

**THE DISTRICT  
COMMUNITY DEVELOPMENT DISTRICT  
ADOPTED BUDGET  
FISCAL YEAR 2024**

**THE DISTRICT  
COMMUNITY DEVELOPMENT DISTRICT  
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**THE DISTRICT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

|  | Fiscal Year 2023             |                                |                                   |                                | Adopted<br>Budget<br>FY 2024 |
|--|------------------------------|--------------------------------|-----------------------------------|--------------------------------|------------------------------|
|  | Adopted<br>Budget<br>FY 2023 | Actual<br>through<br>3/31/2023 | Projected<br>through<br>9/30/2023 | Total<br>Actual &<br>Projected |                              |
| <b>REVENUES</b>                          |                              |                                |                                   |                                |                              |
| Developer contribution                   | \$ 280,690                   | \$ 68,902                      | \$ 202,383                        | \$ 271,285                     | \$ 398,490                   |
| Interest                                 | -                            | 188                            | -                                 | 188                            | -                            |
| Total revenues                           | <u>280,690</u>               | <u>69,090</u>                  | <u>202,383</u>                    | <u>271,473</u>                 | <u>398,490</u>               |
| <b>EXPENDITURES</b>                      |                              |                                |                                   |                                |                              |
| <b>Professional &amp; administrative</b> |                              |                                |                                   |                                |                              |
| Management                               | 48,000                       | 24,000                         | 24,000                            | 48,000                         | 48,000                       |
| CRA/city grant administration            | 5,000                        | 2,500                          | 2,500                             | 5,000                          | 5,000                        |
| DSF accounting - series 2020             | 12,500                       | 6,250                          | 6,250                             | 12,500                         | -                            |
| DSF accounting - series 2022             | 6,250                        | 3,125                          | 3,125                             | 6,250                          | -                            |
| DSF accounting - series 2022 marina      | 6,250                        | -                              | 3,125                             | 3,125                          | 6,250                        |
| DSF accounting - series 2023             | -                            | -                              | -                                 | -                              | 18,750                       |
| Legal                                    | 50,000                       | 9,120                          | 40,880                            | 50,000                         | 50,000                       |
| Engineering                              | 36,000                       | 2,756                          | 17,500                            | 20,256                         | 36,000                       |
| Audit                                    | 7,500                        | -                              | 7,500                             | 7,500                          | 7,500                        |
| Arbitrage rebate calculation             | 1,500                        | -                              | 1,500                             | 1,500                          | 1,500                        |
| Dissemination agent - series 2020        | 3,500                        | 1,750                          | 1,750                             | 3,500                          | -                            |
| Dissemination agent - series 2022        | 1,750                        | 875                            | 875                               | 1,750                          | -                            |
| Dissemination agent - series 2022 marina | 1,750                        | -                              | 1,750                             | 1,750                          | 1,750                        |
| Dissemination agent - series 2023        | -                            | -                              | -                                 | -                              | 5,250                        |
| Trustee                                  | 19,000                       | -                              | 19,000                            | 19,000                         | 19,000                       |
| Telephone                                | 200                          | -                              | 200                               | 200                            | 200                          |
| Postage                                  | 500                          | 170                            | 330                               | 500                            | 500                          |
| Printing & binding                       | 500                          | -                              | 500                               | 500                            | 500                          |
| Legal advertising                        | 1,500                        | 3,040                          | 750                               | 3,790                          | 1,700                        |
| Annual special district fee              | 175                          | 175                            | -                                 | 175                            | 175                          |
| Insurance                                | 6,000                        | 5,988                          | -                                 | 5,988                          | 7,000                        |
| Contingencies/bank charges               | 1,000                        | -                              | 500                               | 500                            | 1,000                        |
| Meeting room rental                      | 900                          | 450                            | 450                               | 900                            | 900                          |
| Website hosting & maintenance            | 705                          | 705                            | -                                 | 705                            | 705                          |
| Website ADA compliance                   | 210                          | -                              | 210                               | 210                            | 210                          |
| Property taxes                           | -                            | 619                            | -                                 | 619                            | -                            |
| Total professional & administrative      | <u>210,690</u>               | <u>61,523</u>                  | <u>132,695</u>                    | <u>194,218</u>                 | <u>211,890</u>               |

