



**SAUSALITO BAY
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MARCH 5, 2026
6:15 P.M.**

Special District Services, Inc.
8785 SW 165 Avenue, Suite 200
Miami, FL 33193

www.sausalitobaycdd.org
786.347.2700 ext. 2027 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
SAUSALITO BAY COMMUNITY DEVELOPMENT DISTRICT
Conference Room at Kendall Executive Center
8785 SW 165th Avenue, Suite 200
Miami, Florida 33193
REGULAR BOARD MEETING
March 5, 2026
6:15 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. September 4, 2025 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Update Regarding Tree Removal
- H. New Business
 - 1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget.....Page 7
 - 2. Consider Approval of Attorneys Fee Adjustment – Billing Cochran.....Page 14
- I. Administrative & Operational Matters
 - 1. Qualifying Period Announcement: Noon, June 8, 2026 – Noon, June 12, 2026 (Seats 3 & 4)
 - 2. Reminder: 2025 Form 1 – Statement of Financial Interest Disclosure (Due by July 1, 2026)
- J. Board Member & Staff Closing Comments
- K. Adjourn

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57911	IPL0269909	Legal Ad - IPL0269909	Sausalito Bay CDD - Fiscal Year 2025/2026	1.0	82.0L

ATTENTION: Sausalito Bay Community Development District IP
 2501A Burns Road
 Palm Beach Gardens, FL 33410
 larcher@sdsinc.org

**SAUSALITO BAY COMMUNITY
 DEVELOPMENT DISTRICT
 FISCAL YEAR 2025/2026
 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the **Sausalito Bay Community Development District** (the "District") will hold Regular Meetings in the Conference Room at Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, on the following dates: at **6:15 p.m.** on the following dates:

- October 2, 2025**
- November 6, 2025**
- February 5, 2026**
- March 5, 2026**
- April 2, 2026**
- May 7, 2026**
- June 4, 2026**
- September 3, 2026**

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at nnguyen@sdsinc.org and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at nnguyen@sdsinc.org and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time with no advertised notice.

SAUSALITO BAY COMMUNITY
 DEVELOPMENT DISTRICT

www.sausalitobaycdd.org
 IPL0269909
 Sep 10 2025

PUBLISHED DAILY
 MIAMI-DADE-FLORIDA

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

Affiant further Says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

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**SAUSALITO BAY COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 4, 2025**

A. CALL TO ORDER

District Manager Nancy Nguyen called the September 4, 2025, Regular Board Meeting of the Sausalito Bay Community Development District (the “District”) to order at 6:22 p.m. in the Kendall Executive Center Second Floor Conference Room located at 8785 SW 165 Avenue, Suite 200, Miami, Florida 33193.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the Regular Board Meeting had been published in *The Miami Herald* on September 19, 2024, as part of the District’s Fiscal Year 2024/2025 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Vice Chairman Robert Penna and Supervisors Georgie Garcia and Jessica Toledano constituted a quorum and it was in order to proceed with the meeting.

Staff members in attendance were District Manager Nancy Nguyen of Special District Services, Inc.; and District Counsel Gabriella Fernandez-Perez of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. May 1, 2025, Regular Board Meeting and Public Hearing

Ms. Nguyen presented the minutes of the May 1, 2025, Regular Board Meeting and Public Hearing and asked if there were any changes.

There being no changes, a **motion** was made by Mr. Penna, seconded by Mr. Garcia and unanimously passed approving the minutes of the May 1, 2025, Regular Board Meeting and Public Hearing, as presented.

G. OLD BUSINESS

1. Update Regarding Tree Removal

Ms. Nguyen advised that this item was still pending. The landscaping contractor was contacted and the work was approved, however, the contractor has not added this project to their schedule. The Board asked why the tree removal had not been scheduled. Ms. Nguyen indicated that this would be discussed during the next meeting item, New Business - Item 1.

H. NEW BUSINESS

1. Discussion Regarding Landscape Maintenance Contract

Ms. Nguyen explained that the District's landscaping contractor, Plant Brothers, had experienced delays in scheduling extraordinary projects due to ongoing turnover of their personnel. She noted that the District's request for the removal of certain trees was submitted several months ago; however, the contractor has not been able to schedule the work. Ms. Nguyen noted that this turnover in personnel is something that is being experienced by many landscaping contractors.

