# THE DISTRICT
# COMMUNITY DEVELOPMENT DISTRICT
# ADOPTED BUDGET
# FISCAL YEAR 2026

# THE DISTRICT
# COMMUNITY DEVELOPMENT DISTRICT
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**THE DISTRICT**
**COMMUNITY DEVELOPMENT DISTRICT**
**GENERAL FUND BUDGET**
**FISCAL YEAR 2026**

| | Fiscal Year 2025 | | | | |
|---|---|---|---|---|---|
| | Amended Budget FY 2025 | Actual through 3/31/2025 | Projected through 9/30/2025 | Total Actual & Projected | Adopted Budget FY 2026 |
| **REVENUES** | | | | | |
| Assessment levy - gross | $ - | | | | $ 15,741 |
| Allowable discounts | - | | | | (630) |
| Assessment levy - net | - | $ - | $ - | $ - | 15,111 |
| Assessment levy: off-roll | 974,088 | 974,089 | - | 974,089 | 885,611 |
| Developer contribution | 66,594 | 66,594 | - | 66,594 | - |
| Interest | 3,628 | 3,742 | - | 3,742 | 3,628 |
| Total revenues | 1,044,310 | 1,044,425 | - | 1,044,425 | 904,350 |
| | | | | | |
| **EXPENDITURES** | | | | | |
| **Professional & administrative** | | | | | |
| Supervisors | 6,459 | 1,937 | 4,522 | 6,459 | 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 2024 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 | 35,000 | 7,129 | 27,871 | 35,000 | 35,000 |
| Engineering | 50,000 | 2,775 | 47,225 | 50,000 | 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 2024 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 | 8,250 | 10,750 | 19,000 | 19,000 |
| Telephone | 200 | 100 | 100 | 200 | 200 |
| Postage | 500 | 309 | 191 | 500 | 500 |
| Printing & binding | 500 | 250 | 250 | 500 | 500 |
| Legal advertising | 1,700 | 865 | 835 | 1,700 | 1,700 |
| Annual special district fee | 175 | 175 | - | 175 | 175 |
| Insurance | 8,500 | 6,477 | - | 6,477 | 8,500 |
| Contingencies/bank charges | 1,000 | 12 | 988 | 1,000 | 1,500 |
| Meeting room rental | 900 | - | 900 | 900 | 900 |
| Website hosting & maintenance | 705 | 705 | - | 705 | 705 |
| Website ADA compliance | 210 | - | 210 | 210 | 210 |
| Property appraiser & tax collector | - | - | - | - | 551 |
| Total professional & administrative | 218,849 | 71,484 | 145,342 | 216,826 | 219,900 |

**THE DISTRICT**
**COMMUNITY DEVELOPMENT DISTRICT**
**GENERAL FUND BUDGET**
**FISCAL YEAR 2026**

| | Fiscal Year 2025 | | | | |
|---|---|---|---|---|---|
| | Amended Budget FY 2025 | Actual through 3/31/2025 | Projected through 9/30/2025 | Total Actual & Projected | Adopted Budget FY 2026 |
| **Field Operations** | | | | | |
| Field operations management | - | - | - | - | 50,000 |
| On-site office and supplies | 25,000 | - | - | - | - |
| Insurance | 40,000 | - | 12,500 | 12,500 | 50,000 |
| Accounting | 7,500 | - | 1,875 | 1,875 | 7,500 |
| Inspection and cleaning | 15,000 | - | 15,000 | 15,000 | 51,800 |
| Lighting | | | | | |
| Electricity | 20,000 | - | 3,750 | 3,750 | 7,500 |
| Streetlight lease | - | - | - | - | 22,028 |
| Repairs & maintenance | 2,500 | - | 1,000 | 1,000 | 1,000 |
| Landscape maintenance - parks | | | | | |
| Maintenance contract | 56,652 | - | 14,250 | 14,250 | 69,000 |
| Lawn fertilization/weed control | - | - | 1,740 | 1,740 | 8,880 |
| Shrub fertilization | - | - | 1,325 | 1,325 | 5,300 |
| Irrigation inspection | - | - | 1,650 | 1,650 | 7,800 |
| Effluent supply | 51,135 | - | 9,735 | 9,735 | 38,939 |
| Plant replacement | 5,000 | - | 1,904 | 1,904 | 7,615 |
| Irrigation repairs | 3,000 | - | 952 | 952 | 3,808 |
| Pressure washing | | | 6,093 | 6,093 | 60,013 |
| Landscape maintenance - streetscape | | | | | |
| Maintenance contract | - | - | 5,400 | 5,400 | 21,600 |
| Lawn fertilization/weed control | - | - | 600 | 600 | 2,400 |
| Shrub fertilization | - | - | 600 | 600 | 2,400 |
| Irrigation inspection | - | - | 750 | 750 | 3,000 |
| Effluent supply | - | - | 3,062 | 3,062 | 12,247 |
| Plant replacement | - | - | 596 | 596 | 2,385 |
| Irrigation repairs | - | - | 298 | 298 | 1,193 |
| Pressure washing | | | 1,907 | 1,907 | 18,787 |
| Hardscape and support facilities mgmt | | | | | |
| Pressure washing | 25,000 | - | - | - | - |
| Janitorial | 35,000 | - | 17,500 | 17,500 | 50,000 |
| Supplies | 2,000 | - | 2,000 | 2,000 | 4,000 |
| Restroom trailer rental | - | - | 5,000 | 5,000 | 15,000 |
| Utilities | 7,500 | - | 4,500 | 4,500 | 10,000 |
| Public safety and ambassador services | | | | | |
| Contract services | 172,594 | 29,305 | 157,887 | 187,192 | 230,844 |
| Technology and support | 35,000 | 6,240 | 17,500 | 23,740 | 40,000 |
| Hydraulic containment system | 37,500 | - | 37,500 | 37,500 | - |
| Field operations contingency | 35,000 | 825 | 12,000 | 12,825 | 40,861 |
| Aquatic weed control | 3,300 | - | 3,300 | 3,300 | - |
| Total field operations | 578,681 | 36,370 | 308,049 | 344,419 | 845,900 |
| Total expenditures | 797,530 | 107,854 | 453,391 | 561,245 | 1,066,351 |