**THE DISTRICT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

|  | Fiscal Year 2023             |                                |                                   |                                | Adopted<br>Budget<br>FY 2024 |
|--|------------------------------|--------------------------------|-----------------------------------|--------------------------------|------------------------------|
|  | Adopted<br>Budget<br>FY 2023 | Actual<br>through<br>3/31/2023 | Projected<br>through<br>9/30/2023 | Total<br>Actual &<br>Projected |                              |
| <b>Field Operations</b>                                      |                              |                                |                                   |                                |                              |
| Landscape maintenance  | -                            | -                              | -                                 | -                              | 100,000                      |
| Monitoring & reporting                                       | 40,000                       | -                              | 40,000                            | 40,000                         | 40,000                       |
| Groundwater recovery pump                                    | -                            | -                              | -                                 | -                              | 10,000                       |
| Field operations contingency                                 | 24,600                       | -                              | 24,600                            | 24,600                         | 24,600                       |
| Aquatic weed control   | 5,400                        | -                              | 5,400                             | 5,400                          | 12,000                       |
| Total field operations                                       | <u>70,000</u>                | <u>-</u>                       | <u>70,000</u>                     | <u>70,000</u>                  | <u>186,600</u>               |
| Total expenditures   | <u>280,690</u>               | <u>61,523</u>                  | <u>202,695</u>                    | <u>264,218</u>                 | <u>398,490</u>               |
| <br>   |                              |                                |                                   |                                |                              |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | -                            | 7,567                          | (312)                             | 7,255                          | -                            |
| <br>   |                              |                                |                                   |                                |                              |
| Fund balance - beginning (unaudited)                         | -                            | (7,255)                        | 312                               | (7,255)                        | -                            |
| Fund balance - ending (projected)                            |                              |                                |                                   |                                |                              |
| Assigned   |                              |                                |                                   |                                |                              |
| Working capital  | -                            | -                              | -                                 | -                              | -                            |
| Unassigned   | -                            | 312                            | -                                 | -                              | -                            |
| Fund balance - ending (projected)                            | <u>\$ -</u>                  | <u>\$ 312</u>                  | <u>\$ -</u>                       | <u>\$ -</u>                    | <u>\$ -</u>                  |

**THE DISTRICT  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional and Administrative Services**

|  |        |
|--|--------|
| Management   | 48,000 |
| <p><b>Wrathell, Hunt and Associates, LLC</b> specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bonds and, operate and maintain the assets of the community.</p>                                    |        |
| CRA/city grant administration  | 5,000  |
| DSF accounting - series 2022 marina  | 6,250  |
| DSF accounting - series 2023   | 18,750 |
| Legal  | 50,000 |
| <p>The District's Attorneys provides general counsel and legal representation for issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, this firm provides services as "local government lawyers" realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.</p> |        |
| Engineering  | 36,000 |
| <p>The District's Engineer provides a broad array of engineering, consulting and construction services to the District, which assists in crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>  |        |
| Audit  | 7,500  |
| <p>The District is required to undertake an independent examination of its books, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the rules of the Florida Auditor General</p>  |        |
| Arbitrage rebate calculation   | 1,500  |
| <p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>  |        |
| Dissemination agent  |        |
| <p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities &amp; Exchange Act of 1934. Wrathell, Hunt and Associates, LLC serves as the dissemination agent.</p>  |        |
| Dissemination agent - series 2022 marina   | 1,750  |
| Dissemination agent - series 2023  | 5,250  |
| Trustee  | 19,000 |
| <p>Annual fees are paid for services provided as trustee, paying agent and registrar.</p>  |        |
| Telephone  | 200    |
| Postage  | 500    |
| <p>Letterhead, envelopes, copies, agenda packages, etc.</p>  |        |
| Printing & binding   | 500    |
| Legal advertising  | 1,700  |
| <p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>  |        |
| Annual special district fee  | 175    |
| <p>Annual fee paid to the Florida Department of Economic Opportunity.</p>  |        |

**THE DISTRICT  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

|  |       |
|--|-------|
| Insurance  | 7,000 |
| The District carries public officials and general liability insurance. |       |
| Contingencies/bank charges   | 1,000 |
| Meeting room rental  | 900   |
| Website hosting & maintenance  | 705   |
| Website ADA compliance   | 210   |

