Community Development District

Adopted Budget FY 2026



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# Cypress Park Estates Community Development District

### **Adopted Budget General Fund**

Description	Adopted Budget FY2025	ı	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY2026
Revenues						
Assessments - On Roll	\$ 762,566	\$	769,025	\$ _	\$ 769,025	\$ 762,566
Interest Income	\$ 702,300	\$	8,352	\$ 2,784	\$ 11,136	\$ 5,568
Miscellaneous Income	\$ -	\$	90	\$ -	\$ 90	\$ -
Total Revenues	\$ 762,566	\$	777,467	\$ 2,784	\$ 780,252	\$ 768,134
Expenditures						
General & Administrative:						
Supervisor Fees	\$ 12,000	\$	3,200	\$ 3,000	\$ 6,200	\$ 12,000
Employer FICA Expense	\$ -	\$	46	\$ 230	\$ 275	\$ -
Engineer Fees	\$ 10,000	\$	539	\$ 2,500	\$ 3,039	\$ 10,000
Attorney Fees	\$ 25,000	\$	20,080	\$ 3,000	\$ 23,080	\$ 30,000
Annual Audit	\$ 7,500	\$	7,200	\$ -	\$ 7,200	\$ 4,600
Assessment Adminstration	\$ 5,565	\$	5,565	\$ -	\$ 5,565	\$ 5,732
Dissemination	\$ 7,350	\$	5,513	\$ 1,839	\$ 7,352	\$ 7,574
Arbitrage	\$ 1,350	\$	900	\$ 450	\$ 1,350	\$ 1,350
Trustee Fees	\$ 12,120	\$	10,769	\$ 1,351	\$ 12,120	\$ 13,332
Management Fees	\$ 45,000	\$	33,750	\$ 11,250	\$ 45,000	\$ 46,350
Information Technology	\$ 1,890	\$	1,418	\$ 473	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$	945	\$ 315	\$ 1,260	\$ 1,298
Postage & Delivery	\$ 500	\$	742	\$ 125	\$ 867	\$ 500
Insurance	\$ 6,817	\$	6,631	\$ -	\$ 6,631	\$ 8,810
Copies	\$ 100	\$	115	\$ 25	\$ 140	\$ 100
Legal Advertising	\$ 2,000	\$	2,772	\$ 500	\$ 3,272	\$ 2,000
Other Current Charges	\$ 1,000	\$	422	\$ 250	\$ 672	\$ 1,000
Office Supplies	\$ 50	\$	15	\$ 13	\$ 28	\$ 50
Dues, Licenses & Subscriptions	\$ 175	\$	175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 139,677	\$	100,796	\$ 25,320	\$ 126,115	\$ 146,817
Operations & Maintenance						
Field Expenditures						
Property Insurance	\$ 16,708	\$	16,628	\$ -	\$ 16,628	\$ 17,958
Field Management	\$ 20,000	\$	15,001	\$ 5,000	\$ 20,001	\$ 20,600
Landscape Maintenance	\$ 128,870	\$	87,351	\$ 28,893	\$ 116,244	\$ 135,500
Landscape Replacement	\$ 25,000	\$	7,365	\$ 6,250	\$ 13,615	\$ 45,000
Streetlights	\$ 35,000	\$	16,024	\$ 5,550	\$ 21,574	\$ 25,000
Electric	\$ 13,068	\$	9,337	\$ 3,600	\$ 12,937	\$ 13,300
Water & Sewer	\$ 82,000	\$	34,743	\$ 9,600	\$ 44,343	\$ 45,000
Sidewalk & Asphalt Maintenance	\$ 2,500	\$	-	\$ 625	\$ 625	\$ 2,500
Irrigation Repairs	\$ 6,000	\$	1,124	\$ 1,500	\$ 2,624	\$ 6,000
Fountain Maintenance	\$ 1,800	\$	1,275	\$ 1,125	\$ 2,400	\$ 1,800
General Repairs & Maintenance	\$ 15,000	\$	3,194	\$ 3,750	\$ 6,944	\$ 25,000
Contingency	\$ 10,000	\$	870	\$ 2,500	\$ 3,370	\$ 10,000
Subtotal Field Expenditures	\$ 355,946	\$	192,912	\$ 68,393	\$ 261,305	\$ 347,658

