THE DISTRICT
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2025

THE DISTRICT
COMMUNITY DEVELOPMENT DISTRICT
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THE DISTRICT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Adopted Budget FY 2025
REVENUES					
Assessment levy: off-roll	$ -	$ -	$ -	$ -	$ 1,298,784
Developer contribution	398,490	95,630	214,471	310,101	-
VCTC Tax credits	-	183,349	178,689	362,038	-
Interest	-	80	-	80	-
Total revenues	398,490	279,059	393,160	672,219	1,298,784
EXPENDITURES					
Professional & administrative					
Supervisors	-	646	4,306	4,952	6,459
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 2022 marina	6,250	3,125	3,125	6,250	6,250
DSF accounting - series 2023	18,750	9,375	9,375	18,750	18,750
Legal	50,000	17,728	32,272	50,000	50,000
Engineering	36,000	-	25,000	25,000	50,000
Audit	7,500	-	7,500	7,500	7,500
Arbitrage rebate calculation	1,500	-	1,500	1,500	1,500
Dissemination agent - series 2022 marina	1,750	875	875	1,750	1,750
Dissemination agent - series 2023	5,250	2,625	2,625	5,250	5,250
Trustee	19,000	-	19,000	19,000	19,000
Telephone	200	-	200	200	200
Postage	500	27	473	500	500
Printing & binding	500	-	500	500	500
Legal advertising	1,700	796	904	1,700	1,700
Annual special district fee	175	175	-	175	175
Insurance	7,000	6,228	-	6,228	8,500
Contingencies/bank charges	1,000	825	175	1,000	1,000
Meeting room rental	900	300	600	900	900
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	-	210	210	210
Property taxes	-	13,430	-	13,430	-
Total professional & administrative	211,890	83,360	135,140	218,500	233,849

THE DISTRICT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Adopted Budget FY 2025
Field Operations					
Field operations management	-	-	-	-	225,000
On-site office and supplies	-	-	-	-	25,000
Insurance	-	-	-	-	40,000
Accounting	-	-	-	-	7,500
Event programming	-	-	-	-	262,500
Stormwater management					
Inspection and cleaning	-	-	-	-	15,000
Lighting					
Electricity	-	-	-	-	20,000
Repairs & maintenance	-	-	-	-	2,500
Cleaning	-	-	-	-	-
Landscape maintenance	100,000	-	-	-	
Maintenance contract	-	-	-	-	95,000
Effluent supply	-	-	-	-	51,135
Plant replacement	-	-	-	-	5,000
Arbor care	-	-	-	-	-
Irrigation repairs	-	-	-	-	3,000
Hardscape and support facilities mgmt					
Pressure washing	-	-	-	-	25,000
Janitorial	-	-	-	-	35,000
Supplies	-	-	-	-	2,000
Utilities	-	-	-	-	7,500
Public safety and ambassador services					
Contract services	-	-	-	-	133,000
Technology and support	-	-	-	-	35,000
Monitoring & reporting	40,000	-	20,000	20,000	-
Hydraulic containment system	-	-	-	-	37,500
Groundwater recovery pump	10,000	-	5,000	5,000	-
Field operations contingency	24,600	-	5,000	5,000	35,000
Aquatic weed control	12,000	-	1,650	1,650	3,300
Total field operations	186,600	-	31,650	31,650	1,064,935
Other fees and charges					
VCTC Tax credit fees	-	1,982	15,189	17,171	-
Total other fees and charges	-	1,982	15,189	17,171	-
Total expenditures	398,490	85,342	181,979	267,321	1,298,784
Excess/(deficiency) of revenues over/(under) expenditures	-	193,717	211,181	404,898	-
Fund balance - beginning (unaudited)	-	(42,860)	150,857	(42,860)	362,038
Fund balance - ending (projected)					
Committed					
Reserved for Capital Projects or O &M	-	181,367	346,654	346,654	346,654
Unassigned	-	(30,510)	15,384	15,384	15,384
Fund balance - ending (projected)	$ -	$ 150,857	$ 362,038	$ 362,038	$ 362,038

THE DISTRICT
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES
Professional and Administrative Services