**Field Operations**

|                              |         |
|------------------------------|---------|
| Landscape maintenance        | 100,000 |
| Monitoring & reporting       | 40,000  |
| Groundwater recovery pump    | 10,000  |
| Field operations contingency | 24,600  |

**EXPENDITURES (continued)**

|  |                   |
|--|-------------------|
| Aquatic weed control                           | 12,000            |
| Lake Doctors maintenance of rip wall bimonthly |                   |
| Total expenditures                             | <u>\$ 398,490</u> |

**THE DISTRICT  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2020  
FISCAL YEAR 2024**

|   | Fiscal Year 2023             |                                |                                   | Total<br>Actual &<br>Projected | Adopted<br>Budget<br>FY 2024 |
|---|------------------------------|--------------------------------|-----------------------------------|--------------------------------|------------------------------|
|   | Adopted<br>Budget<br>FY 2023 | Actual<br>through<br>3/31/2023 | Projected<br>through<br>9/30/2023 |                                |                              |
| <b>REVENUE</b>  |                              |                                |                                   |                                |                              |
| Assessment levy: off-roll   | \$ 1,797,864                 | \$ -                           | \$ 1,797,864                      | \$ 1,797,864                   | \$ 1,700,427                 |
| Interest  | -                            | 65,687                         | -                                 | 65,687                         | -                            |
| Total revenue   | <u>1,797,864</u>             | <u>65,687</u>                  | <u>1,797,864</u>                  | <u>1,863,551</u>               | <u>1,700,427</u>             |
| <b>EXPENDITURES</b>   |                              |                                |                                   |                                |                              |
| <b>Debt service</b>   |                              |                                |                                   |                                |                              |
| Interest  | 1,781,250                    | 890,625                        | 890,625                           | 1,781,250                      | 1,781,250                    |
| Total expenditures  | <u>1,781,250</u>             | <u>890,625</u>                 | <u>890,625</u>                    | <u>1,781,250</u>               | <u>1,781,250</u>             |
| Net increase/(decrease) in fund balance                           | 16,614                       | (824,938)                      | 907,239                           | 82,301                         | (80,823)                     |
| Beginning fund balance (unaudited)                                | 4,254,636                    | 4,269,772                      | 3,444,834                         | 4,269,772                      | 4,352,073                    |
| Ending fund balance (projected)                                   | <u>\$4,271,250</u>           | <u>\$3,444,834</u>             | <u>\$4,352,073</u>                | <u>\$ 4,352,073</u>            | <u>4,271,250</u>             |
| Use of fund balance:  |                              |                                |                                   |                                |                              |
| Debt service reserve account balance (required)                   |                              |                                |                                   |                                | (3,380,625)                  |
| Interest expense - February 1, 2025                               |                              |                                |                                   |                                | (890,625)                    |
| Projected fund balance surplus/(deficit) as of September 30, 2024 |                              |                                |                                   |                                | <u>\$ -</u>                  |

\*The capitalized interest period runs through February 1, 2023.