# Cypress Park Estates Community Development District

### Adopted Budget **General Fund**

Description			Adopted Budget FY2025		Actuals Thru 6/30/25		Projected Next 3 Months		Projected Thru 9/30/25		Adopted Budget FY2026
Amenity Expenditures											
Amenity - Electric		\$	24,684	\$	15,947	\$	5,400	\$	21,347	\$	25,000
Amenity - Water		\$	22,416	\$	13,197	\$	5,100	\$	18,297	\$	20,500
Playground Lease		\$	37,164	\$	26,816	\$	9,291	\$	36,107	\$	36,107
Internet		\$	2,500	\$	900	\$	300	\$	1,200	\$	1,200
Pest Control		\$	720	\$	520	\$	160	\$	680	\$	4,708
Janitorial Service		\$	14,705	\$	7,020	\$	7,245	\$	14,265	\$	14,705
Amenity Management		\$	12,500	\$	9,375	\$	3,125	\$	12,500	\$	12,875
Security Services		\$	36,054	\$	17,450	\$	15,000	\$	32,450	\$	54,054
Pool Maintenance		\$	23,700	\$	13,275	\$	5,700	\$	18,975	\$	24,408
Amenity Repairs & Maintenance		\$	10,000	\$	5,450	\$	2,500	\$	7,950	\$	15,000
Contingency		\$	7,500	\$	1,685	\$	1,875	\$	3,560	\$	7,500
Subtotal Amenity Expenditures		\$	191,943	\$	111,635	\$	55,696	\$	167,331	\$	216,057
<b>Total Operations &amp; Maintenance</b>		\$	547,889	\$	304,547	\$	124,089	\$	428,636	\$	563,715
OIL E I'I											
Other Expenditures		Φ.	<b>55</b> 000	ф	<b>77</b> 000	Φ.		ф	<b>55</b> 000	Φ.	FE (00
Capital Reserves		\$	75,000	\$	75,000	\$	-	\$	75,000	\$	57,603
Total Other Expenditures		\$	75,000	\$	75,000	\$	-	\$	75,000	\$	57,603
Total Expenditures		\$	762,566	\$	480,343	\$	149,409	\$	629,752	\$	768,134
Excess Revenues/(Expenditures)											
Ziroso rieveliues, (Emperiartares)		\$	-	\$	297,125	\$	(146,625)	\$	150,500	\$	(0)
		\$	-	\$	297,125	Net.	(146,625) Assessments: Discounts & C		·		\$762,566.24 \$57,397.46 \$819,963.70
and the second control of the second control		\$	-	\$	297,125	Net Add Gros	Assessments : Discounts & C		·		\$762,566.24 \$57,397.46
Zanasas rieroniusoj (Enperiustrico)		\$	-	\$	297,125	Net Add Gros	Assessments : Discounts & C	ollec	ions 7%		\$762,566.24 \$57,397.46 \$819,963.70
and the second of the second o		\$	-	\$	297,125	Net Add Gros Asse	Assessments : Discounts & C as Assessments ssable Units	ollec	cions 7%		\$762,566.24 \$57,397.46 \$819,963.70 703 \$1,166.38
and the second of the second o		\$	-	\$	297,125	Net Add Gros Asse	Assessments Discounts & C Assessments Asse	ollec	cions 7%		\$762,566.24 \$57,397.46 \$819,963.70 703 \$1,166.38
	RU's			\$		Net Add Gross Asse Per FY2 Incr	Assessments : Discounts & C is Assessments ssable Units Unit Gross Asses 5 Per Unit Gross	ssme s Asse	nt essments		\$762,566.24 \$57,397.46 \$819,963.70 703 \$1,166.38 \$1,166.38
Product EF	RU's 4.00		sessable Units	\$	297,125  ERU/Unit 1.00	Net Add Gross Asse Per FY2 Incr	Assessments Discounts & C Assessments Asse	ssme s Asse	cions 7%		\$762,566.24 \$57,397.46 \$819,963.70 703 \$1,166.38 \$1,166.38
Product         ER           Phase 1         35           Phase 2         17			sessable Units	\$	ERU/Unit	Net Add Gross Asse Per FY2	Assessments Discounts & C Assessments Assessments Assessments Assessments Assessments Assessment	ssme s Asse	nt essments		\$762,566.24 \$57,397.46 \$819,963.70 703 \$1,166.38 \$1,166.38

#### **REVENUES:**

#### <u>Assessments</u>

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

#### Interest Income

Represents interest earned on excess funds invested with Bank United.

#### **EXPENDITURES:**

#### **Administrative:**

#### Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

#### **Engineer Fees**

The District's engineer, Gadd & Associates, provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

#### Attorney Fees

The District's legal counsel, Kilinski | Van Wyk, PLLC, provides general legal services to the District, e.g., attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

#### <u>Annual Audit</u>

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently contracted with Grau & Associates for these services.

#### Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC, to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

#### **Dissemination**

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the Series 2020 A1, 2020 A2 and 2022. Governmental Management Services-Central Florida, LLC, provides these services.

#### <u>Arbitrage</u>

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2020 A1, 2020 A2 and 2022 bonds.

#### Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

#### Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

#### Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services-Central Florida, LLC, provides these services.

#### <u>Website Maintenance</u>

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services-Central Florida, LLC, provides these services.

#### Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

#### <u>Insurance</u>

The District's general liability and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

#### Copies

Printing agenda materials 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 incurred during the year.

#### Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

#### Dues, Licenses & Subscriptions

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

#### Operations & Maintenance:

#### **Field Expenditures**

#### Property Insurance

The District's property insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

#### Field Management

Represents the costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails. Governmental Management Services-Central Florida, LLC, provides these services.

#### Landscape Maintenance

The District has contracts with Prince & Sons, Inc. to provide landscaping services throughout the District. These services include mowing, edging, trimming, cleanup, detailing and pruning as well as maintenance of the irrigation systems.

#### Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

#### **Streetlights**

Represents the cost of streetlight usage within the common area's throughout the District.

#### *Electric*

Represents current and estimated electric charges of common areas throughout the District.

#### Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

	Monthly	Annual
Address	Amount	Amount
5150 E Johnson Ave	\$2,450	\$29,400
4701 Baker Dairy Rd	<b>\$187</b>	\$2,244
4975 Baker Dairy Rd	\$460	\$5,520
290 Bottle Brush Drive	\$45	<b>\$540</b>
959 Sabal Point	<b>\$180</b>	\$2,160
Contingency		\$1,136
		\$41,000

#### Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

#### **Irrigation Repairs**

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

#### Fountain Maintenance

Represents the cost of maintaining and repairing the fountain at the entrance.

#### General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas. These can include pressure washing, and repairs to fences, monuments, lighting, and other assets

#### **Contingency**

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

#### **Amenity Expenditures**

#### <u>Amenity - Electric</u>

Represents estimated electric charges for the District's amenity facilities.

#### <u> Amenity – Water</u>

Represents estimated water charges for the District's amenity facilities.

Address	Monthly Amount	Annual Amount
1209 Tupelo Trail (Irrigation)	\$1,500	\$18,000
Contingency		\$2,500 \$20,500

#### Playground Lease

Represents estimated cost of leasing agreement for playgrounds to be installed in the community.

#### *Internet*

Internet service will be added for use at the Amenity Facilities.

#### Pest Control

The District is contracted with Massey Services, Inc. for pest control treatments to its amenity facilities.

#### Janitorial Services

Represents the estimated costs to provide janitorial services weekly and supplies for the District's amenity facilities. The district is contracted with CSS Clean Star Services of Central Florida.

#### Amenity Management

Amenity Management provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

#### Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

#### **Pool Maintenance**

Represents the costs of regular cleaning and treatments of the District's pool. These services are provided by Resort Pool Services.

#### Holiday Décor

Represents the estimated costs of adding holiday décor to the districts monuments.

#### Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

#### **Contingency**

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

#### Other Expenditures:

#### Capital Reserves

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

# **Cypress Park Estates**Community Development District

### **Adopted Budget** Capital Reserve Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25		Projected Next 3 Months			Projected Thru 9/30/25	Adopted Budget FY2026	
Revenues									
Carry Forward Surplus	\$ 33,571	\$	-	\$	-	\$	-	\$	33,544
Interest	\$ -	\$	783	\$	261	\$	1,044	\$	2,813
<b>Total Revenues</b>	\$ 33,571	\$	783	\$	261	\$	1,044	\$	36,357
Expenditures									
Special Projects	\$ -	\$	-	\$	-	\$	-	\$	75,000
Holiday Decorations	\$ 10,000	\$	-	\$	-	\$	-	\$	-
Chair Lift Replacement	\$ 10,500	\$	-	\$	10,500	\$	10,500	\$	-
Playground Shade	\$ 32,000	\$	-	\$	32,000	\$	32,000	\$	-
Total Expenditures	\$ 52,500	\$	-	\$	42,500	\$	42,500	\$	75,000
Other Financing Sources/(Uses)									
Transfer In	\$ 75,000	\$	75,000	\$	-	\$	75,000	\$	57,603
Total Other Financing Sources/(Uses)	\$ 75,000	\$	75,000	\$	-	\$	75,000	\$	57,603
Excess Revenues/(Expenditures)	\$ 56,071	\$	75,783	\$	(42,239)	\$	33,544	\$	18,959