Supervisors	$ 6,459
Statutorily set at $200 for each meeting of the Board of Supervisors not to exceed $4,800 for each fiscal year. The District anticipates twelve meetings during the fiscal year.	
Management	48,000
Wrathell, Hunt and Associates, LLC 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.	
CRA/city grant administration	5,000
DSF accounting - series 2022 marina	6,250
DSF accounting - series 2023	18,750
Legal	50,000
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.	
Engineering	50,000
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.	
Audit	7,500
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	
Arbitrage rebate calculation	1,500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934. Wrathell, Hunt and Associates, LLC serves as the dissemination agent.	
Dissemination agent - series 2022 marina	1,750
Dissemination agent - series 2023	5,250
Trustee	19,000
Annual fees are paid for services provided as trustee, paying agent and registrar.	
Telephone	200
Postage	500
Letterhead, envelopes, copies, agenda packages, etc.	
Printing & binding	500
Legal advertising	1,700
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	

THE DISTRICT
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES (continued)	
Insurance	8,500
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	
Field operations management	225,000
Manager, assistant manager, and porter managing day to day operations	
On-site office and supplies	25,000
Office, supplies, utilities, and branded cart	
Insurance	40,000
General liability and property insurance	
Accounting	7,500
Event programming	262,500
Stormwater management	
Inspection and cleaning	15,000
Annual monitoring & reporting as well as cleaning and repair on an as needed basis of the inlets, interconnecting pipes, swales, and berms	
Lighting	
Electricity	20,000
Electricity from JEA	
Repairs & maintenance	2,500
Utilization of licensed and insured electrician for lighting repairs	
Cleaning	-
Annual removal and cleaning of globes and lenses	
Landscape maintenance	
Maintenance contract	95,000
All inclusive; fertilizer & chemical treatments, irrigation checks, shrub pruning quarterly, mulch twice annually on net 5.6 acres of landscaping at $.75 per square foot	
Effluent supply	51,135
Assumes 26 watering weeks per year at 3/4" water each watering week at $1.25 per 1,000 gallons	
Plant replacement	5,000
Periodic replacement of dead or deteriorated plant material outside of warranty as well as quarterly flower change outs	
Arbor care	-
Pruning of palms and canopy trees over 14'	
Irrigation repairs	3,000
Periodic repairs and valve/head replacements	
Hardscape and support facilities mgmt	
Pressure washing	25,000
Pressure washing all park and river walk hardscape semi-annually and annual pressure washing of all other hardscape, monuments, facilities and sidewalks not in parks or river walk	

THE DISTRICT
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES (continued)	
Janitorial	35,000
Supplies	2,000
Bags, paper/cleaning products, soap and etc.	
Utilities	7,500
Various water/sewer, electric and dumpster services	
Public safety and ambassador services	
Contract services	133,000
Public safety and support Ambassador Services in "branded uniforms". Provides for 276 hours per week at $45 per hour, allowing for one Ambassador four days per week/ 24 hours per day, and two to three Ambassadors (depending on time of day) 3 days	
Technology and support	35,000
Covers cost of managing, monitoring, operating, and maintaining surveillance technology and support systems including Ambassador Patrol support services	
Monitoring & reporting	-
Hydraulic containment system	37,500
Groundwater recovery pump	-
Field operations contingency	35,000
Aquatic weed control	3,300
Lake Doctors maintenance of rip wall bimonthly	
Other fees and charges	
Tax collector	-
The tax collector's fee is 3.5%.	
Total expenditures	$ 1,298,784

THE DISTRICT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Adopted Budget FY 2025
REVENUE					
Assessment levy: off-roll	$ 1,700,427	$ -	$ -	$ -	$ -
Interest	-	29,403	-	29,403	-
Total revenue	1,700,427	29,403	-	29,403	-
EXPENDITURES					
Debt service					
Interest	1,781,250	-	-	-	-
Total debt service	1,781,250	-	-	-	-
Total expenditures	1,781,250	-	-	-	-
OTHER FINANCING SOURCES/(USES)					
Transfer out		(3,574,358)	-	(3,574,358)	
Total other financing sources/(uses)	-	(3,574,358)	-	(3,574,358)	-
Net increase/(decrease) in fund balance	(80,823)	(3,544,955)	-	(3,544,955)	-
Beginning fund balance (unaudited)	16,614	3,544,955	-	3,544,955	-
Ending fund balance (projected)	$ (64,209)	$ -	$ -	$ -	-
Use of fund balance:					
Debt service reserve account balance (required)					-
Interest expense - February 1, 2026					-
Projected fund balance surplus/(deficit) as of September 30, 2025					$ -