Ms. Nguyen reminded the Board that similar performance concerns were experienced last year, at which time proposals from alternative landscaping contractors were presented to the Board for consideration. Ms. Nguyen noted that Plant Brothers also submitted a proposal at the time, accompanied with a letter outlining internal measures the company was implementing to improve performance.

Ms. Nguyen additionally explained that the contractor's billing system had erroneously and automatically adjusted the service cost for the District, which resulted in overbilling. This error was not identified by District staff until June. She advised that Plant Brothers had since corrected the billing issue and had issued the District credit for the overages.

Ms. Nguyen stated that current annual contract service expenses for the District with Plant Brothers is \$29,786.68 and further presented the Board two (2) proposals from alternative contractors for landscape maintenance services as follows:

Twenty-six (26) mowing services and one (1) tree and palm trimming service per year:

- Pan American Landscaping, LLC (Pan American): \$32,200
- Nicoya Lawnsaping, Inc. (Nicoya): \$34,840

The Board discussed the option of engaging an alternative contractor. There was a Board consensus that it may be in the District's best interest to consider transitioning to a new contractor. The Board asked Ms. Nguyen if she could communicate with Pan American and request that they lower the service costs for 26 mowing services and annual tree and palm trimming from \$32,200 to \$30,000. Ms. Nguyen messaged Pan American with this request. She is awaiting a response.

A **motion** was made by Mr. Penna, seconded by Mr. George and unanimously approved authorizing the District Manager to engage Pan American Landscaping, LLC for twenty-six mowing services and one tree and palm trimming service per annum at an amount not to exceed \$32,200.

NOTE: Further discussion on this item took place during Item J.

2. Consider Resolution No. 2025-06 – Interlocal Agreement for Local Government Publications

Ms. Nguyen presented Resolution No. 2025-06, entitled:

RESOLUTION 2025-06

A RESOLUTION OF THE SAUSALITO BAY COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE INTERLOCAL ACCESS AGREEMENT FOR LOCAL GOVERNMENT PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON COUNTY DESIGNATED WEBSITE; APPROVING SAME;

PROVIDING FOR AUTHORIZED SIGNATORIES; AND PROVIDING FOR AN EFFECTIVE DATE

Ms. Nguyen explained that she would like to discuss the District’s required publications, and the costs associated with them. Ms. Nguyen stated that due to the closing of the *Miami Daily Business Review*, the District has had to advertise in *The Miami Herald*. Ms. Nguyen further explained that a standard publication costs approximately \$800 with *The Miami Herald*. She further explained that this prompted her office to seek an alternative for publications. Ms. Nguyen noted that it has been determined that advertising on Miami-Dade County’s (the “County”) website meets Florida Statute requirements and the County’s attorney has authorized entering into an Interlocal Agreement (the “ILA”) with community development districts to allow them to advertise on the County’s website. She further noted that the cost to advertise on the County’s website for an unlimited amount of advertisements per year is \$707. Ms. Fernandez-Perez explained that the District would need to make an initial advertisement in *The Miami Herald* annually notifying the public of its intent to advertise on the County’s website for the next year. Ms. Nguyen noted that this would still result in cost savings for the District.

Ms. Nguyen explained that this resolution authorizes Nancy Nguyen as District Manager, Miguel Picar as Chairman, and Robert Penna as Vice Chairman, to execute the ILA and any other documents related to the ILA.

A **motion** was made by Mr. George, seconded by Ms. Toledano and unanimously passed approving and adopting Resolution No. 2025-06; thereby authorizing Nancy Nguyen as District Manager, Miguel Picar as Chairman, and Robert Penna as Vice Chairman, to execute the Interlocal Agreement for government publication of legal advertisements and public notices and any other documents related to the Interlocal Agreement.

3. Consider Resolution No. 2025-07 – Adopting a Fiscal Year 2024/2025 Amended Budget

Ms. Nguyen presented Resolution No. 2025-07, entitled:

RESOLUTION NO. 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAUSALITO BAY COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen provided an explanation for the document. She indicated that there was an operating fund balance of approximately \$226,000 at the end of the fiscal year. A discussion ensued after which:

A **motion** was made by Mr. Penna, seconded by Mr. George and unanimously passed adopting Resolution No. 2025-07, as presented, thereby setting the amended/revised budget for the 2024/2025 fiscal year.