**Community Development District** 

### Adopted Budget Debt Service Fund Series 2020 A-1

Description	Adopted Budget FY2025		Actuals Thru 6/30/25		Projected Next 3 Months	Projected Thru 9/30/25			Adopted Budget FY2026
Revenues									
Special Assessments - 2020 A1	\$ 442,500	\$	446,248	\$	-	\$	446,248	\$	442,500
Interest Income	\$ -	\$	15,019	\$	5,006	\$	20,025	\$	10,013
Carry Forward Surplus	\$ -	\$	194,940	\$	-	\$	194,940	\$	220,582
Total Revenues	\$ 442,500	\$	656,207	\$	5,006	\$	661,214	\$	673,095
Expenditures									
<u>Series 2020A-1</u>									
Interest - 11/1	\$ 140,316	\$	140,316	\$	-	\$	140,316	\$	138,216
Principal - 5/1	\$ 160,000	\$	160,000	\$	-	\$	160,000	\$	165,000
Interest - 5/1	\$ 140,316	\$	140,316	\$	-	\$	140,316	\$	138,216
Total Expenditures	\$ 440,631	\$	440,631	\$	-	\$	440,631	\$	441,431
Excess Revenues/(Expenditures)	\$ 1,869	\$	215,576	\$	5,006	\$	220,582	\$	231,664

<sup>\*</sup>Carry forward less amount in Reserve funds.

Series 2020 A-1

ProductAssessable UnitsDebt ServiceUnitPer UnitSingle Family Phase 1354\$442,500\$1,250\$1,344354\$442,500

## Cypress Park Estates Community Development District Series 2020 Special Assessment Bonds Area 1 **Amortization Schedule**

