCE	445.84	.00	
001-310-51300-31300	12/2025	12/04/25	DISSEMINATION AGENT SVCS	222.92		AP 0032791 1 348 GOVERNMENTAL MANAGEMENT
			ENDING BALANCE	668.76	.00	

			BEGINNING BALANCE	668.76	.00	
001-310-51300-31300	01/2026	1/08/26	DISSEMINATION AGENT SVCS	222.92		AP 0032971 1 350 GOVERNMENTAL MANAGEMENT
			ENDING BALANCE	891.68	.00	

			BEGINNING BALANCE	891.68	.00	
001-310-51300-31300	02/2026	2/13/26	DISSEMINATION AGENT SVCS	222.92		AP 0033241 1 352 GOVERNMENTAL MANAGEMENT
			ENDING BALANCE	1114.60	.00	

			BEGINNING BALANCE	1114.60	.00	
001-310-51300-31300	03/2026	3/05/26	DISSEMINATION AGENT SVCS	222.92		AP 0033361 1 354 GOVERNMENTAL MANAGEMENT
			ENDING BALANCE	1337.52	.00	

			BEGINNING BALANCE	1337.52	.00	
001-310-51300-31300	04/2026	4/16/26	DISSEMINATION AGENT SVCS	222.92		AP 0033601 1 356 GOVERNMENTAL MANAGEMENT
			ACCT/SUB TOTALS----- 8	1560.44	.00	1560.44
			ENDING BALANCE	1560.44	.00	

ASSESSMENT ROLL						
001-310-51300-31400			BEGINNING BALANCE	.00	.00	
001-310-51300-31400	10/2025	10/23/25	ASSESSMENT CERT FY2026	2675.00		AP 0032551 1 340 GOVERNMENTAL MANAGEMENT
			ACCT/SUB TOTALS----- 2	2675.00	.00	2675.00
			ENDING BALANCE	2675.00	.00	

ATTORNEYS FEES						
001-310-51300-31500			BEGINNING BALANCE	.00	.00	
001-310-51300-31500	10/2025	11/20/25	SVCS 10/25	1952.50		AP 0032688 8 195887 BILLING, COCHRAN, LYLES
			ENDING BALANCE	1952.50	.00	

			BEGINNING BALANCE	1952.50	.00	
001-310-51300-31500	11/2025	12/15/25	SVCS 11/25	1265.00		AP 0032848 8 196362 BILLING COCHRAN PA
			ENDING BALANCE	3217.50	.00	

			BEGINNING BALANCE	3217.50	.00	
001-310-51300-31500	12/2025	1/29/26	SVCS 12/25	1732.50		AP 0033078 8 196720 BILLING COCHRAN PA
			ENDING BALANCE	4950.00	.00	

			BEGINNING BALANCE	4950.00	.00	

COM-DPT-ACCT.-SBACT-SubClass	Date	Date	DESCRIPTION	DEBIT	CREDIT	SR	REF#	VENDR	INVOICE	VENDOR NAME	PO#
ATTORNEYS FEES											
001-310-51300-31500	01/2026	2/13/26	SVCS 01/26	400.00		AP	0033198	8	197143	BILLING COCHRAN PA	
			ENDING BALANCE	5350.00	.00						

			BEGINNING BALANCE	5350.00	.00						
001-310-51300-31500	02/2026	3/12/26	SVCS 02/26	3520.00		AP	0033418	8	197420	BILLING COCHRAN PA	
			ENDING BALANCE	8870.00	.00						

			BEGINNING BALANCE	8870.00	.00						
001-310-51300-31500	03/2026	4/16/26	SVCS 03/26	2860.00		AP	0033548	8	198076	BILLING COCHRAN PA	
			ACCT/SUB TOTALS-----	7	11730.00				11730.00		
001-310-51300-31500			ENDING BALANCE	11730.00	.00						

PROPERTY APPRAISER											
001-310-51300-31700			BEGINNING BALANCE	.00	.00						
			ENDING BALANCE	.00	.00						

			BEGINNING BALANCE	.00	.00						
001-310-51300-31700	12/2025	12/15/25	COUNTY TAX ROLL 2025	858.00		AP	0032858	28	12042025	BROWARD COUNTY PROPERTY	
			ACCT/SUB TOTALS-----	2	858.00				858.00		
001-310-51300-31700			ENDING BALANCE	858.00	.00						

ANNUAL AUDIT											
001-310-51300-32200			BEGINNING BALANCE	.00	.00						
			ENDING BALANCE	.00	.00						

			BEGINNING BALANCE	.00	.00						
001-310-51300-32200	02/2026	3/05/26	AUDIT FYE 09/30/25	3900.00		AP	0033370	20	28852	GRAU & ASSOCIATES	
			ACCT/SUB TOTALS-----	2	3900.00				3900.00		
001-310-51300-32200			ENDING BALANCE	3900.00	.00						

TRUSTEE FEES											
001-310-51300-32300			BEGINNING BALANCE	.00	.00						
001-310-51300-32300	10/2025	10/23/25	FEES 09/01/25-08/31/26	4040.63		AP	0032607	17	7906011	U.S. BANK	
			ACCT/SUB TOTALS-----	2	4040.63				4040.63		
001-310-51300-32300			ENDING BALANCE	4040.63	.00						

MANAGEMENT FEES											
001-310-51300-34000			BEGINNING BALANCE	.00	.00						
001-310-51300-34000	10/2025	10/23/25	MGMT FEE 10/25	3374.92		AP	0032551	1	341	GOVERNMENTAL MANAGEMENT	
			ENDING BALANCE	3374.92	.00						

			BEGINNING BALANCE	3374.92	.00						
001-310-51300-34000	11/2025	11/05/25	NOV 25 MGMT FEES	3374.92		AP	0032641	1	346	GOVERNMENTAL MANAGEMENT	
			ENDING BALANCE	6749.84	.00						

			BEGINNING BALANCE	6749.84	.00						

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COM-DPT-ACCT.-SBACT-SubClass	Acctng Date	Trans Date	DESCRIPTION	DEBIT	CREDIT	SR REF#	VENDR INVOICE	VENDOR NAME	PO#
MANAGEMENT FEES									
001-310-51300-34000	12/2025	12/04/25	MGMT FEE 12/25	3374.92		AP 0032791	1 348	GOVERNMENTAL MANAGEMENT	
			ENDING BALANCE	10124.76	.00				

			BEGINNING BALANCE	10124.76	.00				
001-310-51300-34000	01/2026	1/08/26	MGMT FEE 01/26	3374.92		AP 0032971	1 350	GOVERNMENTAL MANAGEMENT	
			ENDING BALANCE	13499.68	.00				

			BEGINNING BALANCE	13499.68	.00				
001-310-51300-34000	02/2026	2/13/26	MGMT FEE 02/26	3374.92		AP 0033241	1 352	GOVERNMENTAL MANAGEMENT	
			ENDING BALANCE	16874.60	.00				

			BEGINNING BALANCE	16874.60	.00				
001-310-51300-34000	03/2026	3/05/26	MGMT FEE 03/26	3374.92		AP 0033361	1 354	GOVERNMENTAL MANAGEMENT	
			ENDING BALANCE	20249.52	.00				

			BEGINNING BALANCE	20249.52	.00				
001-310-51300-34000	04/2026	4/16/26	MGMT FEE 04/26	3374.92		AP 0033601	1 356	GOVERNMENTAL MANAGEMENT	
			ACCT/SUB TOTALS----- 8	23624.44	.00		23624.44		
			ENDING BALANCE	23624.44	.00				

COMPUTER TIME									
001-310-51300-35100			BEGINNING BALANCE	.00	.00				
001-310-51300-35100	10/2025	10/23/25	COMPUTER TIME 10/25	89.17		AP 0032551	1 341	GOVERNMENTAL MANAGEMENT	
			ENDING BALANCE	89.17	.00				

			BEGINNING BALANCE	89.17	.00				
001-310-51300-35100	11/2025	11/05/25	COMPUTER TIME	89.17		AP 0032641	1 346	GOVERNMENTAL MANAGEMENT	
			ENDING BALANCE	178.34	.00				

			BEGINNING BALANCE	178.34	.00				
001-310-51300-35100	12/2025	12/04/25	COMPUTER TIME 12/25	89.17		AP 0032791	1 348	GOVERNMENTAL MANAGEMENT	
			ENDING BALANCE	267.51	.00				

			BEGINNING BALANCE	267.51	.00				
001-310-51300-35100	01/2026	1/08/26	COMPUTER TIME 01/26	89.17		AP 0032971	1 350	GOVERNMENTAL MANAGEMENT	
			ENDING BALANCE	356.68	.00				

			BEGINNING BALANCE	356.68	.00				
001-310-51300-35100	02/2026	2/13/26	COMPUTER TIME 02/26	89.17		AP 0033241	1 352	GOVERNMENTAL MANAGEMENT	
			ENDING BALANCE	445.85	.00				

			BEGINNING BALANCE	445.85	.00				
001-310-51300-35100	03/2026	3/05/26	COMPUTER TIME 03/26	89.17		AP 0033361	1 354	GOVERNMENTAL MANAGEMENT	
001-310-51300-35100	03/2026	3/05/26	WEBSITE ADMIN 03/26	89.17		AP 0033361	1 354	GOVERNMENTAL MANAGEMENT	
			G/L SRCE CODE TOTALS 2	178.34	.00		178.34		

COM-DPT-ACCT.-SBACT-SubClass	Acctng Date	Trans Date	DESCRIPTION	DEBIT	CREDIT	SR	REF#	VENDR	INVOICE	VENDOR NAME	PO#
COMPUTER TIME											
001-310-51300-35100											
001-310-51300-35100	03/2026	3/05/26	WEBSITE ADMIN 03/26		89.17-	JE	SH00336				
			ENDING BALANCE	535.02	.00						

			BEGINNING BALANCE	535.02	.00						
001-310-51300-35100	04/2026	4/16/26	COMPUTER TIME 04/26	89.17		AP	0033601	1	356	GOVERNMENTAL MANAGEMENT	
			ACCT/SUB TOTALS-----	10	713.36			624.19			
001-310-51300-35100			ENDING BALANCE	624.19	.00						

WEBSITE ADMINISTRATION											
001-310-51300-35110			BEGINNING BALANCE	.00	.00						
001-310-51300-35110	10/2025	10/23/25	WEBSITE ADMIN 10/25	89.17		AP	0032551	1	341	GOVERNMENTAL MANAGEMENT	
			ENDING BALANCE	89.17	.00						

			BEGINNING BALANCE	89.17	.00						
001-310-51300-35110	11/2025	11/05/25	WEBSITE ADMIN	89.17		AP	0032641	1	346	GOVERNMENTAL MANAGEMENT	
			ENDING BALANCE	178.34	.00						

			BEGINNING BALANCE	178.34	.00						
001-310-51300-35110	12/2025	12/04/25	WEBSITE ADMIN 12/25	89.17		AP	0032791	1	348	GOVERNMENTAL MANAGEMENT	
			ENDING BALANCE	267.51	.00						

			BEGINNING BALANCE	267.51	.00						
001-310-51300-35110	01/2026	1/08/26	WEBSITE ADMIN 01/26	89.17		AP	0032971	1	350	GOVERNMENTAL MANAGEMENT	
			ENDING BALANCE	356.68	.00						

			BEGINNING BALANCE	356.68	.00						
001-310-51300-35110	02/2026	2/13/26	WEBSITE ADMIN 02/26	89.17		AP	0033241	1	352	GOVERNMENTAL MANAGEMENT	
			ENDING BALANCE	445.85	.00						

			BEGINNING BALANCE	445.85	.00						
001-310-51300-35110	03/2026	3/05/26	WEBSITE ADMIN 03/26	89.17		JE	SH00336				
			ENDING BALANCE	535.02	.00						

			BEGINNING BALANCE	535.02	.00						
001-310-51300-35110	04/2026	4/16/26	WEB ADMIN 04/26	89.17		AP	0033601	1	356	GOVERNMENTAL MANAGEMENT	
			ACCT/SUB TOTALS-----	8	624.19			624.19			
001-310-51300-35110			ENDING BALANCE	624.19	.00						

TELEPHONE											
001-310-51300-41000			BEGINNING BALANCE	.00	.00						
001-310-51300-41000			ENDING BALANCE	.00	.00						

POSTAGE											
001-310-51300-42000			BEGINNING BALANCE	.00	.00						

GL552R G/L YRMO 10/2025 - 04/2026		SELECTED YEAR-TO-DATE TRANSACTION LISTING			RUN 5/05/26	PAGE 19				
COM-DPT-ACCT.-SBACT-SubClass	Acctng Trans	Date	Date	DESCRIPTION	DEBIT	CREDIT	SR REF#	VENDR INVOICE	VENDOR NAME	PO#
POSTAGE										
001-310-51300-42000										
001-310-51300-42000		10/2025	10/23/25	POSTAGE&DELIVERY 10/25	11.10		AP 0032551	1 341	GOVERNMENTAL MANAGEMENT	
001-310-51300-42000		10/2025	10/23/25	DELIVERY THRU 10/03/25	51.60		AP 0032512	2 90282817	FEDEX	
				G/L SRCE CODE TOTALS 2	62.70	.00		62.70		
				ENDING BALANCE	62.70	.00				

				BEGINNING BALANCE	62.70	.00				
001-310-51300-42000		11/2025	12/04/25	DELIVERY THRU 11/07/25	50.85		AP 0032782	2 90705329	FEDEX	
				ENDING BALANCE	113.55	.00				

				BEGINNING BALANCE	113.55	.00				
001-310-51300-42000		12/2025	12/04/25	POSTAGE&DELIVERY 12/25	12.58		AP 0032791	1 348	GOVERNMENTAL MANAGEMENT	
001-310-51300-42000		12/2025	1/08/26	DELIVERY THRU 12/05/25	37.10		AP 0032962	2 91041436	FEDEX	
001-310-51300-42000		12/2025	1/08/26	DELIVERY THRU 12/15/25	52.61		AP 0032962	2 91130398	FEDEX	
				G/L SRCE CODE TOTALS 3	102.29	.00		102.29		
				ENDING BALANCE	215.84	.00				

				BEGINNING BALANCE	215.84	.00				
001-310-51300-42000		01/2026	1/08/26	POSTAGE&DELIVERY 01/26	18.50		AP 0032971	1 350	GOVERNMENTAL MANAGEMENT	
001-310-51300-42000		01/2026	1/29/26	DELIVERY THRU 01/08/26	99.12		AP 0033102	2 91371035	FEDEX	
001-310-51300-42000		01/2026	2/26/26	DELIVERY THRU 01/29/26	35.52		AP 0033302	2 91726136	FEDEX	
				G/L SRCE CODE TOTALS 3	153.14	.00		153.14		
				ENDING BALANCE	368.98	.00				