**District**

Community Development District

Series 2020, Grant Revenue and Special Assessment Bonds

**Debt Service Schedule**

| <b>Date</b>  | <b>Principal</b>       | <b>Coupon</b> | <b>Interest</b>       | <b>Total P+I</b>       | <b>Principal Balance</b> |
|--------------|------------------------|---------------|-----------------------|------------------------|--------------------------|
| 02/01/2021   |                        |               | 82,197.92             | 82,197.92              | 35,625,000.00            |
| 08/01/2021   |                        |               | 723,048.61            | 723,048.61             | 35,625,000.00            |
| 02/01/2022   |                        |               | 890,625.00            | 890,625.00             | 35,625,000.00            |
| 08/01/2022   |                        |               | 890,625.00            | 890,625.00             | 35,625,000.00            |
| 02/01/2023   |                        |               | 890,625.00            | 890,625.00             | 35,625,000.00            |
| 08/01/2023   |                        |               | 890,625.00            | 890,625.00             | 35,625,000.00            |
| 02/01/2024   |                        |               | 890,625.00            | 890,625.00             | 35,625,000.00            |
| 08/01/2024   |                        |               | 890,625.00            | 890,625.00             | 35,625,000.00            |
| 02/01/2025   |                        |               | 890,625.00            | 890,625.00             | 35,625,000.00            |
| 08/01/2025   |                        |               | 890,625.00            | 890,625.00             | 35,625,000.00            |
| 02/01/2026   |                        |               | 890,625.00            | 890,625.00             | 35,625,000.00            |
| 08/01/2026   | 1,635,000.00           | 5.000%        | 890,625.00            | 2,525,625.00           | 33,990,000.00            |
| 02/01/2027   |                        |               | 849,750.00            | 849,750.00             | 33,990,000.00            |
| 08/01/2027   | 1,715,000.00           | 5.000%        | 849,750.00            | 2,564,750.00           | 32,275,000.00            |
| 02/01/2028   |                        |               | 806,875.00            | 806,875.00             | 32,275,000.00            |
| 08/01/2028   | 1,810,000.00           | 5.000%        | 806,875.00            | 2,616,875.00           | 30,465,000.00            |
| 02/01/2029   |                        |               | 761,625.00            | 761,625.00             | 30,465,000.00            |
| 08/01/2029   | 1,900,000.00           | 5.000%        | 761,625.00            | 2,661,625.00           | 28,565,000.00            |
| 02/01/2030   |                        |               | 714,125.00            | 714,125.00             | 28,565,000.00            |
| 08/01/2030   | 1,995,000.00           | 5.000%        | 714,125.00            | 2,709,125.00           | 26,570,000.00            |
| 02/01/2031   |                        |               | 664,250.00            | 664,250.00             | 26,570,000.00            |
| 08/01/2031   | 2,100,000.00           | 5.000%        | 664,250.00            | 2,764,250.00           | 24,470,000.00            |
| 02/01/2032   |                        |               | 611,750.00            | 611,750.00             | 24,470,000.00            |
| 08/01/2032   | 2,210,000.00           | 5.000%        | 611,750.00            | 2,821,750.00           | 22,260,000.00            |
| 02/01/2033   |                        |               | 556,500.00            | 556,500.00             | 22,260,000.00            |
| 08/01/2033   | 2,320,000.00           | 5.000%        | 556,500.00            | 2,876,500.00           | 19,940,000.00            |
| 02/01/2034   |                        |               | 498,500.00            | 498,500.00             | 19,940,000.00            |
| 08/01/2034   | 2,440,000.00           | 5.000%        | 498,500.00            | 2,938,500.00           | 17,500,000.00            |
| 02/01/2035   |                        |               | 437,500.00            | 437,500.00             | 17,500,000.00            |
| 08/01/2035   | 2,560,000.00           | 5.000%        | 437,500.00            | 2,997,500.00           | 14,940,000.00            |
| 02/01/2036   |                        |               | 373,500.00            | 373,500.00             | 14,940,000.00            |
| 08/01/2036   | 2,700,000.00           | 5.000%        | 373,500.00            | 3,073,500.00           | 12,240,000.00            |
| 02/01/2037   |                        |               | 306,000.00            | 306,000.00             | 12,240,000.00            |
| 08/01/2037   | 2,830,000.00           | 5.000%        | 306,000.00            | 3,136,000.00           | 9,410,000.00             |
| 02/01/2038   |                        |               | 235,250.00            | 235,250.00             | 9,410,000.00             |
| 08/01/2038   | 2,980,000.00           | 5.000%        | 235,250.00            | 3,215,250.00           | 6,430,000.00             |
| 02/01/2039   |                        |               | 160,750.00            | 160,750.00             | 6,430,000.00             |
| 08/01/2039   | 3,135,000.00           | 5.000%        | 160,750.00            | 3,295,750.00           | 3,295,000.00             |
| 02/01/2040   |                        |               | 82,375.00             | 82,375.00              | 3,295,000.00             |
| 08/01/2040   | 3,295,000.00           | 5.000%        | 82,375.00             | 3,377,375.00           | -                        |
| <b>Total</b> | <b>\$35,625,000.00</b> |               | <b>\$9,281,000.00</b> | <b>\$37,846,000.00</b> |                          |