DATE		BALANCE		PRINCIPAL		INTEREST		TOTAL
11/01/25	\$	7,150,000.00	\$		\$	138,215.63	\$	438,531.25
05/01/26	\$	7,150,000.00	\$	165,000.00	\$	138,215.63	\$	-
11/01/26	\$	6,985,000.00	\$	-	\$	135,534.38	\$	438,750.00
05/01/27	\$	6,985,000.00	\$	170,000.00	\$	135,534.38	\$	-
11/01/27	\$	6,815,000.00	\$	-	\$	132,771.88	\$	438,306.25
05/01/28	\$	6,815,000.00	\$	175,000.00	\$	132,771.88	\$	-
11/01/28	\$	6,640,000.00	\$	-	\$	129,928.13	\$	437,700.00
05/01/29	\$	6,640,000.00	\$	185,000.00	\$	129,928.13	\$	-
11/01/29	\$	6,455,000.00	\$	-	\$	126,921.88	\$	441,850.00
05/01/30	\$	6,455,000.00	\$	190,000.00	\$	126,921.88	\$	-
11/01/30	\$	6,265,000.00	\$	-	\$	123,834.38	\$	440,756.25
05/01/31	\$	6,265,000.00	\$	195,000.00	\$	123,834.38	\$	-
11/01/31	\$	6,070,000.00	\$	-	\$	120,056.25	\$	438,890.63
05/01/32	\$	6,070,000.00	\$	205,000.00	\$	120,056.25	\$	-
11/01/32	\$	5,865,000.00	\$	-	\$	116,084.38	\$	441,140.63
05/01/33	\$	5,865,000.00	\$	210,000.00	\$	116,084.38	\$	-
11/01/33	\$	5,655,000.00	\$	-	\$	112,015.63	\$	438,100.00
05/01/34	\$	5,655,000.00	\$	220,000.00	\$	112,015.63	\$	-
11/01/34	\$	5,435,000.00	\$	-	\$	107,753.13	\$	439,768.75
05/01/35	\$	5,435,000.00	\$	230,000.00	\$	107,753.13	\$	-
11/01/35	\$	5,205,000.00	\$	-	\$	103,296.88	\$	441,050.00
05/01/36	\$	5,205,000.00	\$	240,000.00	\$	103,296.88	\$	-
11/01/36	\$	4,965,000.00	\$	-	\$	98,646.88	\$	441,943.75
05/01/37	\$	4,965,000.00	\$	245,000.00	\$	98,646.88	\$	-
11/01/37	\$	4,720,000.00	\$	-	\$	93,900.00	\$	437,546.88
05/01/38	\$	4,720,000.00	\$	255,000.00	\$	93,900.00	\$	-
11/01/38	\$	4,465,000.00	\$	-	\$	88,959.38	\$	437,859.38
05/01/39	\$	4,465,000.00	\$	265,000.00	\$	88,959.38	\$	-
11/01/39	\$	4,200,000.00	\$	-	\$	83,825.00	\$	437,784.38
05/01/40	\$	4,200,000.00	\$	280,000.00	\$	83,825.00	\$	-
11/01/40	\$	3,920,000.00	\$	-	\$	78,400.00	\$	442,225.00
05/01/41	\$	3,920,000.00	\$	290,000.00	\$	78,400.00	\$	
11/01/41	\$	3,630,000.00	\$	-	\$	72,600.00	\$	441,000.00
05/01/42	\$	3,630,000.00	\$	300,000.00	\$	72,600.00	\$	-
11/01/42	\$	3,330,000.00	\$	-	\$	66,600.00	\$	439,200.00
05/01/43	\$	3,330,000.00	\$	315,000.00	\$	66,600.00	\$	-
11/01/43	\$	3,015,000.00	\$	-	\$	60,300.00	\$	441,900.00
05/01/44	\$	3,015,000.00	\$	325,000.00	\$	60,300.00	\$	-
11/01/44	\$	2,690,000.00	\$	240,000,00	\$	53,800.00	\$	439,100.00
05/01/45	\$	2,690,000.00	\$	340,000.00	\$	53,800.00	\$	-
11/01/45	\$	2,350,000.00	\$	355,000,00	\$	47,000.00	\$	440,800.00
05/01/46	\$	2,350,000.00	\$	355,000.00	\$	47,000.00	\$	441,000,00
11/01/46 05/01/47	\$	1,995,000.00	\$	265,000,00	\$	39,900.00	\$	441,900.00
	\$ \$	1,995,000.00 1,630,000.00	\$ \$	365,000.00	\$ \$	39,900.00 32,600.00	\$ \$	437,500.00
11/01/47 05/01/48	\$ \$	1,630,000.00		385,000.00	\$ \$	32,600.00	\$ \$	437,300.00
11/01/48	\$ \$	1,245,000.00	\$ \$	303,000.00	\$ \$	24,900.00	\$ \$	442,500.00
05/01/49	\$ \$	1,245,000.00	\$	400,000.00	э \$	24,900.00	\$	442,300.00
11/01/49	\$ \$	845,000.00	\$	400,000.00	э \$	16,900.00	\$	441,800.00
	\$ \$	845,000.00	э \$	415,000.00	\$	16,900.00	\$	441,000.00
05/01/50				415,000.00				440 500 00
11/1/50	\$	430,000.00	\$	420,000,00	\$	8,600.00	\$	440,500.00
5/1/51	\$	430,000.00	\$	430,000.00	\$	8,600.00	\$	438,600.00
			\$	7,150,000.00	\$	4,426,687.50	\$	11,877,003.13

**Community Development District** 

### Adopted Budget Debt Service Fund Series 2020 A-2

Description	ı	Adopted Budget FY2025		Actuals Thru 6/30/25		Projected Next 3 Months		Projected Thru 9/30/25	Adopted Budget FY2026		
Revenues											
Special Assessments - 2020 A2	\$	71,200	\$	437,828	\$	_	\$	437,828	\$	71,200	
Interest Income	\$	-	\$	2,525	\$	842	\$	3,366	\$	1,683	
Carry Forward Surplus	\$	-	\$	35,000	\$	-	\$	35,000	\$	405,438	
<b>Total Revenues</b>	\$	71,200	\$	475,353	\$	842	\$	476,194	\$	478,321	
Expenditures											
<u>Series 2020A-2</u>											
Interest- 11/1	\$	22,878	\$	22,878	\$	-	\$	22,878	\$	22,378	
Principal - 5/1	\$	25,000	\$	25,000	\$	-	\$	25,000	\$	25,000	
Interest - 5/1	\$	22,878	\$	22,878	\$	-	\$	22,878	\$	22,378	
Total Expenditures	\$	70,756	\$	70,756	\$	-	\$	70,756	\$	69,756	
Excess Revenues/(Expenditures)	\$	444	\$	404,597	\$	842	\$	405,438	\$	408,565	

 $<sup>\</sup>hbox{*Carry forward less amount in Reserve funds.}\\$ 

Series 2020 A-2

Interest - 11/1/26 \$21,878

Total \$21,878

		Maximum Annual	Net Assessment Per	Gross Assessment
Product	Assessable Units	Debt Service	Unit	Per Unit
Single Family Phase 2	178	\$71,200	\$400	\$430
	170	\$71.200		