				BEGINNING BALANCE	368.98	.00				
001-310-51300-42000		02/2026	2/13/26	POSTAGE&DELIVERY 02/26	7.40		AP 0033241	1 352	GOVERNMENTAL MANAGEMENT	
				ENDING BALANCE	376.38	.00				

				BEGINNING BALANCE	376.38	.00				
001-310-51300-42000		03/2026	3/05/26	POSTAGE&DELIVERY 03/26	22.20		AP 0033361	1 354	GOVERNMENTAL MANAGEMENT	
001-310-51300-42000		03/2026	3/26/26	DELIVERY THRU 03/05/26	35.96		AP 0033482	2 92173721	FEDEX	
001-310-51300-42000		03/2026	4/16/26	DELIVERY THRU 03/27/26	52.24		AP 0033582	2 92458813	FEDEX	
				G/L SRCE CODE TOTALS 3	110.40	.00		110.40		
				ENDING BALANCE	486.78	.00				

				BEGINNING BALANCE	486.78	.00				
001-310-51300-42000		04/2026	4/16/26	POSTAGE&DELIVERY 04/26	14.06		AP 0033601	1 356	GOVERNMENTAL MANAGEMENT	
				ACCT/SUB TOTALS----- 15	500.84	.00		500.84		
				ENDING BALANCE	500.84	.00				

INSURANCE										
001-310-51300-45000				BEGINNING BALANCE	.00	.00				
001-310-51300-45000		10/2025	10/01/25	RENEW POLICY #100125171	7267.00		AP 0032426	26 30343	EGIS INSURANCE ADVISORS	
				ACCT/SUB TOTALS----- 2	7267.00	.00		7267.00		
				ENDING BALANCE	7267.00	.00				

PRINTING & BINDING

COM-DPT-ACCT.-SBACT-SubClass	Date	Date	DESCRIPTION	DEBIT	CREDIT	SR	REF#	VENDR	INVOICE	VENDOR NAME	PO#
001-310-51300-47000			BEGINNING BALANCE	.00	.00						
001-310-51300-47000	10/2025	10/23/25	COPIES 10/25	1.05		AP	0032551	1	341	GOVERNMENTAL MANAGEMENT	
			ENDING BALANCE	1.05	.00						
001-310-51300-47000	11/2025	11/05/25	COPIES	7.95	.00	AP	0032641	1	346	GOVERNMENTAL MANAGEMENT	
			ENDING BALANCE	9.00	.00						
001-310-51300-47000	12/2025	12/04/25	COPIES 12/25	5.85	.00	AP	0032791	1	348	GOVERNMENTAL MANAGEMENT	
			ENDING BALANCE	14.85	.00						
001-310-51300-47000	01/2026	1/08/26	COPIES 01/26	1.65	.00	AP	0032971	1	350	GOVERNMENTAL MANAGEMENT	
			ENDING BALANCE	16.50	.00						
001-310-51300-47000	03/2026	3/05/26	COPIES 03/26	1.35	.00	AP	0033361	1	354	GOVERNMENTAL MANAGEMENT	
			ENDING BALANCE	17.85	.00						
001-310-51300-47000	04/2026	4/16/26	COPIES 04/26	1.20	.00	AP	0033601	1	356	GOVERNMENTAL MANAGEMENT	
			ACCT/SUB TOTALS-----	7	19.05			19.05			
			ENDING BALANCE	19.05	.00						
LEGAL ADVERTISING											
001-310-51300-48000			BEGINNING BALANCE	.00	.00						
			ENDING BALANCE	.00	.00						
001-310-51300-48000	02/2026	2/13/26	TRIBUNE REFUND 02/26		172.14-	AP	0033241	1	352	GOVERNMENTAL MANAGEMENT	
			ACCT/SUB TOTALS-----	2	.00			172.14-			
			ENDING BALANCE	.00	172.14-						
OTHER CURRENT CHARGES											
001-310-51300-49000			BEGINNING BALANCE	.00	.00						
001-310-51300-49000	10/2025	10/09/25	BANK SVC CHARGE	31.75		BR	SH00286				
			ENDING BALANCE	31.75	.00						
001-310-51300-49000	11/2025	11/12/25	BANK SVC CHARGE	55.20	.00	PT	NB00080				
			ENDING BALANCE	86.95	.00						
001-310-51300-49000	12/2025	12/11/25	BANK SVC CHARGE	49.64	.00	BR	SH00308				
			ENDING BALANCE	136.59	.00						
			BEGINNING BALANCE	136.59	.00						

COM-DPT-ACCT.-SBACT-SubClass	Acctng Date	Trans Date	DESCRIPTION	DEBIT	CREDIT	SR REF#	VENDR INVOICE	VENDOR NAME	PO#
OTHER CURRENT CHARGES									
001-310-51300-49000									
001-310-51300-49000	03/2026	3/11/26	BANK SVC CHARGE	61.96		BR SH00334			
			ENDING BALANCE	198.55	.00				

			BEGINNING BALANCE	198.55	.00				
001-310-51300-49000	04/2026	4/13/26	BANK SVC CHARGE	76.51		BR NB00087			
			ACCT/SUB TOTALS-----	6	275.06		275.06		
001-310-51300-49000			ENDING BALANCE	275.06	.00				

RESERVE STUDY									
001-310-51300-49001			BEGINNING BALANCE	.00	.00				
001-310-51300-49001			ENDING BALANCE	.00	.00				

OFFICE SUPPLIES									
001-310-51300-51000			BEGINNING BALANCE	.00	.00				
001-310-51300-51000			ENDING BALANCE	.00	.00				

DUES, LICENSES									
001-310-51300-54000			BEGINNING BALANCE	.00	.00				
001-310-51300-54000	10/2025	10/23/25	ANNUAL FEE 10/25	175.00		AP 0032545	215 92922	FLORIDA COMMERCE	
			ACCT/SUB TOTALS-----	2	175.00		175.00		
001-310-51300-54000			ENDING BALANCE	175.00	.00				

			ACCT TOTALS-----	00102	62914.91	261.31-	62653.60		

PRINCIPAL EXPENSE									
001-310-51700-71000			BEGINNING BALANCE	.00	.00				
001-310-51700-71000			ENDING BALANCE	.00	.00				

INTEREST EXPENSE									
001-310-51700-72000			BEGINNING BALANCE	.00	.00				
001-310-51700-72000			ENDING BALANCE	.00	.00				

			ACCT TOTALS-----	00002	.00	.00	.00		

			DEPT TOTALS-----	00104	62914.91	261.31-	62653.60		

FIELD MANAGEMENT									
001-320-53800-34000			BEGINNING BALANCE	.00	.00				
001-320-53800-34000	10/2025	10/23/25	FIELD SVCS 10/25	1032.17		AP 0032551	1 342	GOVERNMENTAL MANAGEMENT	
			ENDING BALANCE	1032.17	.00				

			BEGINNING BALANCE	1032.17	.00				
001-320-53800-34000	11/2025	11/05/25	NOV 25 FIELD MGMT FEES	1032.17		AP 0032641	1 345	GOVERNMENTAL MANAGEMENT	
			ENDING BALANCE	2064.34	.00				

			BEGINNING BALANCE	2064.34	.00				

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COM-DPT-ACCT.-SBACT-SubClass	Acctng Date	Trans Date	DESCRIPTION	DEBIT	CREDIT	SR REF#	VENDR INVOICE	VENDOR NAME	PO#
FIELD MANAGEMENT									
001-320-53800-34000	12/2025	12/04/25	FIELD SVCS 12/25	1032.17		AP 0032791	1 347	GOVERNMENTAL MANAGEMENT	
			ENDING BALANCE	3096.51	.00				

			BEGINNING BALANCE	3096.51	.00				
001-320-53800-34000	01/2026	1/08/26	FIELD SVCS 01/26	1032.17		AP 0032971	1 349	GOVERNMENTAL MANAGEMENT	
			ENDING BALANCE	4128.68	.00				

			BEGINNING BALANCE	4128.68	.00				
001-320-53800-34000	02/2026	2/13/26	FIED SVCS 02/26	1032.17		AP 0033241	1 351	GOVERNMENTAL MANAGEMENT	
			ENDING BALANCE	5160.85	.00				

			BEGINNING BALANCE	5160.85	.00				
001-320-53800-34000	03/2026	3/05/26	FIELD SVCS 03/26	1032.17		AP 0033361	1 353	GOVERNMENTAL MANAGEMENT	
			ENDING BALANCE	6193.02	.00				

			BEGINNING BALANCE	6193.02	.00				
001-320-53800-34000	04/2026	4/16/26	FIELD SVCS 04/26	1032.17		AP 0033601	1 355	GOVERNMENTAL MANAGEMENT	
			ACCT/SUB TOTALS----- 8	7225.19	.00		7225.19		
			ENDING BALANCE	7225.19	.00				

ELECTRIC									
001-320-53800-43000			BEGINNING BALANCE	.00	.00				
001-320-53800-43000	10/2025	12/01/25	SVCS THRU 11/07/25	835.28		AP 0080026	16 OCT 2025	FLORIDA POWER & LIGHT	
			ENDING BALANCE	835.28	.00				

			BEGINNING BALANCE	835.28	.00				
001-320-53800-43000	11/2025	1/08/26	SERVICE THRU 12/08/2025	688.43		AP 0080036	16 NOV25	FLORIDA POWER & LIGHT	
			ENDING BALANCE	1523.71	.00				

			BEGINNING BALANCE	1523.71	.00				
001-320-53800-43000	12/2025	1/30/26	SVCS 12/25	695.02		AP 0080046	16 122025	FLORIDA POWER & LIGHT	
			ENDING BALANCE	2218.73	.00				

			BEGINNING BALANCE	2218.73	.00				
001-320-53800-43000	01/2026	2/27/26	SVCS 01/26	716.59		AP 0080056	16 012026	FLORIDA POWER & LIGHT	
			ENDING BALANCE	2935.32	.00				

			BEGINNING BALANCE	2935.32	.00				
001-320-53800-43000	02/2026	3/27/26	SVCS 02/26	641.13		AP 0080066	16 022026	FLORIDA POWER & LIGHT	
			ENDING BALANCE	3576.45	.00				

			BEGINNING BALANCE	3576.45	.00				
001-320-53800-43000	03/2026	5/04/26	SVCS 03/26	641.23		AP 0080076	16 032026	FLORIDA POWER & LIGHT	
			ACCT/SUB TOTALS----- 7	4217.68	.00		4217.68		
			ENDING BALANCE	4217.68	.00				

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COM-DPT-ACCT.-SBACT-SubClass	Acctng Date	Trans Date	DESCRIPTION	DEBIT	CREDIT	SR REF# VENDR INVOICE VENDOR NAME PO#
FPL - LIGHTING AGREEMENT						
001-320-53800-43100			BEGINNING BALANCE	.00	.00	
001-320-53800-43100	10/2025	10/23/25	SVCS 10/25	390.00		AP 0032536 210 18005208 FLORIDA POWER & LIGHT
001-320-53800-43100	10/2025	10/23/25	SVCS 10/25	865.00		AP 0032536 210 18005287 FLORIDA POWER & LIGHT
001-320-53800-43100	10/2025	12/01/25	SVCS THRU 11/07/25	2388.82		AP 0080026 16 OCT 2025 FLORIDA POWER & LIGHT
			G/L SRCE CODE TOTALS 3	3643.82	.00	3643.82
			ENDING BALANCE	3643.82	.00	

			BEGINNING BALANCE	3643.82	.00	
001-320-53800-43100	11/2025	11/05/25	PREMIUM LIGHTING	865.00		AP 0032630 210 18005246 FLORIDA POWER & LIGHT
001-320-53800-43100	11/2025	11/05/25	PREMIUM LIGHTING	390.00		AP 0032630 210 18005246 FLORIDA POWER & LIGHT
001-320-53800-43100	11/2025	1/08/26	SERVICE THRU 12/08/2025	2388.82		AP 0080036 16 NOV25 FLORIDA POWER & LIGHT
			G/L SRCE CODE TOTALS 3	3643.82	.00	3643.82
			ENDING BALANCE	7287.64	.00	

			BEGINNING BALANCE	7287.64	.00	
001-320-53800-43100	12/2025	12/15/25	SVCS 12/25	390.00		AP 0032870 210 18005275 FLORIDA POWER & LIGHT
001-320-53800-43100	12/2025	12/15/25	SVCS 12/25	865.00		AP 0032870 210 18005275 FLORIDA POWER & LIGHT
001-320-53800-43100	12/2025	1/30/26	SVCS 12/25	2399.85		AP 0080046 16 122025 FLORIDA POWER & LIGHT
			G/L SRCE CODE TOTALS 3	3654.85	.00	3654.85
			ENDING BALANCE	10942.49	.00	

			BEGINNING BALANCE	10942.49	.00	
001-320-53800-43100	01/2026	1/29/26	SVCS 01/26	865.00		AP 0033120 210 18005306 FLORIDA POWER & LIGHT
001-320-53800-43100	01/2026	1/29/26	SVCS 01/26	390.00		AP 0033120 210 18005306 FLORIDA POWER & LIGHT
001-320-53800-43100	01/2026	2/27/26	SVCS 01/26	2399.85		AP 0080056 16 012026 FLORIDA POWER & LIGHT
			G/L SRCE CODE TOTALS 3	3654.85	.00	3654.85
			ENDING BALANCE	14597.34	.00	

			BEGINNING BALANCE	14597.34	.00	
001-320-53800-43100	02/2026	2/13/26	SVCS 02/26	865.00		AP 0033230 210 18005334 FLORIDA POWER & LIGHT
001-320-53800-43100	02/2026	2/13/26	SVCS 02/26	390.00		AP 0033230 210 18005334 FLORIDA POWER & LIGHT
001-320-53800-43100	02/2026	3/27/26	SVCS 02/26	2395.31		AP 0080066 16 022026 FLORIDA POWER & LIGHT
			G/L SRCE CODE TOTALS 3	3650.31	.00	3650.31
			ENDING BALANCE	18247.65	.00	