**THE DISTRICT  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2022  
FISCAL YEAR 2024**

|   | Fiscal Year 2023             |                                |                                   |                                | Adopted<br>Budget<br>FY 2024 |
|---|------------------------------|--------------------------------|-----------------------------------|--------------------------------|------------------------------|
|   | Adopted<br>Budget<br>FY 2023 | Actual<br>through<br>3/31/2023 | Projected<br>through<br>9/30/2023 | Total<br>Actual &<br>Projected |                              |
| <b>REVENUE</b>  |                              |                                |                                   |                                |                              |
| Assessment levy: off-roll   | \$ -                         | \$ -                           | \$ -                              | \$ -                           | \$ 431,945                   |
| Interest  | -                            | 17,286                         | -                                 | 17,286                         | -                            |
| Total revenue   | <u>-</u>                     | <u>17,286</u>                  | <u>-</u>                          | <u>17,286</u>                  | <u>431,945</u>               |
| <b>EXPENDITURES</b>   |                              |                                |                                   |                                |                              |
| <b>Debt service</b>   |                              |                                |                                   |                                |                              |
| Interest 2/1  | 462,826                      | 231,413                        | 231,413                           | 462,826                        | 462,825                      |
| Total expenditures  | <u>462,826</u>               | <u>231,413</u>                 | <u>231,413</u>                    | <u>462,826</u>                 | <u>462,825</u>               |
| Net increase/(decrease) in fund balance                           | (462,826)                    | (214,127)                      | (231,413)                         | (445,540)                      | (30,880)                     |
| Beginning fund balance (unaudited)                                | 1,114,564                    | 1,128,158                      | 914,031                           | 1,128,158                      | 682,618                      |
| Ending fund balance (projected)                                   | <u>\$ 651,738</u>            | <u>\$ 914,031</u>              | <u>\$ 682,618</u>                 | <u>\$ 682,618</u>              | <u>651,738</u>               |
| Use of fund balance:  |                              |                                |                                   |                                |                              |
| Debt service reserve account balance (required)                   |                              |                                |                                   |                                | (420,325)                    |
| Interest expense - February 1, 2025                               |                              |                                |                                   |                                | (231,413)                    |
| Projected fund balance surplus/(deficit) as of September 30, 2024 |                              |                                |                                   |                                | <u>\$ -</u>                  |

\*The capitalized interest period runs through February 1, 2024.