### Community Development District Series 2020 Special Assessment Bonds Area 2 **Amortization Schedule**

DATE		BALANCE		PRINCIPAL		INTEREST		TOTAL
11/01/25	\$	1,100,000.00	\$	-	\$	22,378.13	\$	70,256.25
05/01/26	\$	1,100,000.00	\$	25,000.00	\$	22,378.13	\$	-
11/01/26	\$	1,075,000.00	\$	-	\$	21,878.13	\$	69,256.25
05/01/27	\$	1,075,000.00	\$	25,000.00	\$	21,878.13	\$	-
11/01/27	\$	1,050,000.00	\$	-	\$	21,378.13	\$	68,256.25
05/01/28	\$	1,050,000.00	\$	25,000.00	\$	21,378.13	\$	-
11/01/28	\$	1,025,000.00	\$	-	\$	20,878.13	\$	67,256.25
05/01/29	\$	1,025,000.00	\$	30,000.00	\$	20,878.13	\$	-
11/01/29	\$	995,000.00	\$	-	\$	20,278.13	\$	71,156.25
05/01/30	\$	995,000.00	\$	30,000.00	\$	20,278.13	\$	-
11/01/30	\$	965,000.00	\$	-	\$	19,678.13	\$	69,956.25
05/01/31	\$	965,000.00	\$	30,000.00	\$	19,678.13	\$	-
11/01/31	\$	935,000.00	\$	-	\$	19,078.13	\$	68,756.25
05/01/32	\$	935,000.00	\$	30,000.00	\$	19,078.13	\$	-
11/01/32	\$	905,000.00	\$	-	\$	18,478.13	\$	67,556.25
05/01/33	\$	905,000.00	\$	30,000.00	\$	18,478.13	\$	-
11/01/33	\$	875,000.00	\$	-	\$	17,878.13	\$	66,356.25
05/01/34	\$	875,000.00	\$	35,000.00	\$	17,878.13	\$	-
11/01/34	\$	840,000.00	\$	-	\$	17,178.13	\$	70,056.25
05/01/35	\$	840,000.00	\$	35,000.00	\$	17,178.13	\$	-
11/01/35	\$	805,000.00	\$	-	\$	16,478.13	\$	68,656.25
05/01/36	\$	805,000.00	\$	35,000.00	\$	16,478.13	\$	-
11/01/36	\$	770,000.00	\$	-	\$	15,778.13	\$	67,256.25
05/01/37	\$	770,000.00	\$	40,000.00	\$	15,778.13	\$	-
11/01/37	\$	730,000.00	\$	-	\$	14,978.13	\$	70,756.25
05/01/38	\$	730,000.00	\$	40,000.00	\$	14,978.13	\$	-
11/01/38	\$	690,000.00	\$	-	\$	14,178.13	\$	69,156.25
05/01/39	\$	690,000.00	\$	40,000.00	\$	14,178.13	\$	-
11/01/39	\$	650,000.00	\$	45.000.00	\$	13,378.13	\$	67,556.25
05/01/40	\$	650,000.00	\$	45,000.00	\$	13,378.13	\$	-
11/01/40	\$	605,000.00	\$	45,000,00	\$	12,478.13	\$	70,856.25
05/01/41	\$	605,000.00	\$	45,000.00	\$	12,478.13	\$	-
11/01/41	\$	560,000.00	\$	45,000,00	\$	11,550.00	\$	69,028.13
05/01/42	\$	560,000.00	\$	45,000.00	\$	11,550.00	\$	- (717100
11/01/42	\$	515,000.00	\$	50,000.00	\$	10,621.88	\$	67,171.88
05/01/43	\$	515,000.00	\$	50,000.00	\$	10,621.88	\$	-
11/01/43	\$	465,000.00	\$	- F0.000.00	\$	9,590.63	\$	70,212.50
05/01/44	\$ \$	465,000.00	\$	50,000.00	\$ \$	9,590.63 8,559.38	\$	- 68,150.00
11/01/44		415,000.00	\$	- EE 000 00		8,559.38 8,559.38	\$ \$	00,130.00
05/01/45 11/01/45	\$ \$	415,000.00 360,000.00	\$ \$	55,000.00	\$ \$	8,559.38 7,425.00	\$ \$	- 70,984.38
05/01/46		360,000.00		- 55,000.00				/ 0,904.38
11/01/46	\$ \$	305,000.00	\$	33,000.00	\$ ¢	7,425.00 6,290.63	\$ ¢	68,715.63
05/01/47	\$	305,000.00	\$	- 55,000.00	\$ \$	6,290.63	\$	00,/15.03
11/01/47	\$ \$	250,000.00	\$	33,000.00	\$ \$	5,156.25	\$ \$	66,446.88
05/01/48	\$	250,000.00	\$ \$	60,000.00	\$	5,156.25	\$	00,044,00
11/01/48	\$	190,000.00	\$	-	\$ \$	3,918.75	\$ \$	69,075.00
05/01/49	\$	190,000.00	\$	60,000.00	\$	3,918.75	\$	07,073.00
11/01/49	\$	130,000.00	\$	-	\$	2,681.25	\$	66,600.00
05/01/50	\$	130,000.00	\$	65,000.00	\$	2,681.25	\$	-
11/1/50	\$	65,000.00	\$	-	\$	1,340.63	\$	69,021.88
5/1/51	\$	65,000.00	\$	65,000.00	\$	1,340.63	\$	66,340.63
5,1,51	Ψ	03,000.00	Ψ	33,000.00	4	1,5 10.05	Ψ	00,5 10.03
			\$	1,100,000.00	\$	706,968.75	\$	1,854,846.88