THE DISTRICT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Adopted Budget FY 2025
REVENUE					
Assessment levy: off-roll	$ 431,945	$ -	$ -	$ -	$ -
Interest	-	5,825	-	5,825	-
Total revenue	431,945	5,825	-	5,825	-
EXPENDITURES					
Debt service					
Interest	462,825	-	-	-	-
Total debt service	462,825	-	-	-	-
Total expenditures	462,825	-	-	-	-
OTHER FINANCING SOURCES/(USES)					
Transfer Out	-	(708,798)	-	(708,798)	
Total other financing sources/(uses)	-	(708,798)	-	(708,798)	-
Net increase/(decrease) in fund balance	(30,880)	(702,973)	-	(702,973)	-
Beginning fund balance (unaudited)	682,618	702,973	-	702,973	-
Ending fund balance (projected)	$ 651,738	$ -	$ -	$ -	-
Use of fund balance:					
Debt service reserve account balance (required)					-
Interest expense - February 1, 2026					-
Projected fund balance surplus/(deficit) as of September 30, 2025					$ -

THE DISTRICT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022 (PUBLIC MARINA PROJECT)
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Adopted Budget FY 2025
REVENUE	$ -	$ -	$ -	$ -	$ -
Total revenue	-	-	-	-	-
EXPENDITURES					
Debt service	-	-	-	-	-
Total expenditures	-	-	-	-	-
OTHER FINANCING SOURCES/(USES)					
Bond Anticipation Note proceeds		-	-	-	-
Total other financing sources/(uses)	-	-	-	-	-
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, 2026					-
Projected fund balance surplus/(deficit) as of September 30, 2025					$ -

THE DISTRICT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023A-1
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Adopted Budget FY 2025
REVENUE					
Assessment levy: off-roll	$ -	$ -	$ 20,344	$ 20,344	$ 40,688
Interest	-	551	-	551	-
Total revenue	-	551	20,344	20,895	40,688
EXPENDITURES					
Debt service					
Interest	-	7,007	-	7,007	40,688
Total debt service	-	7,007	-	7,007	40,688
Other fees & charges					
Tax collector	-	-	-	-	-
Total other fees & charges	-	-	-	-	-
Total expenditures	-	7,007	-	7,007	40,688
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	720,313	-	720,313	-
Payment to refunding Escrow agent	-	(836,720)	-	(836,720)	-
Transfer in	-	184,746	-	184,746	-
Total other financing sources/(uses)	-	68,339	-	68,339	-
Net increase/(decrease) in fund balance	-	61,883	20,344	82,227	-
Beginning fund balance (unaudited)	-	(22,582)	39,301	(22,582)	59,645
Ending fund balance (projected)	$ -	$ 39,301	$ 59,645	$ 59,645	59,645
Use of fund balance:					
Debt service reserve account balance (required)					(38,750)
Interest expense - February 1, 2026					(20,344)
Projected fund balance surplus/(deficit) as of September 30, 2025					$ 551