			BEGINNING BALANCE	18247.65	.00	
001-320-53800-43100	03/2026	3/12/26	SVCS 03/26	390.00		AP 0033430 210 18005365 FLORIDA POWER & LIGHT
001-320-53800-43100	03/2026	3/12/26	SVCS 03/26	865.00		AP 0033430 210 18005365 FLORIDA POWER & LIGHT
001-320-53800-43100	03/2026	5/04/26	SVCS 03/26	2395.31		AP 0080076 16 032026 FLORIDA POWER & LIGHT
			G/L SRCE CODE TOTALS 3	3650.31	.00	3650.31
			ENDING BALANCE	21897.96	.00	

			BEGINNING BALANCE	21897.96	.00	
001-320-53800-43100	04/2026	4/16/26	SVCS 04/26	390.00		AP 0033590 210 18005396 FLORIDA POWER & LIGHT
001-320-53800-43100	04/2026	4/16/26	SVCS 04/26	865.00		AP 0033590 210 18005396 FLORIDA POWER & LIGHT
			G/L SRCE CODE TOTALS 2	1255.00	.00	1255.00
			ACCT/SUB TOTALS----- 21	23152.96	.00	23152.96
001-320-53800-43100			ENDING BALANCE	23152.96	.00	

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COM-DPT-ACCT.-SBACT-SubClass	Acctng Date	Trans Date	DESCRIPTION	DEBIT	CREDIT	SR REF# VENDR INVOICE VENDOR NAME PO#
LAKE MAINTENANCE						
001-320-53800-46000			BEGINNING BALANCE	.00	.00	
001-320-53800-46000	10/2025	10/23/25	MAINT 10/25	550.00		AP 0032591 221 1630 SOUTHEAST LAND AND WATE
001-320-53800-46000	10/2025	11/05/25	INSTALL SOD AROUND LAKE	2919.32		AP 0032615 95 9567694 BRIGHTVIEW LANDSCAPE SE
001-320-53800-46000	10/2025	11/05/25	INSTALL MUHLY GRASS & MUL	619.31		AP 0032615 95 9567695 BRIGHTVIEW LANDSCAPE SE
			G/L SRCE CODE TOTALS 3	4088.63	.00	4088.63
			ENDING BALANCE	4088.63	.00	

			BEGINNING BALANCE	4088.63	.00	
001-320-53800-46000	11/2025	11/20/25	MAINT 11/25	550.00		AP 0032741 221 1684 SOUTHEAST LAND AND WATE
			ENDING BALANCE	4638.63	.00	

			BEGINNING BALANCE	4638.63	.00	
001-320-53800-46000	12/2025	1/08/26	MAINT 12/25	550.00		AP 0033041 221 1738 SOUTHEAST LAND AND WATE
			ENDING BALANCE	5188.63	.00	

			BEGINNING BALANCE	5188.63	.00	
001-320-53800-46000	01/2026	1/29/26	MAINT 01/26	550.00		AP 0033181 221 1782 SOUTHEAST LAND AND WATE
			ENDING BALANCE	5738.63	.00	

			BEGINNING BALANCE	5738.63	.00	
001-320-53800-46000	02/2026	2/13/26	MAINT 02/26	550.00		AP 0033271 221 1843 SOUTHEAST LAND AND WATE
001-320-53800-46000	02/2026	3/05/26	REMOVE FERNS 02/26	750.00		AP 0033345 95 9697990 BRIGHTVIEW LANDSCAPE SE
001-320-53800-46000	02/2026	3/05/26	BIRD OF PARADISE 02/26	228.81		AP 0033345 95 9704328 BRIGHTVIEW LANDSCAPE SE
			G/L SRCE CODE TOTALS 3	1528.81	.00	1528.81
			ENDING BALANCE	7267.44	.00	

			BEGINNING BALANCE	7267.44	.00	
001-320-53800-46000	03/2026	3/12/26	MAINT 03/26	550.00		AP 0033461 221 1916 SOUTHEAST LAND AND WATE
			ENDING BALANCE	7817.44	.00	

			BEGINNING BALANCE	7817.44	.00	
001-320-53800-46000	04/2026	5/01/26	MAINT 04/26	550.00		AP 0033681 221 2005 SOUTHEAST LAND AND WATE
			ACCT/SUB TOTALS----- 12	8367.44	.00	8367.44
001-320-53800-46000			ENDING BALANCE	8367.44	.00	

IGUANA/DUCK REMOVAL						
001-320-53800-46001			BEGINNING BALANCE	.00	.00	
001-320-53800-46001	10/2025	11/05/25	50% IGUANA REMOVAL	2700.00		AP 0032650 190 2025I&D5 IGUANA EXTERMINATORS, I
001-320-53800-46001	10/2025	11/05/25	50% DUCK REMOVAL	4250.00		AP 0032650 190 2025I&D5 IGUANA EXTERMINATORS, I
			G/L SRCE CODE TOTALS 2	6950.00	.00	6950.00
			ENDING BALANCE	6950.00	.00	

			BEGINNING BALANCE	6950.00	.00	
001-320-53800-46001	11/2025	11/05/25	IGUANA REMOVAL SERVICES	225.00		AP 0032650 190 I&D#1OCT IGUANA EXTERMINATORS, I
001-320-53800-46001	11/2025	11/05/25	DUCK REMOVAL SERVICES	354.16		AP 0032650 190 I&D#1OCT IGUANA EXTERMINATORS, I
001-320-53800-46001	11/2025	1/08/26	IGUANA/DUCK REMOVAL 11/25	579.16		AP 0032980 190 I&D#2 NO IGUANA EXTERMINATORS, I
			G/L SRCE CODE TOTALS 3	1158.32	.00	1158.32
			ENDING BALANCE	8108.32	.00	

			BEGINNING BALANCE	8108.32	.00	

COM-DPT-ACCT.-SBACT-SubClass	Acctng Date	Trans Date	DESCRIPTION	DEBIT	CREDIT	SR	REF#	VENDR	INVOICE	VENDOR NAME	PO#
IGUANA/DUCK REMOVAL											
001-320-53800-46001	12/2025	1/08/26	IGUANA/DUCK REMOVAL 12/25	579.16			AP 0032980	190	I&D#3 DE	IGUANA EXTERMINATORS, I	
			ENDING BALANCE	8687.48	.00						

			BEGINNING BALANCE	8687.48	.00						
001-320-53800-46001	01/2026	2/26/26	IGUANA/DUCK REMOVAL 1/26	579.16			AP 0033320	190	I&D #4 J	IGUANA EXTERMINATORS, I	
			ENDING BALANCE	9266.64	.00						

			BEGINNING BALANCE	9266.64	.00						
001-320-53800-46001	02/2026	3/05/26	IGUANA/DUCK REMOVAL 02/26	579.16			AP 0033380	190	I&DFEB20	IGUANA EXTERMINATORS, I	
			ENDING BALANCE	9845.80	.00						

			BEGINNING BALANCE	9845.80	.00						
001-320-53800-46001	03/2026	3/26/26	CANE TOAD TRAPPING 03/26	1600.00			AP 0033490	190	TOADTADP	IGUANA EXTERMINATORS, I	
			ACCT/SUB TOTALS----- 10	11445.80	.00		11445.80				
001-320-53800-46001			ENDING BALANCE	11445.80	.00						

FOUNTAIN MAINTENANCE											
001-320-53800-46003			BEGINNING BALANCE	.00	.00						
			ENDING BALANCE	.00	.00						

			BEGINNING BALANCE	.00	.00						
001-320-53800-46003	11/2025	11/20/25	QRTLY MAINT 11/25	300.00			AP 0032741	221 1683		SOUTHEAST LAND AND WATE	
			ENDING BALANCE	300.00	.00						

			BEGINNING BALANCE	300.00	.00						
001-320-53800-46003	02/2026	2/13/26	QRTLY MAINT 02/26	300.00			AP 0033271	221 1842		SOUTHEAST LAND AND WATE	
			ACCT/SUB TOTALS----- 3	600.00	.00		600.00				
001-320-53800-46003			ENDING BALANCE	600.00	.00						

LANDSCAPE MAINT/REPLACEMENT											
001-320-53800-46200			BEGINNING BALANCE	.00	.00						
			ENDING BALANCE	.00	.00						

LIFT STATION MAINT (CONTRACT)											
001-320-53800-46300			BEGINNING BALANCE	.00	.00						
001-320-53800-46300	10/2025	12/15/25	SVCS 10/25	220.00			JE SH00326				
			ENDING BALANCE	220.00	.00						

			BEGINNING BALANCE	220.00	.00						
001-320-53800-46300	11/2025	10/23/25	SVCS 11/25	220.00			JE SH00327				
			ENDING BALANCE	440.00	.00						

			BEGINNING BALANCE	440.00	.00						
001-320-53800-46300	12/2025	11/20/25	SVCS 12/25	220.00			JE SH00328				
			ENDING BALANCE	660.00	.00						

			BEGINNING BALANCE	660.00	.00						

COM-DPT-ACCT.-SBACT-SubClass	Acctng	Trans	Date	DESCRIPTION	DEBIT	CREDIT	SR	REF#	VENDR	INVOICE	VENDOR NAME	PO#
LIFT STATION MAINT (CONTRACT)												
001-320-53800-46300			01/2026	12/15/25 SVCS 01/26	220.00			JE SH00329				
				ENDING BALANCE	880.00	.00						

				BEGINNING BALANCE	880.00	.00						
001-320-53800-46300			02/2026	1/08/26 SVCS 02/26	220.00			JE SH00330				
				ENDING BALANCE	1100.00	.00						

				BEGINNING BALANCE	1100.00	.00						
001-320-53800-46300			03/2026	3/31/26 SVCS 03/26	220.00			JE SH00331				
				ENDING BALANCE	1320.00	.00						

				BEGINNING BALANCE	1320.00	.00						
001-320-53800-46300			04/2026	3/12/26 SVCS 04/26	220.00			AP 0033455	15	42418	PUMP STATION MAINTENANC	
				ACCT/SUB TOTALS-----	8	1540.00	.00			1540.00		
001-320-53800-46300				ENDING BALANCE		1540.00	.00					

LIST STATION MAINT (R&M)												
001-320-53800-46301				BEGINNING BALANCE	.00	.00						
001-320-53800-46301			10/2025	1/08/26 CRANE TRUCK 10/25	390.00			JE SH00323				
				ENDING BALANCE	390.00	.00						

				BEGINNING BALANCE	390.00	.00						
001-320-53800-46301			11/2025	12/04/25 SVCS 11/25	783.87			JE SH00324				
001-320-53800-46301			11/2025	12/04/25 SVCS 11/25	311.79			JE SH00325				
				G/L SRCE CODE TOTALS	2	1095.66	.00			1095.66		
				ENDING BALANCE		1485.66	.00					

				BEGINNING BALANCE	1485.66	.00						
001-320-53800-46301			02/2026	3/12/26 CRANE TRUCK 02/26	5151.90			AP 0033455	15	42483	PUMP STATION MAINTENANC	
				ENDING BALANCE	6637.56	.00						

				BEGINNING BALANCE	6637.56	.00						
001-320-53800-46301			03/2026	3/12/26 FABRICATE CLAW 03/26	905.48			AP 0033455	15	42530	PUMP STATION MAINTENANC	
001-320-53800-46301			03/2026	3/26/26 SVCS 03/26	5733.90			AP 0033505	15	42532	PUMP STATION MAINTENANC	
001-320-53800-46301			03/2026	3/26/26 SVCS 03/26	780.00			AP 0033505	15	42549	PUMP STATION MAINTENANC	
				G/L SRCE CODE TOTALS	3	7419.38	.00			7419.38		
				ACCT/SUB TOTALS-----	8	14056.94	.00			14056.94		
001-320-53800-46301				ENDING BALANCE		14056.94	.00					

CONTINGENCY												
001-320-53800-49000				BEGINNING BALANCE	.00	.00						
001-320-53800-49000				ENDING BALANCE	.00	.00						

LIGHTING MODIFICATION												
001-320-53800-49100				BEGINNING BALANCE	.00	.00						
001-320-53800-49100				ENDING BALANCE	.00	.00						

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COM-DPT-ACCT.-SBACT-SubClass	Acctng Date	Trans Date	DESCRIPTION	DEBIT	CREDIT	SR REF# VENDR INVOICE VENDOR NAME PO#
CAPITAL OUTLAY-FIELD						
001-320-53800-60000			BEGINNING BALANCE	.00	.00	
			ENDING BALANCE	.00	.00	

001-320-53800-60000	03/2026	3/12/26	SVCS 03/26	888.00	.00	AP 0033429 189 10339 EAGLE GROUP, INC.
			ENDING BALANCE	888.00	.00	

001-320-53800-60000	04/2026	4/16/26	SPEED BUMP REPLACEMENT	1457.50	.00	AP 0033561 181 6915-1 DML SECURITY SYSTEMS
			ACCT/SUB TOTALS----- 3	2345.50	.00	2345.50
001-320-53800-60000			ENDING BALANCE	2345.50	.00	

CAPITAL OUTLAY						
001-320-53800-61000			BEGINNING BALANCE	.00	.00	
001-320-53800-61000			ENDING BALANCE	.00	.00	

			ACCT TOTALS----- 00084	72951.51	.00	72951.51

CLUB ATTENDANTS						
001-320-57200-34000			BEGINNING BALANCE	.00	.00	
001-320-57200-34000	10/2025	10/23/25	REIMB DISTRICT AMENITIES	5266.30	.00	AP 0032567 37 10012025 ORCHID GROVE ASSOCIATIO
			ENDING BALANCE	5266.30	.00	

001-320-57200-34000	11/2025	11/20/25	REIMB AMENITIES 11/25	5266.30	.00	AP 0032717 37 11012025 ORCHID GROVE ASSOCIATIO
			ENDING BALANCE	10532.60	.00	

001-320-57200-34000	12/2025	12/15/25	REIMB DISTRICT AMENITIES	5266.30	.00	AP 0032907 37 12012025 ORCHID GROVE ASSOCIATIO
			ACCT/SUB TOTALS----- 4	15798.90	.00	15798.90
001-320-57200-34000			ENDING BALANCE	15798.90	.00	

CLUB HOUSE MGMT						
001-320-57200-34500			BEGINNING BALANCE	.00	.00	
001-320-57200-34500	10/2025	10/23/25	MGMT 10/25	2500.00	.00	AP 0032485 85 MGT-1001 CASTLE MANAGEMENT, LLC
			ENDING BALANCE	2500.00	.00	