**Community Development District** 

### Adopted Budget Debt Service Fund Series 2022

Description	Adopted Budget FY2025		Actuals Thru 6/30/25		rojected Next Months	Projected Thru 9/30/25	Adopted Budget FY2026		
Revenues									
Special Assessments	\$ 434,150	\$	437,828	\$	-	\$ 437,828	\$	434,150	
Interest Income	\$ 13,000	\$	14,836	\$	4,945	\$ 19,781	\$	9,891	
Carry Forward Surplus	\$ -	\$	226,365	\$	-	\$ 226,365	\$	251,412	
Total Revenues	\$ 447,150	\$	679,029	\$	4,945	\$ 683,974	\$	695,452	
Expenditures									
Series 2022									
Interest - 11/1	\$ 161,281	\$	161,281	\$	-	\$ 161,281	\$	158,875	
Principal - 5/1	\$ 110,000	\$	110,000	\$	-	\$ 110,000	\$	115,000	
Interest - 5/1	\$ 161,281	\$	161,281	\$	-	\$ 161,281	\$	158,875	
Total Expenditures	\$ 432,563	\$	432,563	\$	-	\$ 432,563	\$	432,750	
Excess Revenues/(Expenditures)	\$ 14,588	\$	246,466	\$	4,945	\$ 251,412	\$	262,702	

 $<sup>*</sup>Carry\ forward\ less\ amount\ in\ Reserve\ funds.$ 

<u>Series 2022</u> Interest - 11/1/26 <u>\$156,359</u>

Total \$156,359

		Maximum Annual	Net Assessment Per	Gross Assessment
Product	Assessable Units	Debt Service	Unit	Per Unit
Single Family - Phase 2	178	\$169,100	\$950	\$1,022
Single family - Phase 3	171	\$265,050	\$1,550	\$1,667
	349	\$434,150		