**District**

Community Development District

Series 2022, Grant Revenue and Special Assessment Bonds

**Debt Service Schedule**

| <b>Date</b>  | <b>Principal</b>      | <b>Coupon</b> | <b>Interest</b>       | <b>Total P+I</b>       | <b>Principal Balance</b> |
|--------------|-----------------------|---------------|-----------------------|------------------------|--------------------------|
| 08/01/2022   |                       |               | 155,560.63            | 155,560.63             | 8,415,000.00             |
| 02/01/2023   |                       |               | 231,412.50            | 231,412.50             | 8,415,000.00             |
| 08/01/2023   |                       |               | 231,412.50            | 231,412.50             | 8,415,000.00             |
| 02/01/2024   |                       |               | 231,412.50            | 231,412.50             | 8,415,000.00             |
| 08/01/2024   |                       |               | 231,412.50            | 231,412.50             | 8,415,000.00             |
| 02/01/2025   |                       |               | 231,412.50            | 231,412.50             | 8,415,000.00             |
| 08/01/2025   |                       |               | 231,412.50            | 231,412.50             | 8,415,000.00             |
| 02/01/2026   |                       |               | 231,412.50            | 231,412.50             | 8,415,000.00             |
| 08/01/2026   | 375,000.00            | 5.500%        | 231,412.50            | 606,412.50             | 8,040,000.00             |
| 02/01/2027   |                       |               | 221,100.00            | 221,100.00             | 8,040,000.00             |
| 08/01/2027   | 395,000.00            | 5.500%        | 221,100.00            | 616,100.00             | 7,645,000.00             |
| 02/01/2028   |                       |               | 210,237.50            | 210,237.50             | 7,645,000.00             |
| 08/01/2028   | 420,000.00            | 5.500%        | 210,237.50            | 630,237.50             | 7,225,000.00             |
| 02/01/2029   |                       |               | 198,687.50            | 198,687.50             | 7,225,000.00             |
| 08/01/2029   | 440,000.00            | 5.500%        | 198,687.50            | 638,687.50             | 6,785,000.00             |
| 02/01/2030   |                       |               | 186,587.50            | 186,587.50             | 6,785,000.00             |
| 08/01/2030   | 465,000.00            | 5.500%        | 186,587.50            | 651,587.50             | 6,320,000.00             |
| 02/01/2031   |                       |               | 173,800.00            | 173,800.00             | 6,320,000.00             |
| 08/01/2031   | 490,000.00            | 5.500%        | 173,800.00            | 663,800.00             | 5,830,000.00             |
| 02/01/2032   |                       |               | 160,325.00            | 160,325.00             | 5,830,000.00             |
| 08/01/2032   | 520,000.00            | 5.500%        | 160,325.00            | 680,325.00             | 5,310,000.00             |
| 02/01/2033   |                       |               | 146,025.00            | 146,025.00             | 5,310,000.00             |
| 08/01/2033   | 545,000.00            | 5.500%        | 146,025.00            | 691,025.00             | 4,765,000.00             |
| 02/01/2034   |                       |               | 131,037.50            | 131,037.50             | 4,765,000.00             |
| 08/01/2034   | 575,000.00            | 5.500%        | 131,037.50            | 706,037.50             | 4,190,000.00             |
| 02/01/2035   |                       |               | 115,225.00            | 115,225.00             | 4,190,000.00             |
| 08/01/2035   | 610,000.00            | 5.500%        | 115,225.00            | 725,225.00             | 3,580,000.00             |
| 02/01/2036   |                       |               | 98,450.00             | 98,450.00              | 3,580,000.00             |
| 08/01/2036   | 640,000.00            | 5.500%        | 98,450.00             | 738,450.00             | 2,940,000.00             |
| 02/01/2037   |                       |               | 80,850.00             | 80,850.00              | 2,940,000.00             |
| 08/01/2037   | 675,000.00            | 5.500%        | 80,850.00             | 755,850.00             | 2,265,000.00             |
| 02/01/2038   |                       |               | 62,287.50             | 62,287.50              | 2,265,000.00             |
| 08/01/2038   | 715,000.00            | 5.500%        | 62,287.50             | 777,287.50             | 1,550,000.00             |
| 02/01/2039   |                       |               | 42,625.00             | 42,625.00              | 1,550,000.00             |
| 08/01/2039   | 755,000.00            | 5.500%        | 42,625.00             | 797,625.00             | 795,000.00               |
| 02/01/2040   |                       |               | 21,862.50             | 21,862.50              | 795,000.00               |
| 08/01/2040   | 795,000.00            | 5.500%        | 21,862.50             | 816,862.50             | -                        |
| <b>Total</b> | <b>\$8,415,000.00</b> |               | <b>\$5,705,060.63</b> | <b>\$14,120,060.63</b> |                          |

**THE DISTRICT  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2022 (PUBLIC MARINA PROJECT)  
FISCAL YEAR 2024**

|   | Fiscal Year 2023             |                                |                                   |                                | Adopted<br>Budget<br>FY 2024 |
|---|------------------------------|--------------------------------|-----------------------------------|--------------------------------|------------------------------|
|   | Adopted<br>Budget<br>FY 2023 | Actual<br>through<br>3/31/2023 | Projected<br>through<br>9/30/2023 | Total<br>Actual &<br>Projected |                              |
| <b>REVENUE</b>  |                              |                                |                                   |                                |                              |
| Assessment levy: off-roll   | \$ -                         | \$ -                           | \$ -                              | \$ -                           | \$ -                         |
| Total revenue   | -                            | -                              | -                                 | -                              | -                            |
| <b>EXPENDITURES</b>   |                              |                                |                                   |                                |                              |
| <b>Debt service</b>   |                              |                                |                                   |                                |                              |
| Principal   | -                            | -                              | -                                 | -                              | -                            |
| Interest  | -                            | -                              | -                                 | -                              | -                            |
| Cost of issuance  | -                            | 131,674                        | -                                 | 131,674                        | -                            |
| Total debt service  | -                            | 131,674                        | -                                 | 131,674                        | -                            |
| Total expenditures  | -                            | 131,674                        | -                                 | 131,674                        | -                            |
| <b>OTHER FINANCING SOURCES/(USES)</b>                             |                              |                                |                                   |                                |                              |
| Bond proceeds   | -                            | 131,674                        | -                                 | 131,674                        | -                            |
| Total other financing sources/(uses)                              | -                            | 131,674                        | -                                 | 131,674                        | -                            |
| Net increase/(decrease) in fund balance                           | -                            | -                              | -                                 | -                              | -                            |
| Beginning fund balance (unaudited)                                | -                            | -                              | -                                 | -                              | -                            |
| Ending fund balance (projected)                                   | \$ -                         | \$ -                           | \$ -                              | \$ -                           | -                            |
| Use of fund balance:  |                              |                                |                                   |                                |                              |
| Debt service reserve account balance (required)                   |                              |                                |                                   |                                | -                            |
| Interest expense - February 1, 2025                               |                              |                                |                                   |                                | -                            |
| Projected fund balance surplus/(deficit) as of September 30, 2024 |                              |                                |                                   | \$                             | -                            |