001-320-57200-34500	11/2025	11/05/25	NOV 25 MGMT FEES	2500.00	.00	AP 0032625 85 MGT-1101 CASTLE MANAGEMENT, LLC
001-320-57200-34500	11/2025	1/28/26	NOV 25 MGMT FEES		2500.00-	AP 0032625 85 MGT-1101 CASTLE MANAGEMENT, LLC
001-320-57200-34500	11/2025	1/29/26	MGMT 11/25 REISSUE	2500.00		AP 0033085 85 MGT-1101 CASTLE MANAGEMENT, LLC
			G/L SRCE CODE TOTALS 3	5000.00	2500.00-	2500.00
			ENDING BALANCE	5000.00	.00	

			BEGINNING BALANCE	5000.00	.00	

COM-DPT-ACCT.-SBACT-SubClass	Acctng Date	Trans Date	DESCRIPTION	DEBIT	CREDIT	SR	REF#	VENDR	INVOICE	VENDOR NAME	PO#
CLUB HOUSE MGMT											
001-320-57200-34500											
001-320-57200-34500	12/2025	12/04/25	MGMT 12/25	2500.00		AP	0032755	85	MGT-1201	CASTLE MANAGEMENT, LLC	
			ENDING BALANCE	7500.00	.00						

			BEGINNING BALANCE	7500.00	.00						
001-320-57200-34500	01/2026	1/08/26	MGMT 01/26	2500.00		AP	0032935	85	MGT-0101	CASTLE MANAGEMENT, LLC	
			ENDING BALANCE	10000.00	.00						

			BEGINNING BALANCE	10000.00	.00						
001-320-57200-34500	02/2026	2/13/26	MGMT 02/26	2500.00		AP	0033205	85	MGT-0201	CASTLE MANAGEMENT, LLC	
			ENDING BALANCE	12500.00	.00						

			BEGINNING BALANCE	12500.00	.00						
001-320-57200-34500	03/2026	3/05/26	MGMT 03/26	2500.00		AP	0033355	85	MGT-0301	CASTLE MANAGEMENT, LLC	
			ENDING BALANCE	15000.00	.00						

			BEGINNING BALANCE	15000.00	.00						
001-320-57200-34500	04/2026	4/16/26	MGMT 04/26	2500.00		AP	0033555	85	MGT-0401	CASTLE MANAGEMENT, LLC	
			ACCT/SUB TOTALS----- 10	20000.00	2500.00-			17500.00			
			ENDING BALANCE	17500.00	.00						

CABLE/WIFI/ALARM											
001-320-57200-41010			BEGINNING BALANCE	.00	.00						
001-320-57200-41010			ENDING BALANCE	.00	.00						

ELECTRIC											
001-320-57200-43000			BEGINNING BALANCE	.00	.00						
001-320-57200-43000	10/2025	12/01/25	SVCS THRU 11/07/25	1270.21		AP	0080026	16	OCT 2025	FLORIDA POWER & LIGHT	
			ENDING BALANCE	1270.21	.00						

			BEGINNING BALANCE	1270.21	.00						
001-320-57200-43000	11/2025	1/08/26	SERVICE THRU 12/08/2025	1324.27		AP	0080036	16	NOV25	FLORIDA POWER & LIGHT	
			ENDING BALANCE	2594.48	.00						

			BEGINNING BALANCE	2594.48	.00						
001-320-57200-43000	12/2025	1/30/26	SVCS 12/25	1376.45		AP	0080046	16	122025	FLORIDA POWER & LIGHT	
			ENDING BALANCE	3970.93	.00						

			BEGINNING BALANCE	3970.93	.00						
001-320-57200-43000	01/2026	2/27/26	SVCS 01/26	1539.65		AP	0080056	16	012026	FLORIDA POWER & LIGHT	
			ENDING BALANCE	5510.58	.00						

			BEGINNING BALANCE	5510.58	.00						
001-320-57200-43000	02/2026	3/27/26	SVCS 02/26	1514.00		AP	0080066	16	022026	FLORIDA POWER & LIGHT	
			ENDING BALANCE	7024.58	.00						

			BEGINNING BALANCE	7024.58	.00						

COM-DPT-ACCT.-SBACT-SubClass	Acctng Date	Trans Date	DESCRIPTION	DEBIT	CREDIT	SR REF#	VENDR INVOICE	VENDOR NAME	PO#
ELECTRIC									
001-320-57200-43000									
001-320-57200-43000	03/2026	5/04/26	SVCS 03/26	1369.79		AP 0080076	16 032026	FLORIDA POWER & LIGHT	
			ACCT/SUB TOTALS-----	7 8394.37	.00		8394.37		
001-320-57200-43000			ENDING BALANCE	8394.37	.00				

WATER									
001-320-57200-43100			BEGINNING BALANCE	.00	.00				
001-320-57200-43100	10/2025	10/23/25	SVCS 10/25	302.44		AP 0032499	39 170512-1	CITY OF POMPANO BEACH	
			ENDING BALANCE	302.44	.00				

001-320-57200-43100	11/2025	12/04/25	SVCS 11/25	280.50	.00	AP 0032769	39 170512-1	CITY OF POMPANO BEACH	
			ENDING BALANCE	582.94	.00				

001-320-57200-43100	12/2025	1/08/26	SVCS 12/25	195.50	.00	AP 0032949	39 170512-1	CITY OF POMPANO BEACH	
			ENDING BALANCE	778.44	.00				

001-320-57200-43100	01/2026	1/29/26	SVCS 01/26	195.50	.00	AP 0033099	39 170512-0	CITY OF POMPANO BEACH	
			ENDING BALANCE	973.94	.00				

001-320-57200-43100	02/2026	2/26/26	SVCS 02/26	320.54	.00	AP 0033289	39 170512-0	CITY OF POMPANO BEACH	
			ENDING BALANCE	1294.48	.00				

001-320-57200-43100	03/2026	3/26/26	SVCS 03/26	230.45	.00	AP 0033479	39 170512-0	CITY OF POMPANO BEACH	
			ENDING BALANCE	1524.93	.00				

001-320-57200-43100	04/2026	5/01/26	SVCS 04/26	310.53	.00	AP 0033659	39 170512-0	CITY OF POMPANO BEACH	
			ACCT/SUB TOTALS-----	8 1835.46	.00		1835.46		
001-320-57200-43100			ENDING BALANCE	1835.46	.00				

SECURITY									
001-320-57200-43500			BEGINNING BALANCE	.00	.00				
001-320-57200-43500	10/2025	10/23/25	REIMB SECURITY 10/25	1707.98		AP 0032567	37 10012025	ORCHID GROVE ASSOCIATIO	
			ENDING BALANCE	1707.98	.00				

001-320-57200-43500	11/2025	11/20/25	REIMB SECURITY 11/25	1707.98	.00	AP 0032717	37 11012025	ORCHID GROVE ASSOCIATIO	
			ENDING BALANCE	3415.96	.00				

			BEGINNING BALANCE	3415.96	.00				

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SECURITY										
001-320-57200-43500	12/2025	12/15/25	REIMB SECURITY 12/25	1707.98			AP 0032907	37 12012025	ORCHID GROVE ASSOCIATIO	
			ACCT/SUB TOTALS-----	4 5123.94	.00			5123.94		
001-320-57200-43500			ENDING BALANCE	5123.94	.00					

ACCESS CONTROL SERVICE										
001-320-57200-43501			BEGINNING BALANCE	.00	.00					
			ENDING BALANCE	.00	.00					

001-320-57200-43501	12/2025	1/08/26	ACCESS CONTROL GATE 12/25	635.56	.00		AP 0032951	181 6582-1	DML SECURITY SYSTEMS	
			BEGINNING BALANCE	.00	.00					
			ENDING BALANCE	635.56	.00					

001-320-57200-43501	01/2026	2/26/26	SVCS AGREE 1RST QRT 2026	3500.00	.00		AP 0033291	181 6699	DML SECURITY SYSTEMS	
			BEGINNING BALANCE	635.56	.00					
			ENDING BALANCE	4135.56	.00			4135.56		
001-320-57200-43501			ACCT/SUB TOTALS-----	3 4135.56	.00					
			ENDING BALANCE	4135.56	.00					

FEC LEASE										
001-320-57200-44000			BEGINNING BALANCE	.00	.00					
001-320-57200-44000			ENDING BALANCE	.00	.00					

INSURANCE-CLUB HOUSE										
001-320-57200-45000			BEGINNING BALANCE	.00	.00					
001-320-57200-45000	10/2025	10/01/25	RENEW POLICY #100125171	18600.00	.00		AP 0032426	26 30343	EGIS INSURANCE ADVISORS	
			BEGINNING BALANCE	18600.00	.00					
			ENDING BALANCE	18600.00	.00					

001-320-57200-45000	02/2026	1/29/26	FLOOD INSURANCE 2026	1861.00	.00		AP 0033134	124 FLD20030	NATIONAL GENERAL INSURA	
			BEGINNING BALANCE	1861.00	.00					
			ENDING BALANCE	20461.00	.00			20461.00		
001-320-57200-45000			ACCT/SUB TOTALS-----	3 20461.00	.00					
			ENDING BALANCE	20461.00	.00					

POOL MAINTENANCE										
001-320-57200-45300			BEGINNING BALANCE	.00	.00					
001-320-57200-45300	10/2025	10/01/25	MAINT 10/25	810.00	.00		AP 0032454	184 57602912	SHAMROCK POOL SERVICES,	
001-320-57200-45300	10/2025	10/23/25	REPLACED REAGENTS 10/25	32.00	.00		AP 0032584	184 43116	SHAMROCK POOL SERVICES,	
001-320-57200-45300	10/2025	11/20/25	REPAIR POOL LIGT 10/25	490.00	.00		AP 0032734	184 43214	SHAMROCK POOL SERVICES,	
			G/L SRCE CODE TOTALS	3 1332.00	.00			1332.00		
			BEGINNING BALANCE	1332.00	.00					
			ENDING BALANCE	1332.00	.00					

001-320-57200-45300	11/2025	10/23/25	MAINT 11/25	810.00	.00		AP 0032584	184 58104129	SHAMROCK POOL SERVICES,	
			BEGINNING BALANCE	1332.00	.00					
			ENDING BALANCE	2142.00	.00					

			BEGINNING BALANCE	2142.00	.00					

COM-DPT-ACCT.-SBACT-SubClass	Acctng Date	Trans Date	DESCRIPTION	DEBIT	CREDIT	SR	REF#	VENDR	INVOICE	VENDOR NAME	PO#
POOL MAINTENANCE											
001-320-57200-45300	12/2025	11/20/25	MAINT 12/25	810.00		AP	0032734	184	59122048	SHAMROCK POOL SERVICES,	
001-320-57200-45300	12/2025	2/13/26	REPAIR 12/25	765.00		AP	0033264	184	43643	SHAMROCK POOL SERVICES,	
			G/L SRCE CODE TOTALS	2 1575.00	.00				1575.00		
			ENDING BALANCE	3717.00	.00						

			BEGINNING BALANCE	3717.00	.00						
001-320-57200-45300	01/2026	1/08/26	MAINT 01/26	742.50		AP	0033034	184	59511926	SHAMROCK POOL SERVICES,	
			ENDING BALANCE	4459.50	.00						

			BEGINNING BALANCE	4459.50	.00						
001-320-57200-45300	02/2026	1/29/26	MAINT 02/26	810.00		AP	0033174	184	59866035	SHAMROCK POOL SERVICES,	
001-320-57200-45300	02/2026	3/26/26	REPAIRS 02/26	203.00		AP	0033514	184	44458	SHAMROCK POOL SERVICES,	
			G/L SRCE CODE TOTALS	2 1013.00	.00				1013.00		
			ENDING BALANCE	5472.50	.00						

			BEGINNING BALANCE	5472.50	.00						
001-320-57200-45300	03/2026	2/26/26	MAINT 03/26	810.00		AP	0033334	184	60309663	SHAMROCK POOL SERVICES,	
001-320-57200-45300	03/2026	5/01/26	SVCS 03/26	389.08		AP	0033643	183	INV-WO00	AQUACAL AQUACAL	
001-320-57200-45300	03/2026	5/01/26	SVCS 03/26 POOL LIGHT	490.00		AP	0033674	184	44777	SHAMROCK POOL SERVICES,	
			G/L SRCE CODE TOTALS	3 1689.08	.00				1689.08		
			ENDING BALANCE	7161.58	.00						

			BEGINNING BALANCE	7161.58	.00						
001-320-57200-45300	04/2026	3/26/26	MAINT 04/26	810.00		AP	0033514	184	60706090	SHAMROCK POOL SERVICES,	
001-320-57200-45300	04/2026	4/16/26	REPLACE POOL EQUIPMENT	379.92		AP	0033579	189	10355	EAGLE GROUP, INC.	
			G/L SRCE CODE TOTALS	2 1189.92	.00				1189.92		
			ACCT/SUB TOTALS-----	15 8351.50	.00				8351.50		
001-320-57200-45300			ENDING BALANCE	8351.50	.00						

MAINTENANCE ENGINEER											
001-320-57200-46000			BEGINNING BALANCE	.00	.00						
001-320-57200-46000			ENDING BALANCE	.00	.00						

REPAIR/REPLACEMENT MAINTENANCE											
001-320-57200-46100			BEGINNING BALANCE	.00	.00						
001-320-57200-46100	10/2025	12/15/25	SVCS 10/25	220.00		AP	0032915	15	41306	PUMP STATION MAINTENANC	
001-320-57200-46100	10/2025	1/08/26	CRANE TRUCK 10/25	390.00		AP	0033015	15	42008	PUMP STATION MAINTENANC	
			G/L SRCE CODE TOTALS	2 610.00	.00				610.00		
001-320-57200-46100	10/2025	1/08/26	CRANE TRUCK 10/25		390.00-	JE	SH00323				
001-320-57200-46100	10/2025	12/15/25	SVCS 10/25		220.00-	JE	SH00326				
			G/L SRCE CODE TOTALS	2 .00	610.00-				610.00-		
			ENDING BALANCE	.00	.00						

			BEGINNING BALANCE	.00	.00						
001-320-57200-46100	11/2025	10/23/25	SVCS 11/25	220.00		AP	0032575	15	41564	PUMP STATION MAINTENANC	
001-320-57200-46100	11/2025	12/04/25	SVCS 11/25	783.87		AP	0032825	15	41789	PUMP STATION MAINTENANC	