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

District

Community Development District

Series 2023A-1, Grant Revenue and Special Assessment Bonds

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Principal Balance
02/01/2024			7,007.29	7,007.29	775,000.00
08/01/2024			20,343.75	20,343.75	775,000.00
02/01/2025			20,343.75	20,343.75	775,000.00
08/01/2025			20,343.75	20,343.75	775,000.00
02/01/2026			20,343.75	20,343.75	775,000.00
08/01/2026	35,000.00	5.250%	20,343.75	55,343.75	740,000.00
02/01/2027			19,425.00	19,425.00	740,000.00
08/01/2027	35,000.00	5.250%	19,425.00	54,425.00	705,000.00
02/01/2028			18,506.25	18,506.25	705,000.00
08/01/2028	40,000.00	5.250%	18,506.25	58,506.25	665,000.00
02/01/2029			17,456.25	17,456.25	665,000.00
08/01/2029	40,000.00	5.250%	17,456.25	57,456.25	625,000.00
02/01/2030			16,406.25	16,406.25	625,000.00
08/01/2030	45,000.00	5.250%	16,406.25	61,406.25	580,000.00
02/01/2031			15,225.00	15,225.00	580,000.00
08/01/2031	45,000.00	5.250%	15,225.00	60,225.00	535,000.00
02/01/2032			14,043.75	14,043.75	535,000.00
08/01/2032	50,000.00	5.250%	14,043.75	64,043.75	485,000.00
02/01/2033			12,731.25	12,731.25	485,000.00
08/01/2033	50,000.00	5.250%	12,731.25	62,731.25	435,000.00
02/01/2034			11,418.75	11,418.75	435,000.00
08/01/2034	55,000.00	5.250%	11,418.75	66,418.75	380,000.00
02/01/2035			9,975.00	9,975.00	380,000.00
08/01/2035	55,000.00	5.250%	9,975.00	64,975.00	325,000.00
02/01/2036			8,531.25	8,531.25	325,000.00
08/01/2036	60,000.00	5.250%	8,531.25	68,531.25	265,000.00
02/01/2037			6,956.25	6,956.25	265,000.00
08/01/2037	60,000.00	5.250%	6,956.25	66,956.25	205,000.00
02/01/2038			5,381.25	5,381.25	205,000.00
08/01/2038	65,000.00	5.250%	5,381.25	70,381.25	140,000.00
02/01/2039			3,675.00	3,675.00	140,000.00
08/01/2039	70,000.00	5.250%	3,675.00	73,675.00	70,000.00
02/01/2040			1,837.50	1,837.50	70,000.00
08/01/2040	70,000.00	5.250%	1,837.50	71,837.50	-
Total	**775,000.00**		**431,863.54**	**1,206,863.54**	

THE DISTRICT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023A-2
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Adopted Budget FY 2025
REVENUE					
Assessment levy: off-roll	$ -	$ -	$ -	$ -	$ -
Interest	-	18,897	-	18,897	-
Total revenue	-	18,897	-	18,897	-
EXPENDITURES					
Debt service					
Cost of issuance	-	561,050	-	561,050	-
Total debt service	-	561,050	-	561,050	-
Other fees & charges					
Property appraiser	-	-	-	-	-
Tax collector	-	-	-	-	-
Transfer in	-	-	-	-	-
Total other fees & charges	-	-	-	-	-
Total expenditures	-	561,050	-	561,050	-
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	41,815,000	-	41,815,000	-
Payment to refunding escrow agent	-	(44,829,463)	-	(44,829,463)	-
Transfer in	-	5,077,363	-	5,077,363	-
Total other financing sources/(uses)	-	2,062,900	-	2,062,900	-
Net increase/(decrease) in fund balance	-	1,520,747	-	1,520,747	-
Beginning fund balance (unaudited)	-	-	1,520,747	-	1,520,747
Ending fund balance (projected)	$ -	$ 1,520,747	$ 1,520,747	$ 1,520,747	1,520,747
Use of fund balance:					
Debt service reserve account balance (required)					(1,501,650)
Interest expense - February 1, 2026					-
Projected fund balance surplus/(deficit) as of September 30, 2025					$ 19,097