**District**

Community Development District

Series 2022, Bond Anticipation Notes (Public Marina Project)

**Debt Service Schedule**

| <b>Date</b>  | <b>Principal</b>      | <b>Coupon</b> | <b>Interest</b>       | <b>Total P+I</b>      | <b>Principal Balance</b> |
|--------------|-----------------------|---------------|-----------------------|-----------------------|--------------------------|
| 12/21/2022   |                       |               |                       |                       | 3,710,000.00             |
| 12/01/2027   | 3,710,000.00          | 7.000%        | 1,473,609.45          | 5,183,609.45          | -                        |
| <b>Total</b> | <b>\$3,710,000.00</b> |               | <b>\$1,473,609.45</b> | <b>\$5,183,609.45</b> |                          |

**THE DISTRICT  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2024 ASSESSMENTS**

**Developer Contributions (O&M) and Off-Roll Assessments (Series 2020 Bonds DS) - Product Basis**

| Product              | Units   | FY 2024                 |                             |                             | FY 2023                   |                           |  |
|----------------------|---------|-------------------------|-----------------------------|-----------------------------|---------------------------|---------------------------|--|
|                      |         | O&M Assessment per Unit | 2020 DS Assessment per Unit | 2022 DS Assessment per Unit | Total Assessment per Unit | Total Assessment per Unit |  |
| Retail               | 121,600 | \$ -                    | \$ 1,121.62                 | \$ 284.92                   | \$ 1,406.54               | \$ 1,185.89               |  |
| Apartments - Class 1 | 225     | -                       | 1,246.25                    | 316.57                      | 1,562.82                  | 1,317.66                  |  |
| Apartments - Class 2 | 500     | -                       | 934.68                      | 237.43                      | 1,172.11                  | 988.24                    |  |
| Townhomes            | 25      | -                       | 1,246.25                    | 316.57                      | 1,562.82                  | 1,317.66                  |  |
| Office               | 200,000 | -                       | 1,121.62                    | 284.92                      | 1,406.54                  | 1,185.89                  |  |
| Hotel                | 200     | -                       | 623.12                      | 158.29                      | 781.41                    | 658.83                    |  |
| Condo                | 200     | -                       | 2,180.93                    | 554.00                      | 2,734.93                  | 2,305.90                  |  |

**Developer Contributions (O&M) and Off-Roll Assessments (Series 2020 Bonds DS) - Parcel Basis**

| Parcel ID    | Number of Gross Acres | FY 2024                 |                             |                             | FY 2023                   |                           |  |
|--------------|-----------------------|-------------------------|-----------------------------|-----------------------------|---------------------------|---------------------------|--|
|              |                       | O&M Assessment per Unit | 2020 DS Assessment per Unit | 2022 DS Assessment per Unit | Total Assessment per Unit | Total Assessment per Unit |  |
| 080096-0407  | 17.45                 | \$ -                    | \$ 84,137.90                | \$ 21,372.84                | \$ 105,510.74             | \$ 88,959.13              |  |
| 080096-0412  | 2.76                  | -                       | 84,137.90                   | 21,372.84                   | 105,510.74                | 88,959.13                 |  |
| <b>Total</b> | <b>20.21</b>          |                         |                             |                             |                           |                           |  |