4. Consider Resolution No. 2025-08 – Goals & Objectives Annual Report

Ms. Nguyen presented Resolution No. 2025-08, entitled:

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAUSALITO BAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen explained that pursuant to legislation enacted in 2024, effective October 1, 2024, the District is required to establish goals and objectives for the District and to adopt performance measures and standards to evaluate the District's achievement of these goals and objectives. She further noted that at the conclusion of each fiscal year, the Board must review and determine whether such goals have been met.

Ms. Nguyen presented the goals and objectives adopted by the District in 2024 and advised that it was in order for the Board to determine if the goals were met. Following discussion, the Board determined that all goals had been successfully achieved for fiscal year 2024/2025.

A **motion** was made by Ms. Toledano, seconded by Mr. Garcia and unanimously passed adopting Resolution No. 2025-08, as presented, further adopting the Sausalito Bay Community Development District's Goals and Objectives Annual Report.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. 2025 Legislative Update Memo (BCLMR)

Ms. Fernandez-Perez explained that her firm annually prepares a memorandum summarizing the legislative acts that had become law during the most recent legislative session. Ms. Fernandez-Perez provided the Board an explanation of the laws that pertain to the District. She further informed the Board that if they had any questions regarding these new laws, they may contact her office or the District Manager.

The Board Members were reminded of their 4-hour ethics training requirement which is due by December 31, 2025.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

Ms. Nguyen stated that she was in receipt of a response from Pan American accepting the District's request to lower the service costs for twenty-six mowing services and one tree and palm trimming service per annum from \$32,200 to \$30,000.

A **motion** was made by Mr. Penna, seconded by Mr. Garcia and unanimously passed engaging Pan American Landscaping, LLC in the amount of \$30,000 per annum for twenty-six mowing services and one tree and palm trimming service, further authorizing District Counsel to prepare a Landscape Maintenance Services Agreement, and further authorizing the District Manager to execute the same on behalf of the District.

There were no further Board Member comments.

Ms. Nguyen stated that unless an emergency were to arise, the Board would not need to meet until February 5, 2026.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Toledano, seconded by Mr. Garcia and unanimously passed adjourning the Regular Board Meeting at 7:03 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAUSALITO BAY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM ASSESSMENTS FOR FISCAL YEAR 2026/2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “Board”) of the Sausalito Bay Community Development District (the “District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2026/2027 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted by the Board.

Section 2. A Public Hearing is hereby scheduled for June 4, 2026, at 6:15 p.m. in the Kendall Executive Center Conference Room located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, for the purpose of receiving public comments on the Proposed Fiscal Year 2026/2027 Budget.

PASSED, ADOPTED and EFFECTIVE this 5th day of March, 2026.

ATTEST:

**SAUSALITO BAY
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Sausalito Bay
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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- I PROPOSED BUDGET**
- II DETAILED PROPOSED BUDGET**
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