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COM-DPT-ACCT.-SBACT-SubClass	Acctng Trans	Date	DESCRIPTION	DEBIT	CREDIT	SR REF# VENDR INVOICE VENDOR NAME PO#
REPAIR/REPLACEMENT MAINTENANCE						
001-320-57200-46100		11/2025	12/04/25 SVCS 11/25	311.79		AP 0032825 15 41788 PUMP STATION MAINTENANC
001-320-57200-46100		11/2025	12/04/25 MEASURE POOL EQUIPMENT	192.00		AP 0032779 189 10309 EAGLE GROUP, INC.
001-320-57200-46100		11/2025	12/04/25 REPLACE POOL PUMP 11/25	1600.00		AP 0032779 189 10312 EAGLE GROUP, INC.
001-320-57200-46100		11/2025	12/04/25 REPLACE BURNT POOL HEATER	931.53		AP 0032779 189 10315 EAGLE GROUP, INC.
			G/L SRCE CODE TOTALS 6	4039.19	.00	4039.19
001-320-57200-46100		11/2025	12/04/25 SVCS 11/25		783.87-	JE SH00324
001-320-57200-46100		11/2025	12/04/25 SVCS 11/25		311.79-	JE SH00325
001-320-57200-46100		11/2025	10/23/25 SVCS 11/25		220.00-	JE SH00327
			G/L SRCE CODE TOTALS 3	.00	1315.66-	1315.66-
			ENDING BALANCE	2723.53	.00	

			BEGINNING BALANCE	2723.53	.00	
001-320-57200-46100		12/2025	11/20/25 SVCS 12/25	220.00		AP 0032725 15 41751 PUMP STATION MAINTENANC
001-320-57200-46100		12/2025	1/29/26 SVCS/CLEANED DRAINLINE	198.00		AP 0033063 173 28252 ADVANCED MECHANICAL SYS
			G/L SRCE CODE TOTALS 2	418.00	.00	418.00
001-320-57200-46100		12/2025	11/20/25 SVCS 12/25		220.00-	JE SH00328
			ENDING BALANCE	2921.53	.00	

			BEGINNING BALANCE	2921.53	.00	
001-320-57200-46100		01/2026	12/15/25 SVCS 01/26	220.00		AP 0032915 15 41875 PUMP STATION MAINTENANC
001-320-57200-46100		01/2026	1/29/26 BACKFLOW REBUILD KIT 1/26	585.00		AP 0033113 223 91785832 FLAMINGO PLUMBING & BAC
			G/L SRCE CODE TOTALS 2	805.00	.00	805.00
001-320-57200-46100		01/2026	12/15/25 SVCS 01/26		220.00-	JE SH00329
			ENDING BALANCE	3506.53	.00	

			BEGINNING BALANCE	3506.53	.00	
001-320-57200-46100		02/2026	1/08/26 SVCS 02/26	220.00		AP 0033015 15 42140 PUMP STATION MAINTENANC
001-320-57200-46100		02/2026	1/08/26 SVCS 02/26		220.00-	JE SH00330
			ENDING BALANCE	3506.53	.00	

			BEGINNING BALANCE	3506.53	.00	
001-320-57200-46100		03/2026	2/13/26 SVCS 03/26	220.00		AP 0033255 15 42305 PUMP STATION MAINTENANC
001-320-57200-46100		03/2026	3/12/26 25% DEPSOT 03/26	558.49		AP 0033444 224 PR41577- LRE FOUNDATION REPAIR,
001-320-57200-46100		03/2026	3/27/26 FINAL PAYMENT 03/26	1675.47		AP 0033534 224 PR41577 LRE FOUNDATION REPAIR,
001-320-57200-46100		03/2026	4/16/26 ACCESS CONTROL 03/26	859.78		AP 0033561 181 6876-1 DML SECURITY SYSTEMS
			G/L SRCE CODE TOTALS 4	3313.74	.00	3313.74
001-320-57200-46100		03/2026	3/31/26 SVCS 03/26		220.00-	JE SH00331
			ENDING BALANCE	6600.27	.00	

			BEGINNING BALANCE	6600.27	.00	
001-320-57200-46100		04/2026	5/01/26 SVCS 04/26	1920.00		AP 0033636 226 35847 ALL AMERICAN GLASS
			ACCT/SUB TOTALS----- 28	11325.93	2805.66-	8520.27
001-320-57200-46100			ENDING BALANCE	8520.27	.00	

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COM-DPT-ACCT.-SBACT-SubClass	Acctng Date	Trans Date	DESCRIPTION	DEBIT	CREDIT	SR REF#	VENDR INVOICE	VENDOR NAME	PO#
LANDSCAPE MAINTENANCE									
001-320-57200-46200			BEGINNING BALANCE	.00	.00				
001-320-57200-46200	10/2025	10/23/25	REIMB LANDSCAPE 10/25	3750.00		AP 0032567	37 10012025	ORCHID GROVE ASSOCIATIO	
			ENDING BALANCE	3750.00	.00				

			BEGINNING BALANCE	3750.00	.00				
001-320-57200-46200	11/2025	11/20/25	REIMB LANDSCAPE 11/25	3750.00		AP 0032717	37 11012025	ORCHID GROVE ASSOCIATIO	
			ENDING BALANCE	7500.00	.00				

			BEGINNING BALANCE	7500.00	.00				
001-320-57200-46200	12/2025	12/15/25	REIMB LANDSCAPE 12/25	3750.00		AP 0032907	37 12012025	ORCHID GROVE ASSOCIATIO	
001-320-57200-46200	12/2025	1/08/26	INSTALL PLANTS 12/25	1067.12		AP 0032925	95 9631357	BRIGHTVIEW LANDSCAPE SE	
			G/L SRCE CODE TOTALS 2	4817.12	.00		4817.12		
			ACCT/SUB TOTALS----- 5	12317.12	.00		12317.12		
001-320-57200-46200			ENDING BALANCE	12317.12	.00				

PLANT REPLACEMENT/MULCH MAINT									
001-320-57200-46210			BEGINNING BALANCE	.00	.00				
001-320-57200-46210			ENDING BALANCE	.00	.00				

LANDSCAPE - CLUB HOUSE									
001-320-57200-46220			BEGINNING BALANCE	.00	.00				
001-320-57200-46220			ENDING BALANCE	.00	.00				

WASTE									
001-320-57200-46500			BEGINNING BALANCE	.00	.00				
001-320-57200-46500			ENDING BALANCE	.00	.00				

MISCELLANEOUS MAINTENANCE									
001-320-57200-49100			BEGINNING BALANCE	.00	.00				
001-320-57200-49100			ENDING BALANCE	.00	.00				

BUILDING SUPPLIES MAINTENANCE									
001-320-57200-51000			BEGINNING BALANCE	.00	.00				
001-320-57200-51000	10/2025	10/23/25	REIMB SUPPLIES 10/25	322.92		AP 0032567	37 10142025	ORCHID GROVE ASSOCIATIO	
			ENDING BALANCE	322.92	.00				

			BEGINNING BALANCE	322.92	.00				
001-320-57200-51000	12/2025	1/08/26	REIMB HOLIDAY DECO 12/25	32.72		AP 0033055	216 12172025	WILLIAM CHRISTOS	
001-320-57200-51000	12/2025	1/29/26	REIMB SUPPLIES 12/25	410.61		AP 0033167	37 12172025	ORCHID GROVE ASSOCIATIO	
			G/L SRCE CODE TOTALS 2	443.33	.00		443.33		
			ENDING BALANCE	766.25	.00				

			BEGINNING BALANCE	766.25	.00				
001-320-57200-51000	01/2026	1/08/26	WALMART 2 TVS 01/26	744.72		AP 0032971	1 350	GOVERNMENTAL MANAGEMENT	
001-320-57200-51000	01/2026	1/29/26	REIMB SUPPLIES 01/26	298.39		AP 0033167	37 012026	ORCHID GROVE ASSOCIATIO	

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COM-DPT-ACCT.-SBACT-SubClass	Acctng Trans	Date	DESCRIPTION	DEBIT	CREDIT	SR REF# VENDR INVOICE VENDOR NAME PO#
BUILDING SUPPLIES MAINTENANCE						
001-320-57200-51000						
001-320-57200-51000	01/2026	1/29/26	LOGO MAT 01/26	31.00		AP OPEN 7 147 52038 FLOOR SAFETY SOLUTIONS
001-320-57200-51000	01/2026	2/02/26	LOGO MAT 01/26		31.00-	AP DELETE7 147 52038 FLOOR SAFETY SOLUTIONS
001-320-57200-51000	01/2026	2/13/26	LOGO MATS 01/26	31.00		AP 0033227 147 52038 FLOOR SAFETY SOLUTIONS
			G/L SRCE CODE TOTALS	5 1105.11	31.00-	1074.11
			ACCT/SUB TOTALS-----	9 1871.36	31.00-	1840.36
001-320-57200-51000			ENDING BALANCE	1840.36	.00	

HOLIDAY LIGHTING						
001-320-57200-52005			BEGINNING BALANCE	.00	.00	
001-320-57200-52005			ENDING BALANCE	.00	.00	

FITNESS EQUIPMENT						
001-320-57200-60000			BEGINNING BALANCE	.00	.00	
001-320-57200-60000	10/2025	10/23/25	MAINT 10/25	125.00		AP 0032522 182 69088 THE FITNESS SOLUTION, I
001-320-57200-60000	10/2025	10/23/25	SUPPLIES 10/25	1128.74		AP 0032522 182 69409 THE FITNESS SOLUTION, I
			G/L SRCE CODE TOTALS	2 1253.74	.00	1253.74
			ENDING BALANCE	1253.74	.00	
			BEGINNING BALANCE	1253.74	.00	
001-320-57200-60000	11/2025	11/20/25	SUPPLIES 11/25	888.87		AP 0032692 182 69582 THE FITNESS SOLUTION, I
			ENDING BALANCE	2142.61	.00	
			BEGINNING BALANCE	2142.61	.00	
001-320-57200-60000	12/2025	12/15/25	PREVENTIVE MAINT 12/25	125.00		AP 0032862 182 69561 THE FITNESS SOLUTION, I
			ENDING BALANCE	2267.61	.00	
			BEGINNING BALANCE	2267.61	.00	
001-320-57200-60000	02/2026	2/13/26	MAINT 02/26	140.00		AP 0033212 182 70466 THE FITNESS SOLUTION, I
001-320-57200-60000	02/2026	2/26/26	SUPPLIES 02/26	540.07		AP 0033312 182 70912 THE FITNESS SOLUTION, I
			G/L SRCE CODE TOTALS	2 680.07	.00	680.07
			ENDING BALANCE	2947.68	.00	
			BEGINNING BALANCE	2947.68	.00	
001-320-57200-60000	04/2026	5/01/26	PREVENTAIVE MAINT 04/26	140.00		AP 0033662 182 71898 THE FITNESS SOLUTION, I
			ACCT/SUB TOTALS-----	8 3087.68	.00	3087.68
001-320-57200-60000			ENDING BALANCE	3087.68	.00	

CAPITAL OUTLAY - CH NETWORK						
001-320-57200-61000			BEGINNING BALANCE	.00	.00	
001-320-57200-61000			ENDING BALANCE	.00	.00	

CAPITAL OUTLAY-POOL REFINISH						
001-320-57200-62000			BEGINNING BALANCE	.00	.00	
001-320-57200-62000			ENDING BALANCE	.00	.00	

COM-DPT-ACCT.-SBACT-SubClass	Acctng Date	Trans Date	DESCRIPTION	DEBIT	CREDIT	SR	REF#	VENDR INVOICE	VENDOR NAME	PO#
CAPITAL OUTLAY										
001-320-57200-63000			BEGINNING BALANCE	.00	.00					
			ENDING BALANCE	.00	.00					

001-320-57200-63000	12/2025	12/15/25	SVCS 12/25	5513.00	.00	AP	0032831	211 12122025	ADVANCED SURFACES	
			ENDING BALANCE	5513.00	.00					

001-320-57200-63000	03/2026	3/27/26	50% DEPOSIT 03/26	445.00	.00	AP	0033525	225 7070072	FCC CARPENTRY & GENERAL	
			ACCT/SUB TOTALS-----	3 5958.00	.00		5958.00			
001-320-57200-63000			ENDING BALANCE	5958.00	.00					

CLUB HOUSE - SERIES 2013DS										
001-320-57200-73000			BEGINNING BALANCE	.00	.00					
001-320-57200-73000			ENDING BALANCE	.00	.00					

			ACCT TOTALS-----	00118 118660.82	5336.66-		113324.16			
			DEPT TOTALS-----	00202 191612.33	5336.66-		186275.67			

ASSESSMENTS RECEIVABLE										
023-700-12100-10000			BEGINNING BALANCE	4249.49	.00					
023-700-12100-10000	10/2025	10/31/25	TAX RCPTS DTD 10/31/2025		4183.53-	TR	SH00288			
023-700-12100-10000	10/2025	10/31/25	TAX RCPTS DTD 10/31/2025		65.96-	TR	SH00289			
			G/L SRCE CODE TOTALS	2 .00	4249.49-		4249.49-			
			ACCT/SUB TOTALS-----	3 .00	4249.49-		4249.49-			
023-700-12100-10000			ENDING BALANCE	.00	.00					

			ACCT TOTALS-----	00003 .00	4249.49-		4249.49-			

DUE FR GF										
023-700-13100-10000			BEGINNING BALANCE	.00	.01-					
023-700-13100-10000	10/2025	10/31/25	TAX RCPTS DTD 10/31/2025	4183.53		TR	SH00288			
023-700-13100-10000	10/2025	10/31/25	TAX RCPTS DTD 10/31/2025	65.96		TR	SH00289			
			G/L SRCE CODE TOTALS	2 4249.49	.00		4249.49			
			ENDING BALANCE	4249.48	.00					

023-700-13100-10000	11/2025	11/21/25	TAX RCPTS DTD 11/21/2025	47061.16	.00	TR	SH00296			
023-700-13100-10000	11/2025	11/30/25	CK#3267 TAX RCPTS		4249.49-	TS	SH00298			
023-700-13100-10000	11/2025	11/30/25	CK#31267 TAX RECEIPTS		4249.49-	TS	SH00302			
023-700-13100-10000	11/2025	11/30/25	CK#3267 TAX RECEIPTS	4249.49		TS	SH00303			
			G/L SRCE CODE TOTALS	3 4249.49	8498.98-		4249.49-			
			ENDING BALANCE	47061.15	.00					