* There is no payment due until August 1, 2027

District

Community Development District

Series 2023A-2, Grant Revenue and Special Assessment Bonds

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Principal Balance
02/01/2024			-	-	69,220,000.00
08/01/2024			-	-	69,220,000.00
02/01/2025			-	-	69,220,000.00
08/01/2025			-	-	69,220,000.00
02/01/2026			-	-	69,220,000.00
08/01/2026			-	-	69,220,000.00
02/01/2027			-	-	69,220,000.00
08/01/2027			1,990,075.00	1,990,075.00	69,220,000.00
02/01/2028			1,990,075.00	1,990,075.00	69,220,000.00
08/01/2028			1,990,075.00	1,990,075.00	69,220,000.00
02/01/2029			1,990,075.00	1,990,075.00	69,220,000.00
08/01/2029	1,410,000.00	5.750%	1,990,075.00	3,400,075.00	67,810,000.00
02/01/2030			1,949,537.50	1,949,537.50	67,810,000.00
08/01/2030	1,490,000.00	5.750%	1,949,537.50	3,439,537.50	66,320,000.00
02/01/2031			1,906,700.00	1,906,700.00	66,320,000.00
08/01/2031	1,575,000.00	5.750%	1,906,700.00	3,481,700.00	64,745,000.00
02/01/2032			1,861,418.75	1,861,418.75	64,745,000.00
08/01/2032	1,665,000.00	5.750%	1,861,418.75	3,526,418.75	63,080,000.00
02/01/2033			1,813,550.00	1,813,550.00	63,080,000.00
08/01/2033	1,760,000.00	5.750%	1,813,550.00	3,573,550.00	61,320,000.00
02/01/2034			1,762,950.00	1,762,950.00	61,320,000.00
08/01/2034	1,860,000.00	5.750%	1,762,950.00	3,622,950.00	59,460,000.00
02/01/2035			1,709,475.00	1,709,475.00	59,460,000.00
08/01/2035	1,970,000.00	5.750%	1,709,475.00	3,679,475.00	57,490,000.00
02/01/2036			1,652,837.50	1,652,837.50	57,490,000.00
08/01/2036	2,085,000.00	5.750%	1,652,837.50	3,737,837.50	55,405,000.00
02/01/2037			1,592,893.75	1,592,893.75	55,405,000.00
08/01/2037	2,200,000.00	5.750%	1,592,893.75	3,792,893.75	53,205,000.00
02/01/2038			1,529,643.75	1,529,643.75	53,205,000.00
08/01/2038	2,330,000.00	5.750%	1,529,643.75	3,859,643.75	50,875,000.00
02/01/2039			1,462,656.25	1,462,656.25	50,875,000.00
08/01/2039	2,465,000.00	5.750%	1,462,656.25	3,927,656.25	48,410,000.00
02/01/2040			1,391,787.50	1,391,787.50	48,410,000.00
08/01/2040	2,605,000.00	5.750%	1,391,787.50	3,996,787.50	45,805,000.00
02/01/2041			1,316,893.75	1,316,893.75	45,805,000.00
08/01/2041	2,755,000.00	5.750%	1,316,893.75	4,071,893.75	43,050,000.00
02/01/2042			1,237,687.50	1,237,687.50	43,050,000.00
08/01/2042	2,915,000.00	5.750%	1,237,687.50	4,152,687.50	40,135,000.00
02/01/2043			1,153,881.25	1,153,881.25	40,135,000.00
08/01/2043	3,080,000.00	5.750%	1,153,881.25	4,233,881.25	37,055,000.00
02/01/2044			1,065,331.25	1,065,331.25	37,055,000.00
08/01/2044	3,260,000.00	5.750%	1,065,331.25	4,325,331.25	33,795,000.00
02/01/2045			971,606.25	971,606.25	33,795,000.00
08/01/2045	3,445,000.00	5.750%	971,606.25	4,416,606.25	30,350,000.00
02/01/2046			872,562.50	872,562.50	30,350,000.00
08/01/2046	3,645,000.00	5.750%	872,562.50	4,517,562.50	26,705,000.00
02/01/2047			767,768.75	767,768.75	26,705,000.00
08/01/2047	3,850,000.00	5.750%	767,768.75	4,617,768.75	22,855,000.00
02/01/2048			657,081.25	657,081.25	22,855,000.00
08/01/2048	4,075,000.00	5.750%	657,081.25	4,732,081.25	18,780,000.00

District

Community Development District

Series 2023A-2, Grant Revenue and Special Assessment Bonds

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Principal Balance
02/01/2049			539,925.00	539,925.00	18,780,000.00
08/01/2049	4,310,000.00	5.750%	539,925.00	4,849,925.00	14,470,000.00
02/01/2050			416,012.50	416,012.50	14,470,000.00
08/01/2050	4,555,000.00	5.750%	416,012.50	4,971,012.50	9,915,000.00
02/01/2051			285,056.25	285,056.25	9,915,000.00
08/01/2051	4,820,000.00	5.750%	285,056.25	5,105,056.25	5,095,000.00
02/01/2052			146,481.25	146,481.25	5,095,000.00
08/01/2052	5,095,000.00	5.750%	146,481.25	5,241,481.25	-
Total	**69,220,000.00**		**66,077,850.00**	**135,297,850.00**	