#### Community Development District Series 2022 Special Assessment Bonds Amortization Schedule

DATE		BALANCE		PRINCIPAL		INTEREST		TOTAL
DATE		DALANCE		FRINCIPAL		INTEREST		IUIAL
11/01/25	\$	6,100,000.00	\$	-	\$	158,875.00	\$	430,156.25
05/01/26	\$	6,100,000.00	\$	115,000.00	\$	158,875.00	\$	-
11/01/26	\$	6,100,000.00	\$	-	\$	156,359.38	\$	430,234.38
05/01/27	\$	6,100,000.00	\$	120,000.00	\$	156,359.38	\$	· -
11/01/27	\$	6,100,000.00	\$	-	\$	153,734.38	\$	430,093.75
05/01/28	\$	6,100,000.00	\$	125,000.00	\$	153,734.38	\$	-
11/01/28	\$	5,975,000.00	\$	-	\$	150,765.63	\$	429,500.00
05/01/29	\$	5,975,000.00	\$	135,000.00	\$	150,765.63	\$	-
11/01/29	\$	5,840,000.00	\$	-	\$	147,559.38	\$	433,325.00
05/01/30	\$	5,840,000.00	\$	140,000.00	\$	147,559.38	\$	-
11/01/30	\$	5,555,000.00	\$	-	\$	144,234.38	\$	431,793.75
05/01/31	\$	5,400,000.00	\$	145,000.00	\$	144,234.38	\$	-
11/01/31	\$	5,400,000.00	\$	455.000.00	\$	140,790.63	\$	430,025.00
05/01/32	\$	5,400,000.00	\$	155,000.00	\$	140,790.63	\$	422.000.00
11/01/32	\$ \$	5,400,000.00	\$ \$	160,000.00	\$ \$	137,109.38 137,109.38	\$ \$	432,900.00
05/01/33 11/01/33	\$	5,400,000.00 5,240,000.00	\$	100,000.00	\$ \$	133,109.38	\$	430,218.75
05/01/34	\$	5,240,000.00	\$	170,000.00	\$	133,109.38	\$	430,210.73
11/01/34	\$	5,070,000.00	\$	170,000.00	\$	128,859.38	\$	431,968.75
05/01/35	\$	5,070,000.00	\$	180,000.00	\$	128,859.38	\$	-
11/01/35	\$	4,890,000.00	\$	-	\$	124,359.38	\$	433,218.75
05/01/36	\$	4,890,000.00	\$	185,000.00	\$	124,359.38	\$	-
11/01/36	\$	4,705,000.00	\$	-	\$	119,734.38	\$	429,093.75
05/01/37	\$	4,705,000.00	\$	195,000.00	\$	119,734.38	\$	· -
11/01/37	\$	4,510,000.00	\$	-	\$	114,859.38	\$	429,593.75
05/01/38	\$	4,510,000.00	\$	205,000.00	\$	114,859.38	\$	-
11/01/38	\$	4,305,000.00	\$	-	\$	109,734.38	\$	429,593.75
05/01/39	\$	4,305,000.00	\$	215,000.00	\$	109,734.38	\$	-
11/01/39	\$	4,090,000.00	\$	-	\$	104,359.38	\$	429,093.75
05/01/40	\$	4,090,000.00	\$	225,000.00	\$	104,359.38	\$	-
11/01/40	\$	3,375,000.00	\$	-	\$	98,734.38	\$	428,093.75
05/01/41	\$	3,375,000.00	\$	240,000.00	\$	98,734.38	\$	-
11/01/41	\$	3,375,000.00	\$	-	\$	92,734.38	\$	431,468.75
05/01/42	\$	3,375,000.00	\$	250,000.00	\$ \$	92,734.38	\$ \$	- 429,218.75
11/01/42 05/01/43	\$ \$	3,375,000.00 3,375,000.00	\$ \$	265,000.00	\$ \$	86,484.38 86,484.38	э \$	429,210./5
11/01/43	\$	3,110,000.00	\$	203,000.00	\$	79,693.75	\$	431,178.13
05/01/44	\$	3,110,000.00	\$	280,000.00	\$	79,693.75	\$	431,170.13
11/01/44	\$	2,830,000.00	\$	200,000.00	\$	72,518.75	\$	432,212.50
05/01/45	\$	2,830,000.00	\$	295,000.00	\$	72,518.75	\$	-
11/01/45	\$	2,535,000.00	\$	-	\$	64,959.38	\$	432,478.13
05/01/46	\$	2,535,000.00	\$	310,000.00	\$	64,959.38	\$	-
11/01/46	\$	2,225,000.00	\$	-	\$	57,015.63	\$	431,975.00
05/01/47	\$	2,225,000.00	\$	325,000.00	\$	57,015.63	\$	-
11/01/47	\$	1,900,000.00	\$	-	\$	48,687.50	\$	430,703.13
05/01/48	\$	1,900,000.00	\$	340,000.00	\$	48,687.50	\$	-
11/01/48	\$	1,560,000.00	\$	-	\$	39,975.00	\$	428,662.50
05/01/49	\$	1,560,000.00	\$	360,000.00	\$	39,975.00	\$	-
11/01/49	\$	1,200,000.00	\$	-	\$	30,750.00	\$	430,725.00
05/01/50	\$	1,200,000.00	\$	380,000.00	\$	30,750.00	\$	
11/1/50	\$	820,000.00	\$	-	\$	21,012.50	\$	431,762.50
5/1/51	\$	820,000.00	\$	400,000.00	\$	21,012.50	\$	424 555 00
11/1/51	\$ \$	420,000.00	\$ \$	420.000.00	\$	10,762.50	\$	431,775.00
5/1/52	ф	420,000.00	Ф	420,000.00	\$	10,762.50	\$	430,762.50
			\$	6,335,000.00	\$	5,455,543.87	\$	12,061,825.12
			Ψ	0,000,000,00	Ψ	o, roo,o40.0/	Ψ	12,001,023.12