			BEGINNING BALANCE	47061.15	.00					

COM-DPT-ACCT.-SBACT-SubClass	Acctng Date	Trans Date	DESCRIPTION	DEBIT	CREDIT	SR REF#	VENDR INVOICE	VENDOR NAME	PO#
DUE FR GF									
023-700-13100-10000									
023-700-13100-10000	12/2025	12/05/25	TAX RCPTS DTD 12/05/2025	99851.96		TR SH00301			
023-700-13100-10000	12/2025	12/19/25	TAX RCPTS DTD 12/19/2025	265312.15		TR SH00306			
023-700-13100-10000	12/2025	12/31/25	TAX RCPTS DTD 12/31/2025	5274.76		TR SH00307			
			G/L SRCE CODE TOTALS	3	370438.87	.00		370438.87	
023-700-13100-10000	12/2025	12/31/25	CK#3281 TAX RCPTS		47061.16-	TS SH00311			
023-700-13100-10000	12/2025	12/31/25	CK#3289 TAX RCPTS		99851.96-	TS SH00311			
			G/L SRCE CODE TOTALS	2	.00	146913.12-		146913.12-	
			ENDING BALANCE		270586.90	.00			

			BEGINNING BALANCE		270586.90	.00			
023-700-13100-10000	01/2026	1/16/26	TAX RCPTS DTD 01/16/2026	2400.06		TR SH00313			
023-700-13100-10000	01/2026	1/23/26	TAX RCPTS DTD 01/23/2026	247.67		TR SH00314			
			G/L SRCE CODE TOTALS	2	2647.73	.00		2647.73	
023-700-13100-10000	01/2026	1/31/26	CK#3300 TAX RCPTS		270586.91-	TS SH00316			
			ENDING BALANCE		2647.72	.00			

			BEGINNING BALANCE		2647.72	.00			
023-700-13100-10000	02/2026	2/13/26	TAX RCPTS DTD 02/13/2023	6280.40		TR SH00319			
023-700-13100-10000	02/2026	2/28/26	CK#3315 TAX RCPTS		2647.73-	TS SH00321			
			ENDING BALANCE		6280.39	.00			

			BEGINNING BALANCE		6280.39	.00			
023-700-13100-10000	03/2026	3/13/26	TAX RCPTS DTD 03/13/2026	3309.63		TR SH00333			
023-700-13100-10000	03/2026	3/31/26	CK#3340 TAX RCPTS		6280.40-	TS SH00335			
			ENDING BALANCE		3309.62	.00			

			BEGINNING BALANCE		3309.62	.00			
023-700-13100-10000	04/2026	4/10/26	TAX RCPTS DTD 04/10/2026	7764.56		TR SH00337			
023-700-13100-10000	04/2026	4/10/26	TAX RCPTS DTD 04/10/2026	247.67		TR SH00337			
023-700-13100-10000	04/2026	4/24/26	TAX RCPTS DTD 04/24/2026	201.61		TR SH00338			
023-700-13100-10000	04/2026	4/24/26	TAX RCPTS DTD 04/24/2026		247.67-	TR SH00338			
			G/L SRCE CODE TOTALS	4	8213.84	247.67-		7966.17	
			ACCT/SUB TOTALS-----	23	446450.61	435174.81-		11275.80	
023-700-13100-10000			ENDING BALANCE		11275.79	.00			

			ACCT TOTALS-----	00023	446450.61	435174.81-		11275.80	
ACCRUED INT RECEIVABLE									
023-700-13500-10000			BEGINNING BALANCE		1259.55	.00			
023-700-13500-10000	10/2025	10/31/25	INTEREST INCOME		345.11-	TS SH00292			
023-700-13500-10000	10/2025	10/31/25	INTEREST INCOME		913.81-	TS SH00292			
023-700-13500-10000	10/2025	10/31/25	INTEREST INCOME		.63-	TS SH00292			
			G/L SRCE CODE TOTALS	3	.00	1259.55-		1259.55-	
			ACCT/SUB TOTALS-----	4	.00	1259.55-		1259.55-	
023-700-13500-10000			ENDING BALANCE		.00	.00			

			ACCT TOTALS-----	00004	.00	1259.55-		1259.55-	

COM-DPT-ACCT.-SBACT-SubClass	Acctng Date	Trans Date	DESCRIPTION	DEBIT	CREDIT	SR	REF#	VENDR INVOICE	VENDOR NAME	PO#
INVEST - RESERVE S2015										
023-700-15100-00100			BEGINNING BALANCE	102148.42	.00					
023-700-15100-00100	10/2025	10/31/25	INTEREST INCOME	345.11			TS SH00292			
			ENDING BALANCE	102493.53	.00					

			BEGINNING BALANCE	102493.53	.00					
023-700-15100-00100	11/2025	11/30/25	INTEREST INCOME	348.88			TS SH00298			
023-700-15100-00100	11/2025	11/30/25	TXFER EXCESS RESERVES		2148.42-		TS SH00298			
023-700-15100-00100	11/2025	11/30/25	TXFER EXCESS RESERVES		2148.42-		TS SH00302			
023-700-15100-00100	11/2025	11/30/25	INTEREST INCOME	348.88			TS SH00302			
023-700-15100-00100	11/2025	11/30/25	TXFER EXCESS REVENUES		2148.42-		TS SH00303			
023-700-15100-00100	11/2025	11/30/25	TXFER EXCESS REVENUES	2148.42			TS SH00304			
023-700-15100-00100	11/2025	11/30/25	TXFER EXCESS REVENUES	2148.42			TS SH00304			
023-700-15100-00100	11/2025	11/30/25	INTEREST INCOME		348.88-		TS SH00305			
			G/L SRCE CODE TOTALS 8	4994.60	6794.14-			1799.54-		
			ENDING BALANCE	100693.99	.00					

			BEGINNING BALANCE	100693.99	.00					
023-700-15100-00100	12/2025	12/31/25	INTEREST INCOME	319.50			TS SH00311			
			ENDING BALANCE	101013.49	.00					

			BEGINNING BALANCE	101013.49	.00					
023-700-15100-00100	01/2026	1/31/26	INTEREST INCOME	315.55			TS SH00317			
			ENDING BALANCE	101329.04	.00					

			BEGINNING BALANCE	101329.04	.00					
023-700-15100-00100	02/2026	2/28/26	INTEREST INCOME	308.38			TS SH00321			
			ENDING BALANCE	101637.42	.00					

			BEGINNING BALANCE	101637.42	.00					
023-700-15100-00100	03/2026	3/31/26	INTEREST INCOME	277.77			TS SH00335			
			ENDING BALANCE	101915.19	.00					

			BEGINNING BALANCE	101915.19	.00					
023-700-15100-00100	04/2026	4/30/26	INTEREST INCOME	306.78			TS SH00339			
			ACCT/SUB TOTALS----- 15	6867.69	6794.14-			73.55		
023-700-15100-00100			ENDING BALANCE	102221.97	.00					

INVEST - INTEREST S2015										
023-700-15100-00200			BEGINNING BALANCE	.00	.00					
			ENDING BALANCE	.00	.00					

			BEGINNING BALANCE	.00	.00					
023-700-15100-00200	11/2025	11/30/25	TXFER REVENUE TO INTEREST	93125.00			TS SH00298			
023-700-15100-00200	11/2025	11/30/25	PMT INT EXP 11/1/2025		93125.00-		TS SH00298			
023-700-15100-00200	11/2025	11/30/25	PMT INT EXP 11/1/2025		93125.00-		TS SH00302			
023-700-15100-00200	11/2025	11/30/25	TXFER REVENUE TO INTEREST	93125.00			TS SH00302			
			G/L SRCE CODE TOTALS 4	186250.00	186250.00-			.00		
			ACCT/SUB TOTALS----- 5	186250.00	186250.00-			.00		
023-700-15100-00200			ENDING BALANCE	.00	.00					

COM-DPT-ACCT.-SBACT-SubClass	Acctng Date	Trans Date	DESCRIPTION	DEBIT	CREDIT	SR	REF#	VENDR INVOICE	VENDOR NAME	PO#
023-700-15100-00300			BEGINNING BALANCE	270476.15	.00					
023-700-15100-00300	10/2025	10/31/25	INTEREST INCOME	913.81			TS SH00292			
			ENDING BALANCE	271389.96	.00					

			BEGINNING BALANCE	271389.96	.00					
023-700-15100-00300	11/2025	11/30/25	TXFER EXCESS RESERVES	2148.42			TS SH00298			
023-700-15100-00300	11/2025	11/30/25	TXFER REVENUE TO INTEREST		93125.00-		TS SH00298			
023-700-15100-00300	11/2025	11/30/25	INTEREST INCOME	923.80			TS SH00298			
023-700-15100-00300	11/2025	11/30/25	CK#3267 TAX RCPTS	4249.49			TS SH00298			
023-700-15100-00300	11/2025	11/30/25	TXFER EXCESS RESERVES	2148.42			TS SH00302			
023-700-15100-00300	11/2025	11/30/25	TXFER REVENUE TO INTEREST		93125.00-		TS SH00302			
023-700-15100-00300	11/2025	11/30/25	INTEREST INCOME	923.80			TS SH00302			
023-700-15100-00300	11/2025	11/30/25	CK#31267 TAX RECEIPTS	4249.49			TS SH00302			
023-700-15100-00300	11/2025	11/30/25	INTEREST INCOME		348.88-		TS SH00303			
023-700-15100-00300	11/2025	11/30/25	TXFER EXCESS REVENUES	2148.42			TS SH00303			
023-700-15100-00300	11/2025	11/30/25	FMT INT EXP 11/01/2025	93125.00			TS SH00303			
023-700-15100-00300	11/2025	11/30/25	INTEREST INCOME		923.80-		TS SH00303			
023-700-15100-00300	11/2025	11/30/25	CK#3267 TAX RECEIPTS	4249.49-			TS SH00303			
023-700-15100-00300	11/2025	11/30/25	TXFER EXCESS REVENUES	2148.42-			TS SH00304			
023-700-15100-00300	11/2025	11/30/25	TXFER EXCESS REVENUES		2148.42-		TS SH00304			
023-700-15100-00300	11/2025	11/30/25	INTEREST INCOME	348.88			TS SH00305			
			G/L SRCE CODE TOTALS 16	110265.72	196069.01-		85803.29-			
			ENDING BALANCE	185586.67	.00					

			BEGINNING BALANCE	185586.67	.00					
023-700-15100-00300	12/2025	12/31/25	INTEREST INCOME	602.02			TS SH00311			
023-700-15100-00300	12/2025	12/31/25	CK#3281 TAX RCPTS	47061.16			TS SH00311			
023-700-15100-00300	12/2025	12/31/25	CK#3289 TAX RCPTS	99851.96			TS SH00311			
			G/L SRCE CODE TOTALS 3	147515.14	.00		147515.14			
			ENDING BALANCE	333101.81	.00					

			BEGINNING BALANCE	333101.81	.00					
023-700-15100-00300	01/2026	1/31/26	INTEREST INCOME	315.55			TS SH00316			
023-700-15100-00300	01/2026	1/31/26	CK#3300 TAX RCPTS	270586.91			TS SH00316			
023-700-15100-00300	01/2026	1/31/26	INTEREST INCOME	837.55			TS SH00316			
023-700-15100-00300	01/2026	1/31/26	INTEREST INCOME		315.55-		TS SH00317			
			G/L SRCE CODE TOTALS 4	271740.01	315.55-		271424.46			
			ENDING BALANCE	604526.27	.00					

			BEGINNING BALANCE	604526.27	.00					
023-700-15100-00300	02/2026	2/28/26	INTEREST INCOME	1546.02			TS SH00321			
023-700-15100-00300	02/2026	2/28/26	CK#3315 TAX RCPTS	2647.73			TS SH00321			
			G/L SRCE CODE TOTALS 2	4193.75	.00		4193.75			
			ENDING BALANCE	608720.02	.00					

			BEGINNING BALANCE	608720.02	.00					
023-700-15100-00300	03/2026	3/31/26	INTEREST INCOME	1663.14			TS SH00335			
023-700-15100-00300	03/2026	3/31/26	CK#3340 TAX RCPTS	6280.40			TS SH00335			
			G/L SRCE CODE TOTALS 2	7943.54	.00		7943.54			
			ENDING BALANCE	616663.56	.00					

			BEGINNING BALANCE	616663.56	.00					

COM-DPT-ACCT.-SBACT-SubClass	Acctng Date	Trans Date	DESCRIPTION	DEBIT	CREDIT	SR REF#	VENDR INVOICE	VENDOR NAME	PO#
INVEST - REVENUE									
023-700-15100-00300	04/2026	4/30/26	INTEREST INCOME	1850.76		TS SH00339			
			ACCT/SUB TOTALS-----	30 544422.73	196384.56-		348038.17		
023-700-15100-00300			ENDING BALANCE	618514.32	.00				

INVEST - REDEMPTION									
023-700-15100-00400			BEGINNING BALANCE	185.82	.00				
023-700-15100-00400	10/2025	10/31/25	INTEREST INCOME	.63		TS SH00292			
			ENDING BALANCE	186.45	.00				

			BEGINNING BALANCE	186.45	.00				
023-700-15100-00400	11/2025	11/30/25	INTEREST INCOME	.63		TS SH00298			
023-700-15100-00400	11/2025	11/30/25	INTEREST INCOME	.63		TS SH00302			
023-700-15100-00400	11/2025	11/30/25	INTEREST INCOME		.63-	TS SH00303			
			G/L SRCE CODE TOTALS	3 1.26	.63-		.63		
			ENDING BALANCE	187.08	.00				

			BEGINNING BALANCE	187.08	.00				
023-700-15100-00400	12/2025	12/31/25	INTEREST INCOME	.59		TS SH00311			
			ENDING BALANCE	187.67	.00				

			BEGINNING BALANCE	187.67	.00				
023-700-15100-00400	01/2026	1/31/26	INTEREST INCOME	.59		TS SH00316			
			ENDING BALANCE	188.26	.00				

			BEGINNING BALANCE	188.26	.00				
023-700-15100-00400	02/2026	2/28/26	INTEREST INCOME	.57		TS SH00321			
			ENDING BALANCE	188.83	.00				

			BEGINNING BALANCE	188.83	.00				
023-700-15100-00400	03/2026	3/31/26	INTEREST INCOME	.52		TS SH00335			
			ENDING BALANCE	189.35	.00				

			BEGINNING BALANCE	189.35	.00				
023-700-15100-00400	04/2026	4/30/26	INTEREST INCOME	.57		TS SH00339			
			ACCT/SUB TOTALS-----	10 4.73	.63-		4.10		
023-700-15100-00400			ENDING BALANCE	189.92	.00				

INVEST - SINKING									
023-700-15100-00500			BEGINNING BALANCE	.00	.00				
023-700-15100-00500			ENDING BALANCE	.00	.00				