THE DISTRICT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024 (PUBLIC MARINA PROJECT)
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Adopted Budget FY 2025
REVENUE	$ -	$ -	$ -	$ -	$ -
Total revenue	-	-	-	-	-
EXPENDITURES					
Debt service	-	-	-	-	-
Cost of issuance	-	-	94,065	94,065	-
Total expenditures	-	-	94,065	94,065	-
OTHER FINANCING SOURCES/(USES)					
BAN proceeds	-	-	4,253,490	4,253,490	-
Payment to refunding escrow agent			(4,159,425)	(4,159,425)	
Total other financing sources/(uses)	-	-	94,065	94,065	-
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, 2026					-
Projected fund balance surplus/(deficit) as of September 30, 2025					$ -

District

Community Development District

Series 2024, Bond Anticipation Notes (Public Marina Project)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Principal Balance
09/04/2024					5,475,000.00
12/01/2027	5,475,000.00	6.500%	1,242,411.64	6,717,411.64	-
Total	**$5,475,000.00**		**$1,242,411.64**	**$6,717,411.64**	

All payments received by the Registered Owner hereunder shall be applied first to the payment of interest due and payable, with the balance applied to principal. All accrued and unpaid interest and outstanding principal shall be paid in full in a single payment on December 1, 2027.

THE DISTRICT
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS

Off-Roll Assessments - Product Basis						
		FY 2025				FY 2024*
Product	Units	O&M Assessment per Unit	2023A-1 DS Assessment per Unit	2023A-2 DS Assessment per Unit	Total Assessment per Unit	Total Assessment per Unit
Retail	121,400	$ 798.07	$ -	$ -	$ 798.07	$ 1,406.54
Apartments	930	683.86	-	-	683.86	1,172.11
Townhomes	40	525.21	1,017.20	-	1,542.41	1,562.82
Office	200,000	798.07	-	-	798.07	1,406.54
Hotel	200	410.32	-	-	410.32	781.41
Condo	200	1,516.12	-	-	1,516.12	2,734.93

* Reflects the Adopted FY 2024 Assessment figures - please note that the FY 2024 Assessments included those levied to repay the Series 2020 and 2022 Bonds, which were subsequently refinanced with proceeds of the Series 2023A-1 and 2023A-2 Bonds

THE DISTRICT
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS

Off-Roll Assessments - Product Basis							
			FY 2025				FY 2024*
Product	Parcel	Units	O&M Assessment per Unit	2023A-1 DS Assessment per Unit	2023A-2 DS Assessment per Unit	Total Assessment per Unit	Total Assessment per Unit
Retail	1A-R	30,000	$ 798.07	$ -	$ -	$ 798.07	$ 1,406.54
Apartments	1A-A	430	683.86	-	-	683.86	1,172.11
Retail	2A-R	30,000	798.07	-	-	798.07	1,406.54
Apartments	2A-A	500	683.86	-	-	683.86	1,172.11
Townhomes	3A	20	525.21	1,017.20	-	1,542.41	1,562.82
Office	4A	200,000	798.07	-	-	798.07	1,406.54
Retail	5A	15,000	798.07	-	-	798.07	1,406.54
Retail	6A	12,400	798.07	-	-	798.07	1,406.54
Hotel	7A	200	410.32	-	-	410.32	781.41
Condo	9A	200	1,516.12	-	-	1,516.12	2,734.93
Townhomes	9B	20	525.21	1,017.20	-	1,542.41	1,562.82
Retail	10	17,000	798.07	-	-	798.07	1,406.54
Retail	11	17,000	798.07	-	-	798.07	1,406.54

* Reflects the Adopted FY 2024 Assessment figures - please note that the FY 2024 Assessments included those levied to repay the Series 2020 and 2022 Bonds, which were subsequently refinanced with proceeds of the Series 2023A-1 and 2023A-2 Bonds