PROPOSED BUDGET
SAUSALITO BAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
Administrative Assessments	88,895
Maintenance Assessments	21,494
Debt Assessments	183,996
Other Revenues	0
Interest Income	1,320
TOTAL REVENUES	\$ 295,705
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Aquatic Maintenance (SFH - 50)	6,130
Aquatic Maintenance (TH - 23)	1,630
Lawn Maintenance (SFH - 50)	22,500
Lawn Maintenance/Lake Tracts (TH - 23)	6,000
Lake Tract Shoreline Maintenance (SFH - 50)	900
Lake Tract Shoreline Maintenance (TH - 23)	480
Miscellaneous Maintenance Expenses (SFH - 50)	8,000
Miscellaneous Maintenance Expenses (TH - 23)	750
Misc Grounds Maintenance/Mulch/Fertilizer	3,800
Engineering/Inspections	1,600
Outside Janitorial Services (SFH - 50)	3,000
Maintenance Contingency	2,020
TOTAL MAINTENANCE EXPENDITURES	\$ 56,810
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	4,000
Payroll Taxes (Employer)	306
Management	36,000
Secretarial & Field Operations	6,180
Legal	8,000
Assessment Roll	6,000
Audit Fees	3,600
Insurance	7,900
Legal Advertisements	2,600
Miscellaneous	1,300
Postage	250
Office Supplies	350
Dues & Subscriptions	175
Trustee Fee	3,850
Continuing Disclosure Fee	350
Website Management	2,000
Administrative Contingency	700
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 83,561
TOTAL EXPENDITURES	\$ 140,371
REVENUES LESS EXPENDITURES	\$ 155,334
Bond Payments	(172,956)
BALANCE	\$ (17,622)
County Appraiser & Tax Collector Fee	(5,888)
Discounts For Early Payments	(11,775)
EXCESS/ (SHORTFALL)	\$ (35,285)
Carryover From Prior Year	35,285
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
SAUSALITO BAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	86,921	87,234	88,895	Expenditures/.94
Maintenance Assessments	29,204	25,984	21,494	Expenditures Less Interest & Carryover/.94
Debt Assessments	183,996	183,996	183,996	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	10,216	1,200	1,320	Interest Projected At \$110 Per Month
TOTAL REVENUES	\$ 310,337	\$ 298,414	\$ 295,705	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Aquatic Maintenance (SFH - 50)	7,609	6,130	6,130	No Change From 2025/2026 Budget
Aquatic Maintenance (TH - 23)	0	1,630	1,630	No Change From 2025/2026 Budget
Lawn Maintenance (SFH - 50)	18,633	22,500	22,500	No Change From 2025/2026 Budget
Lawn Maintenance/Lake Tracts (TH - 23)	5,994	6,000	6,000	No Change From 2025/2026 Budget
Lake Tract Shoreline Maintenance (SFH - 50)	0	900	900	No Change From 2025/2026 Budget
Lake Tract Shoreline Maintenance (TH - 23)	0	480	480	No Change From 2025/2026 Budget
Miscellaneous Maintenance Expenses (SFH - 50)	0	8,000	8,000	No Change From 2025/2026 Budget
Miscellaneous Maintenance Expenses (TH - 23)	0	750	750	No Change From 2025/2026 Budget
Misc Grounds Maintenance/Mulch/Fertilizer	6,970	3,800	3,800	No Change From 2025/2026 Budget
Engineering/Inspections	1,770	1,600	1,600	No Change From 2025/2026 Budget
Outside Janitorial Services (SFH - 50)	600	3,000	3,000	No Change From 2025/2026 Budget
Maintenance Contingency	0	2,020	2,020	Maintenance Contingency
TOTAL MAINTENANCE EXPENDITURES	\$ 41,576	\$ 56,810	\$ 56,810	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	3,000	4,000	4,000	Supervisor Fees
Payroll Taxes (Employer)	230	306	306	Supervisor Fees *7.65%
Management	34,080	35,064	36,000	CPI Adjustment
Secretarial & Field Operations	6,180	6,180	6,180	No Change From 2025/2026 Budget
Legal	8,340	8,000	8,000	No Change From 2025/2026 Budget
Assessment Roll	6,000	6,000	6,000	No Change From 2025/2026 Budget
Audit Fees	3,400	3,500	3,600	Accepted Amount Of 2025/2026 Audit
Insurance	6,858	7,400	7,900	Fiscal Year 2025/2026 Expenditure Was \$7,269
Legal Advertisements	1,945	2,700	2,600	\$100 Decrease From 2025/2026 Budget
Miscellaneous	1,288	1,300	1,300	No Change From 2025/2026 Budget
Postage	129	250	250	No Change From 2025/2026 Budget
Office Supplies	242	375	350	\$25 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fee	3,816	3,700	3,850	\$150 Increase From 2025/2026 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2025/2026 Budget
Website Management	2,000	2,000	2,000	No Change From 2025/2026 Budget
Administrative Contingency	0	700	700	Administrative Contingency
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 78,033	\$ 82,000	\$ 83,561	
TOTAL EXPENDITURES	\$ 119,609	\$ 138,810	\$ 140,371	
REVENUES LESS EXPENDITURES	\$ 190,728	\$ 159,604	\$ 155,334	
Bond Payments	(175,559)	(172,956)	(172,956)	2027 P & I Payments Less Earned Interest
BALANCE	\$ 15,169	\$ (13,352)	\$ (17,622)	
County Appraiser & Tax Collector Fee	(2,888)	(5,944)	(5,888)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(10,843)	(11,889)	(11,775)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 1,438	\$ (31,185)	\$ (35,285)	
Carryover From Prior Year	0	31,185	35,285	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 1,438	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET

SAUSALITO BAY COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
Interest Income	8,192	1,100	1,300	Projected Interest For FY 2026/2027
NAV Tax Collection	175,559	172,956	172,956	2027 P & I Payments Less Earned Interest
Total Revenues	\$ 183,751	\$ 174,056	\$ 174,256	
EXPENDITURES				
Principal Payments	115,000	120,000	125,000	Principal Payment Due In 2027
Interest Payments	60,613	54,056	49,256	Interest Payments Due In 2027
Total Expenditures	\$ 175,613	\$ 174,056	\$ 174,256	
Excess/ (Shortfall)	\$ 8,138	\$ -	\$ -	

Series 2013 Bond Refunding Information

Original Par Amount =	\$2,595,000	Annual Principal Payments Due =	May 1st
Interest Rate =	1.375% - 4.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	March 2013		
Maturity Date =	May 2035		

Par Amount As Of 1/1/26 = \$1,415,000

Sausalito Bay Community Development District Assessment Comparison

	Fiscal Year 2022/2023 Assessment	Fiscal Year 2023/2024 Assessment	Fiscal Year 2024/2025 Assessment	Fiscal Year 2025/2026 Assessment	Fiscal Year 2026/2027 Projected Assessment
	Before Discount*				
Administrative Assessment For Lot Size 23	\$ 191.69	\$ 195.74	\$ 200.91	\$ 203.35	\$ 207.22
Maintenance Assessment For Lot Size 23	\$ 29.13	\$ 30.39	\$ 26.48	\$ 22.85	\$ 18.91
<u>Debt For Lot Size 23</u>	\$ 378.18	\$ 371.29	\$ 369.96	\$ 369.96	\$ 369.96
Total	\$ 599.00	\$ 597.42	\$ 597.35	\$ 596.16	\$ 596.09
Administrative Assessment For Lot Size 50	\$ 191.69	\$ 195.74	\$ 200.91	\$ 203.35	\$ 207.22
Maintenance Assessment For Lot Size 50	\$ 117.32	\$ 121.40	\$ 105.79	\$ 94.77	\$ 78.41
<u>Debt For Lot Size 50</u>	\$ 493.05	\$ 484.06	\$ 482.33	\$ 482.33	\$ 482.33
Total	\$ 802.06	\$ 801.20	\$ 789.03	\$ 780.45	\$ 767.96

* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Twenty Three Foot Lots	204
<u>Fifty Foot Lots</u>	<u>225</u>
Total Units	429

LAW OFFICES
BILLING  **COCHRAN**
ESTABLISHED 1977

KENNETH W. MORGAN, JR.
MICHAEL J. PAWELCZYK
MANUEL R. COMRAS
ANDREW A. RIEF
JEFFERY R. LAWLEY
GINGER E. WALD
SCOTT C. COCHRAN
ALINE O. MARCANTONIO
JOHN C. WEBBER

STEVEN F. BILLING (1947-1998)
HAYWARD D. GAY (1943-2007)

BILLING COCHRAN, P.A.
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PLEASE REPLY TO: FORT LAUDERDALE

CHRISTINE A. BROWN
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MARLENE E. GONZALEZ
LORI B. LEWELLEN
LIZA E. SMOKER
LUCAS A. WILLIAMS

OF COUNSEL:
CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL
DENNIS E. LYLES
BRUCE M. RAMSEY
RICHARD T. WOULFE

February 2, 2026

VIA E-MAIL ONLY– nnguyen@sdsinc.org

Ms. Nancy Nguyen
District Manager
Special District Services
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

**Re: Adjustment to District Counsel Fee Structure
Sausalito Bay Community Development District
Our File: 531.03060**

Dear Nancy:

This firm's current fee structure has been in place since 2023. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

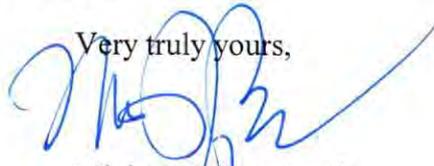
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Ms. Nancy Nguyen
February 2, 2026
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Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Brielle Barba, SDS (via email only)