			ACCT TOTALS-----	00061 737545.15	389429.33-		348115.82		

FUND BALANCE									
023-700-27100-10000			BEGINNING BALANCE	.00	351560.51-				
023-700-27100-10000			ENDING BALANCE	.00	351560.51-				

COM-DPT-ACCT.-SBACT-SubClass	Acctng Date	Trans Date	DESCRIPTION	DEBIT	CREDIT	SR	REF#	VENDR INVOICE	VENDOR NAME	PO#
FUND BALANCE										
023-700-27100-10100			BEGINNING BALANCE	.00	.00					
023-700-27100-10100			ENDING BALANCE	.00	.00					

			ACCT TOTALS----- 00002	.00	.00			.00		
INT - RESERVE										
023-700-36100-00100			BEGINNING BALANCE	.00	.00					
			ENDING BALANCE	.00	.00					

023-700-36100-00100	11/2025	11/30/25	BEGINNING BALANCE	.00	.00					
023-700-36100-00100	11/2025	11/30/25	INTEREST INCOME		348.88-		TS SH00298			
023-700-36100-00100	11/2025	11/30/25	INTEREST INCOME		348.88-		TS SH00302			
023-700-36100-00100	11/2025	11/30/25	INTEREST INCOME	348.88			TS SH00303			
			G/L SRCE CODE TOTALS 3	348.88	697.76-			348.88-		
			ENDING BALANCE	.00	348.88-					

023-700-36100-00100	12/2025	12/31/25	BEGINNING BALANCE	.00	348.88-					
			INTEREST INCOME		319.50-		TS SH00311			
			ENDING BALANCE	.00	668.38-					

023-700-36100-00100	01/2026	1/31/26	BEGINNING BALANCE	.00	668.38-					
			INTEREST INCOME		315.55-		TS SH00316			
			ENDING BALANCE	.00	983.93-					

023-700-36100-00100	02/2026	2/28/26	BEGINNING BALANCE	.00	983.93-					
			INTEREST INCOME		308.38-		TS SH00321			
			ENDING BALANCE	.00	1292.31-					

023-700-36100-00100	03/2026	3/31/26	BEGINNING BALANCE	.00	1292.31-					
			INTEREST INCOME		277.77-		TS SH00335			
			ENDING BALANCE	.00	1570.08-					

023-700-36100-00100	04/2026	4/30/26	BEGINNING BALANCE	.00	1570.08-					
			INTEREST INCOME		306.78-		TS SH00339			
			ACCT/SUB TOTALS----- 9	348.88	2225.74-			1876.86-		
			ENDING BALANCE	.00	1876.86-					

INT - INTEREST										
023-700-36100-00200			BEGINNING BALANCE	.00	.00					
023-700-36100-00200			ENDING BALANCE	.00	.00					

INT - REVENUE										
023-700-36100-00300			BEGINNING BALANCE	.00	.00					
			ENDING BALANCE	.00	.00					

			BEGINNING BALANCE	.00	.00					

COM-DPT-ACCT.-SBACT-SubClass	Acctng Date	Trans Date	DESCRIPTION	DEBIT	CREDIT	SR REF#	VENDR INVOICE	VENDOR NAME	PO#
INT - REVENUE									
023-700-36100-00300									
023-700-36100-00300	11/2025	11/30/25	INTEREST INCOME		923.80-	TS SH00298			
023-700-36100-00300	11/2025	11/30/25	INTEREST INCOME		923.80-	TS SH00302			
023-700-36100-00300	11/2025	11/30/25	INTEREST INCOME	923.80		TS SH00303			
			G/L SRCE CODE TOTALS	3 923.80	1847.60-		923.80-		
			ENDING BALANCE	.00	923.80-				

			BEGINNING BALANCE	.00	923.80-				
023-700-36100-00300	12/2025	12/31/25	INTEREST INCOME		602.02-	TS SH00311			
			ENDING BALANCE	.00	1525.82-				

			BEGINNING BALANCE	.00	1525.82-				
023-700-36100-00300	01/2026	1/31/26	INTEREST INCOME		837.55-	TS SH00316			
			ENDING BALANCE	.00	2363.37-				

			BEGINNING BALANCE	.00	2363.37-				
023-700-36100-00300	02/2026	2/28/26	INTEREST INCOME		1546.02-	TS SH00321			
			ENDING BALANCE	.00	3909.39-				

			BEGINNING BALANCE	.00	3909.39-				
023-700-36100-00300	03/2026	3/31/26	INTEREST INCOME		1663.14-	TS SH00335			
			ENDING BALANCE	.00	5572.53-				

			BEGINNING BALANCE	.00	5572.53-				
023-700-36100-00300	04/2026	4/30/26	INTEREST INCOME		1850.76-	TS SH00339			
			ACCT/SUB TOTALS-----	9 923.80	8347.09-		7423.29-		
023-700-36100-00300			ENDING BALANCE	.00	7423.29-				

INT - REDEMPTION									
023-700-36100-00400			BEGINNING BALANCE	.00	.00				
			ENDING BALANCE	.00	.00				

			BEGINNING BALANCE	.00	.00				
023-700-36100-00400	11/2025	11/30/25	INTEREST INCOME		.63-	TS SH00298			
023-700-36100-00400	11/2025	11/30/25	INTEREST INCOME		.63-	TS SH00302			
023-700-36100-00400	11/2025	11/30/25	INTEREST INCOME	.63		TS SH00303			
			G/L SRCE CODE TOTALS	3 .63	1.26-		.63-		
			ENDING BALANCE	.00	.63-				

			BEGINNING BALANCE	.00	.63-				
023-700-36100-00400	12/2025	12/31/25	INTEREST INCOME		.59-	TS SH00311			
			ENDING BALANCE	.00	1.22-				

			BEGINNING BALANCE	.00	1.22-				
023-700-36100-00400	01/2026	1/31/26	INTEREST INCOME		.59-	TS SH00316			
			ENDING BALANCE	.00	1.81-				

			BEGINNING BALANCE	.00	1.81-				

COM-DPT-ACCT.-SBACT-SubClass	Acctng Date	Trans Date	DESCRIPTION	DEBIT	CREDIT	SR REF#	VENDR INVOICE	VENDOR NAME	PO#
INT - REDEMPTION									
023-700-36100-00400	02/2026	2/28/26	INTEREST INCOME		.57-	TS SH00321			
			ENDING BALANCE	.00	2.38-				

			BEGINNING BALANCE	.00	2.38-				
023-700-36100-00400	03/2026	3/31/26	INTEREST INCOME		.52-	TS SH00335			
			ENDING BALANCE	.00	2.90-				

			BEGINNING BALANCE	.00	2.90-				
023-700-36100-00400	04/2026	4/30/26	INTEREST INCOME		.57-	TS SH00339			
			ACCT/SUB TOTALS-----	9	.63			3.47-	
023-700-36100-00400			ENDING BALANCE	.00	3.47-				

INT - SINKING									
023-700-36100-00500			BEGINNING BALANCE	.00	.00				
023-700-36100-00500			ENDING BALANCE	.00	.00				

			ACCT TOTALS-----	00029	1273.31		10576.93-	9303.62-	

ON ROLL ASSESSMENTS									
023-700-36300-10000			BEGINNING BALANCE	.00	.00				
			ENDING BALANCE	.00	.00				

			BEGINNING BALANCE	.00	.00				
023-700-36300-10000	11/2025	11/21/25	TAX RCPTS DTD 11/21/2025		47061.16-	TR SH00296			
			ENDING BALANCE	.00	47061.16-				

			BEGINNING BALANCE	.00	47061.16-				
023-700-36300-10000	12/2025	12/05/25	TAX RCPTS DTD 12/05/2025		99851.96-	TR SH00301			
023-700-36300-10000	12/2025	12/19/25	TAX RCPTS DTD 12/19/2025		265312.15-	TR SH00306			
023-700-36300-10000	12/2025	12/31/25	TAX RCPTS DTD 12/31/2025		5274.76-	TR SH00307			
			G/L SRCE CODE TOTALS	3	.00		370438.87-	370438.87-	
			ENDING BALANCE	.00	417500.03-				

			BEGINNING BALANCE	.00	417500.03-				
023-700-36300-10000	01/2026	1/16/26	TAX RCPTS DTD 01/16/2026		2400.06-	TR SH00313			
023-700-36300-10000	01/2026	1/23/26	TAX RCPTS DTD 01/23/2026		247.67-	TR SH00314			
			G/L SRCE CODE TOTALS	2	.00		2647.73-	2647.73-	
			ENDING BALANCE	.00	420147.76-				

			BEGINNING BALANCE	.00	420147.76-				
023-700-36300-10000	02/2026	2/13/26	TAX RCPTS DTD 02/13/2023		6280.40-	TR SH00319			
			ENDING BALANCE	.00	426428.16-				

			BEGINNING BALANCE	.00	426428.16-				
023-700-36300-10000	03/2026	3/13/26	TAX RCPTS DTD 03/13/2026		3309.63-	TR SH00333			
			ENDING BALANCE	.00	429737.79-				

			BEGINNING BALANCE	.00	429737.79-				

COM-DPT-ACCT.-SBACT-SubClass	Acctng Date	Trans Date	DESCRIPTION	DEBIT	CREDIT	SR	REF#	VENDR INVOICE	VENDOR NAME	PO#
ON ROLL ASSESSMENTS										
023-700-36300-10000										
023-700-36300-10000	04/2026	4/10/26	TAX RCPTS DTD 04/10/2026		7764.56-	TR	SH00337			
023-700-36300-10000	04/2026	4/10/26	TAX RCPTS DTD 04/10/2026		247.67-	TR	SH00337			
023-700-36300-10000	04/2026	4/24/26	TAX RCPTS DTD 04/24/2026		201.61-	TR	SH00338			
023-700-36300-10000	04/2026	4/24/26	TAX RCPTS DTD 04/24/2026	247.67		TR	SH00338			
			G/L SRCE CODE TOTALS 4	247.67	8213.84-			7966.17-		
			ACCT/SUB TOTALS----- 13	247.67	437951.63-			437703.96-		
023-700-36300-10000			ENDING BALANCE	.00	437703.96-					

PREPAYMENTS										
023-700-36300-10100			BEGINNING BALANCE	.00	.00					
023-700-36300-10100			ENDING BALANCE	.00	.00					
			ACCT TOTALS----- 00014	247.67	437951.63-			437703.96-		

INTERFUND TRANSFER IN										
023-700-38100-10000			BEGINNING BALANCE	.00	.00					
023-700-38100-10000			ENDING BALANCE	.00	.00					
			ACCT TOTALS----- 00001	.00	.00			.00		

REFUNDING PROCEEDS										
023-700-38500-10000			BEGINNING BALANCE	.00	.00					
023-700-38500-10000			ENDING BALANCE	.00	.00					
			ACCT TOTALS----- 00001	.00	.00			.00		

PRINCIPAL EXPENSE										
023-700-51700-71000			BEGINNING BALANCE	.00	.00					
023-700-51700-71000			ENDING BALANCE	.00	.00					

INTEREST EXPENSE										
023-700-51700-72000			BEGINNING BALANCE	.00	.00					
			ENDING BALANCE	.00	.00					
			BEGINNING BALANCE	.00	.00					
023-700-51700-72000	11/2025	11/30/25	PMT INT EXP 11/1/2025	93125.00		TS	SH00298			
023-700-51700-72000	11/2025	11/30/25	PMT INT EXP 11/1/2025	93125.00		TS	SH00302			
023-700-51700-72000	11/2025	11/30/25	PMT INT EXP 11/01/2025		93125.00-	TS	SH00303			
			G/L SRCE CODE TOTALS 3	186250.00	93125.00-			93125.00		
			ACCT/SUB TOTALS----- 4	186250.00	93125.00-			93125.00		
023-700-51700-72000			ENDING BALANCE	93125.00	.00					
			ACCT TOTALS----- 00005	186250.00	93125.00-			93125.00		

PAYMENT TO ESCROW AGENT										
023-700-58500-10000			BEGINNING BALANCE	.00	.00					
023-700-58500-10000			ENDING BALANCE	.00	.00					
			ACCT TOTALS----- 00001	.00	.00			.00		
			DEPT TOTALS----- 00144	1371766.74	1371766.74-			.00		

COM-DPT-ACCT.-SBACT-SubClass	Acctng Date	Trans Date	DESCRIPTION	DEBIT	CREDIT	SR	REF#	VENDR INVOICE	VENDOR NAME	PO#
ASSESSMENTS RECEIVABLE										
024-700-12100-10000			BEGINNING BALANCE	898.90	.00					
024-700-12100-10000	10/2025	10/31/25	TAX RCPTS DTD 10/31/2025		884.95-	TR	SH00288			
024-700-12100-10000	10/2025	10/31/25	TAX RCPTS DTD 10/31/2025		13.95-	TR	SH00289			
			G/L SRCE CODE TOTALS 2	.00	898.90-			898.90-		
			ACCT/SUB TOTALS----- 3	.00	898.90-			898.90-		
024-700-12100-10000			ENDING BALANCE	.00	.00					

			ACCT TOTALS----- 00003	.00	898.90-			898.90-		
DUE FROM OTHER FUNDS										
024-700-13100-10000			BEGINNING BALANCE	.00	.01-					
024-700-13100-10000	10/2025	10/31/25	TAX RCPTS DTD 10/31/2025	884.95		TR	SH00288			
024-700-13100-10000	10/2025	10/31/25	TAX RCPTS DTD 10/31/2025	13.95		TR	SH00289			
			G/L SRCE CODE TOTALS 2	898.90	.00			898.90		
			ENDING BALANCE	898.89	.00					

024-700-13100-10000	11/2025	11/21/25	TAX RCPTS DTD 11/21/2025	9954.95	.00	TR	SH00296			
024-700-13100-10000	11/2025	11/30/25	CK#3266 TAX RCPTS		898.90-	TS	SH00300			
			ENDING BALANCE	9954.94	.00					

024-700-13100-10000	12/2025	12/05/25	TAX RCPTS DTD 12/05/2025	21121.90	.00	TR	SH00301			
024-700-13100-10000	12/2025	12/19/25	TAX RCPTS DTD 12/19/2025	56122.05		TR	SH00306			
024-700-13100-10000	12/2025	12/31/25	TAX RCPTS DTD 12/31/2025	1115.78		TR	SH00307			
			G/L SRCE CODE TOTALS 3	78359.73	.00			78359.73		
024-700-13100-10000	12/2025	12/31/25	CK#3280 TAX RCPTS		9954.95-	TS	SH00312			
024-700-13100-10000	12/2025	12/31/25	CK#3288 TAX RCPTS		21121.90-	TS	SH00312			
			G/L SRCE CODE TOTALS 2	.00	31076.85-			31076.85-		
			ENDING BALANCE	57237.82	.00					

024-700-13100-10000	01/2026	1/16/26	TAX RCPTS DTD 01/16/2026	507.69	.00	TR	SH00313			
024-700-13100-10000	01/2026	1/23/26	TAX RCPTS DTD 01/23/2026	52.39		TR	SH00314			
			G/L SRCE CODE TOTALS 2	560.08	.00			560.08		
024-700-13100-10000	01/2026	1/31/26	CK#3299 TAX RCPTS		57237.83-	TS	SH00318			
			ENDING BALANCE	560.07	.00					

024-700-13100-10000	02/2026	2/13/26	TAX RCPTS DTD 02/13/2023	1328.51	.00	TR	SH00319			
024-700-13100-10000	02/2026	2/28/26	CK#3314 TAX RCPTS		560.08-	TS	SH00322			
			ENDING BALANCE	1328.50	.00					

			BEGINNING BALANCE	1328.50	.00					

COM-DPT-ACCT.-SBACT-SubClass	Acctng Date	Trans Date	DESCRIPTION	DEBIT	CREDIT	SR REF#	VENDR INVOICE	VENDOR NAME	PO#
DUE FROM OTHER FUNDS									
024-700-13100-10000									
024-700-13100-10000	03/2026	3/13/26	TAX RCPTS DTD 03/13/2026	700.09		TR SH00333			
024-700-13100-10000	03/2026	3/31/26	CK#3339 TAX RCPTS		1328.51-	TS SH00335			
			ENDING BALANCE	700.08	.00				

			BEGINNING BALANCE	700.08	.00				
024-700-13100-10000	04/2026	4/10/26	TAX RCPTS DTD 04/10/2026	1642.45		TR SH00337			
024-700-13100-10000	04/2026	4/10/26	TAX RCPTS DTD 04/10/2026	52.39		TR SH00337			
024-700-13100-10000	04/2026	4/24/26	TAX RCPTS DTD 04/24/2026	42.65		TR SH00338			
024-700-13100-10000	04/2026	4/24/26	TAX RCPTS DTD 04/24/2026		52.39-	TR SH00338			
			G/L SRCE CODE TOTALS 4	1737.49	52.39-		1685.10		
			ACCT/SUB TOTALS----- 21	93539.75	91154.56-		2385.19		
024-700-13100-10000			ENDING BALANCE	2385.18	.00				

			ACCT TOTALS----- 00021	93539.75	91154.56-		2385.19		
ACCRUED INT RECEIVABLE									
024-700-13500-10000			BEGINNING BALANCE	65.56	.00				
024-700-13500-10000	10/2025	10/31/25	INTEREST INCOME		65.56-	TS SH00294			
			ACCT/SUB TOTALS----- 2	.00	65.56-		65.56-		
024-700-13500-10000			ENDING BALANCE	.00	.00				

			ACCT TOTALS----- 00002	.00	65.56-		65.56-		
INVEST - REVENUE (3000)									
024-700-15100-00100			BEGINNING BALANCE	20744.57	.00				
024-700-15100-00100	10/2025	10/31/25	INTEREST INCOME	65.56		TS SH00294			
			ENDING BALANCE	20810.13	.00				

			BEGINNING BALANCE	20810.13	.00				
024-700-15100-00100	11/2025	11/30/25	TXFER REVENUE TO INTEREST		11104.00-	TS SH00300			
024-700-15100-00100	11/2025	11/30/25	INTEREST INCOME	66.15		TS SH00300			
024-700-15100-00100	11/2025	11/30/25	CK#3266 TAX RCPTS	898.90		TS SH00300			
			G/L SRCE CODE TOTALS 3	965.05	11104.00-		10138.95-		
			ENDING BALANCE	10671.18	.00				

			BEGINNING BALANCE	10671.18	.00				
024-700-15100-00100	12/2025	12/31/25	INTEREST INCOME	32.72		TS SH00312			
024-700-15100-00100	12/2025	12/31/25	CK#3280 TAX RCPTS	9954.95		TS SH00312			
024-700-15100-00100	12/2025	12/31/25	CK#3288 TAX RCPTS	21121.90		TS SH00312			
			G/L SRCE CODE TOTALS 3	31109.57	.00		31109.57		
			ENDING BALANCE	41780.75	.00				

			BEGINNING BALANCE	41780.75	.00				
024-700-15100-00100	01/2026	1/31/26	INTEREST INCOME	81.21		TS SH00318			
024-700-15100-00100	01/2026	1/31/26	CK#3299 TAX RCPTS	57237.83		TS SH00318			
			G/L SRCE CODE TOTALS 2	57319.04	.00		57319.04		
			ENDING BALANCE	99099.79	.00				

			BEGINNING BALANCE	99099.79	.00				

COM-DPT-ACCT.-SBACT-SubClass	Acctng Date	Trans Date	DESCRIPTION	DEBIT	CREDIT	SR	REF#	VENDR INVOICE	VENDOR NAME	PO#
INVEST - REVENUE (3000)										
024-700-15100-00100	02/2026	2/28/26	INTEREST INCOME	221.73			TS SH00322			
024-700-15100-00100	02/2026	2/28/26	CK#3314 TAX RCPTS	560.08			TS SH00322			
			G/L SRCE CODE TOTALS	2 781.81	.00			781.81		
			ENDING BALANCE	99881.60	.00					

			BEGINNING BALANCE	99881.60	.00					
024-700-15100-00100	03/2026	3/31/26	INTEREST INCOME	252.60			TS SH00335			
024-700-15100-00100	03/2026	3/31/26	CK#3339 TAX RCPTS	1328.51			TS SH00335			
			G/L SRCE CODE TOTALS	2 1581.11	.00			1581.11		
			ENDING BALANCE	101462.71	.00					

			BEGINNING BALANCE	101462.71	.00					
024-700-15100-00100	04/2026	4/30/26	INTEREST INCOME	281.47			TS SH00340			
			ACCT/SUB TOTALS-----	15 92103.61	11104.00-			80999.61		
024-700-15100-00100			ENDING BALANCE	101744.18	.00					

INVEST - INTEREST (3001)										
024-700-15100-00200			BEGINNING BALANCE	.00	.00					
			ENDING BALANCE	.00	.00					

			BEGINNING BALANCE	.00	.00					
024-700-15100-00200	11/2025	11/30/25	TXFER REVENUE TO INTEREST	11104.00			TS SH00300			
024-700-15100-00200	11/2025	11/30/25	PMT INT EXP 11/1/2025		11104.00-		TS SH00300			
			G/L SRCE CODE TOTALS	2 11104.00	11104.00-			.00		
			ACCT/SUB TOTALS-----	3 11104.00	11104.00-			.00		
024-700-15100-00200			ENDING BALANCE	.00	.00					

INVEST - SINKING (3002)										
024-700-15100-00300			BEGINNING BALANCE	.00	.00					
024-700-15100-00300			ENDING BALANCE	.00	.00					

			ACCT TOTALS-----	00019 103207.61	22208.00-			80999.61		

DUE TO OTHER FUNDS										
024-700-20700-10000			BEGINNING BALANCE	.00	.00					
024-700-20700-10000			ENDING BALANCE	.00	.00					

			ACCT TOTALS-----	00001 .00	.00			.00		

FUND BALANCE										
024-700-27100-10000			BEGINNING BALANCE	.00	18396.39-					
024-700-27100-10000			ENDING BALANCE	.00	18396.39-					

			ACCT TOTALS-----	00001 .00	.00			.00		

INTEREST - REVENUE										
024-700-36100-00100			BEGINNING BALANCE	.00	.00					
			ENDING BALANCE	.00	.00					

			BEGINNING BALANCE	.00	.00					

COM-DPT-ACCT.-SBACT-SubClass	Acctng Date	Trans Date	DESCRIPTION	DEBIT	CREDIT	SR	REF#	VENDR INVOICE	VENDOR NAME	PO#
INTEREST - REVENUE										
024-700-36100-00100	11/2025	11/30/25	INTEREST INCOME		66.15-	TS	SH00300			
			ENDING BALANCE	.00	66.15-					

			BEGINNING BALANCE	.00	66.15-					
024-700-36100-00100	12/2025	12/31/25	INTEREST INCOME		32.72-	TS	SH00312			
			ENDING BALANCE	.00	98.87-					

			BEGINNING BALANCE	.00	98.87-					
024-700-36100-00100	01/2026	1/31/26	INTEREST INCOME		81.21-	TS	SH00318			
			ENDING BALANCE	.00	180.08-					

			BEGINNING BALANCE	.00	180.08-					
024-700-36100-00100	02/2026	2/28/26	INTEREST INCOME		221.73-	TS	SH00322			
			ENDING BALANCE	.00	401.81-					

			BEGINNING BALANCE	.00	401.81-					
024-700-36100-00100	03/2026	3/31/26	INTEREST INCOME		252.60-	TS	SH00335			
			ENDING BALANCE	.00	654.41-					

			BEGINNING BALANCE	.00	654.41-					
024-700-36100-00100	04/2026	4/30/26	INTEREST INCOME		281.47-	TS	SH00340			
			ACCT/SUB TOTALS----- 7	.00	935.88-			935.88-		
			ENDING BALANCE	.00	935.88-					

INTEREST- INTEREST										
024-700-36100-00200			BEGINNING BALANCE	.00	.00					
024-700-36100-00200			ENDING BALANCE	.00	.00					

			ACCT TOTALS----- 00008	.00	935.88-			935.88-		

ASSESSMENTS - ON ROLL										
024-700-36300-10000			BEGINNING BALANCE	.00	.00					
			ENDING BALANCE	.00	.00					

			BEGINNING BALANCE	.00	.00					
024-700-36300-10000	11/2025	11/21/25	TAX RCPTS DTD 11/21/2025		9954.95-	TR	SH00296			
			ENDING BALANCE	.00	9954.95-					

			BEGINNING BALANCE	.00	9954.95-					
024-700-36300-10000	12/2025	12/05/25	TAX RCPTS DTD 12/05/2025		21121.90-	TR	SH00301			
024-700-36300-10000	12/2025	12/19/25	TAX RCPTS DTD 12/19/2025		56122.05-	TR	SH00306			
024-700-36300-10000	12/2025	12/31/25	TAX RCPTS DTD 12/31/2025		1115.78-	TR	SH00307			
			G/L SRCE CODE TOTALS 3	.00	78359.73-			78359.73-		
			ENDING BALANCE	.00	88314.68-					

			BEGINNING BALANCE	.00	88314.68-					

COM-DPT-ACCT.-SBACT-SubClass	Acctng Date	Trans Date	DESCRIPTION	DEBIT	CREDIT	SR REF#	VENDR INVOICE	VENDOR NAME	PO#
ASSESSMENTS - ON ROLL									
024-700-36300-10000									
024-700-36300-10000	01/2026	1/16/26	TAX RCPTS DTD 01/16/2026		507.69-	TR SH00313			
024-700-36300-10000	01/2026	1/23/26	TAX RCPTS DTD 01/23/2026		52.39-	TR SH00314			
			G/L SRCE CODE TOTALS 2	.00	560.08-		560.08-		
			ENDING BALANCE	.00	88874.76-				

			BEGINNING BALANCE	.00	88874.76-				
024-700-36300-10000	02/2026	2/13/26	TAX RCPTS DTD 02/13/2023		1328.51-	TR SH00319			
			ENDING BALANCE	.00	90203.27-				

			BEGINNING BALANCE	.00	90203.27-				
024-700-36300-10000	03/2026	3/13/26	TAX RCPTS DTD 03/13/2026		700.09-	TR SH00333			
			ENDING BALANCE	.00	90903.36-				

			BEGINNING BALANCE	.00	90903.36-				
024-700-36300-10000	04/2026	4/10/26	TAX RCPTS DTD 04/10/2026		1642.45-	TR SH00337			
024-700-36300-10000	04/2026	4/10/26	TAX RCPTS DTD 04/10/2026		52.39-	TR SH00337			
024-700-36300-10000	04/2026	4/24/26	TAX RCPTS DTD 04/24/2026		42.65-	TR SH00338			
024-700-36300-10000	04/2026	4/24/26	TAX RCPTS DTD 04/24/2026	52.39		TR SH00338			
			G/L SRCE CODE TOTALS 4	52.39	1737.49-		1685.10-		
			ACCT/SUB TOTALS----- 13	52.39	92640.85-		92588.46-		
024-700-36300-10000			ENDING BALANCE	.00	92588.46-				

			ACCT TOTALS----- 00013	52.39	92640.85-		92588.46-		
INTERFUND TRANSFER									
024-700-38100-10000			BEGINNING BALANCE	.00	.00				
024-700-38100-10000			ENDING BALANCE	.00	.00				

			ACCT TOTALS----- 00001	.00	.00		.00		
REFUND BOND PROCEEDS									
024-700-38500-10000			BEGINNING BALANCE	.00	.00				
024-700-38500-10000			ENDING BALANCE	.00	.00				

			ACCT TOTALS----- 00001	.00	.00		.00		
PRINCIPAL EXPENSE									
024-700-51700-71000			BEGINNING BALANCE	.00	.00				
024-700-51700-71000			ENDING BALANCE	.00	.00				

INTEREST EXPENSE									
024-700-51700-72000			BEGINNING BALANCE	.00	.00				
024-700-51700-72000			ENDING BALANCE	.00	.00				

			BEGINNING BALANCE	.00	.00				
024-700-51700-72000	11/2025	11/30/25	PMT INT EXP 11/1/2025	11104.00		TS SH00300			
			ACCT/SUB TOTALS----- 2	11104.00	.00		11104.00		
024-700-51700-72000			ENDING BALANCE	11104.00	.00				

			ACCT TOTALS----- 00003	11104.00	.00		11104.00		

COM-DPT-ACCT.-SBACT-SubClass	Acctng Date	Trans Date	DESCRIPTION	DEBIT	CREDIT	SR	REF#	VENDR INVOICE	VENDOR NAME	PO#
INTERFUND TRANSFER										
024-700-58100-10000			BEGINNING BALANCE	.00	.00					
024-700-58100-10000			ENDING BALANCE	.00	.00					

	ACCT TOTALS-----	00001		.00	.00			.00		
	DEPT TOTALS-----	00074		207903.75	207903.75-			.00		
	COMPANY TOTAL	00786		5279851.89	5279851.89-			.00		