**THE DISTRICT**
**COMMUNITY DEVELOPMENT DISTRICT**
**GENERAL FUND BUDGET**
**FISCAL YEAR 2026**

| | Fiscal Year 2025 | | | | |
|---|---|---|---|---|---|
| | Amended Budget FY 2025 | Actual through 3/31/2025 | Projected through 9/30/2025 | Total Actual & Projected | Adopted Budget FY 2026 |
| Excess/(deficiency) of revenues over/(under) expenditures | 246,780 | 936,571 | (453,391) | 483,180 | (162,001) |
| **OTHER FINANCING SOURCES/(USES)** | | | | | |
| Transfers (out) | - | - | - | (346,654) | - |
| Total other financing sources/(uses) | - | - | - | (346,654) | - |
| Net change in fund balances | 246,780 | 936,571 | (453,391) | 136,526 | (162,001) |
| Fund balance - beginning (unaudited) | 276,856 | 273,270 | 2,146,412 | 273,270 | 756,450 |
| Fund balance - ending (projected) | | | | | |
| Committed | | | | | |
| Reserved for capital projects or O&M | 346,654 | 346,654 | 346,654 | - | - |
| Assigned | | | | | |
| Working capital | 123,210 | 123,210 | 123,210 | 123,210 | 123,210 |
| Unassigned | 53,772 | 739,977 | 1,223,157 | 286,586 | 471,240 |
| Fund balance - ending (projected) | $ 523,636 | $ 2,146,412 | $1,239,631 | $ 756,450 | $ 594,450 |

# 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 2024 marina | 6,250 |
| DSF accounting - series 2023 | 18,750 |
| Legal | 35,000 |
| 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 2024 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 | 1,500 |
| Meeting room rental | 900 |
| Website hosting & maintenance | 705 |
| Website ADA compliance | 210 |
| **Field Operations** | |
| Field operations management | 50,000 |
| Assumes contract with property management company for field operations administration | |
| Insurance | 50,000 |
| General liability and property insurance | |
| Accounting | 7,500 |
| Stormwater management | |
| Inspection and cleaning | 51,800 |
| Annual monitoring & reporting as well as cleaning and repair on an as needed basis of the inlets, interconnecting pipes, swales, and berms. Includes bi-monthly weed spraying in rip-rap and hydraulic containment system expenses | |
| Lighting | |
| Electricity | 7,500 |
| Electricity from JEA for miscellaneous monument, park, landscape, and waterfront lighting | |
| Streetlight lease | 22,028 |
| Pole, power, maintenance lease with JEA for 92 streetlights at $20 per light/per month | |
| Repairs & maintenance | 1,000 |
| Utilization of licensed and insured electrician for lighting repairs | |
| Landscape maintenance - parks | |
| Maintenance contract | 69,000 |
| Lawn fertilization/weed control | 8,880 |
| Shrub fertilization | 5,300 |
| Irrigation inspection | 7,800 |
| Effluent supply | 38,939 |
| Plant replacement | 7,615 |
| Irrigation repairs | 3,808 |
| Pressure washing | 60,013 |
| Landscape maintenance - streetscape | |
| Maintenance contract | 21,600 |
| Lawn fertilization/weed control | 2,400 |
| Shrub fertilization | 2,400 |
| Irrigation inspection | 3,000 |
| Effluent supply | 12,247 |
| Plant replacement | 2,385 |
| Irrigation repairs | 1,193 |
| Pressure washing | 18,787 |
| Hardscape and support facilities mgmt | |
| Janitorial | 50,000 |
| Daily grounds trash pickup, trash receptacle change outs as well as bench, water fountain, and trash receptacle wipe downs and bathroom cleaning and restocking | |
| Supplies | 4,000 |
| Bags, paper/cleaning products, soap and etc. | |

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

| | |
|---|---|
| **EXPENDITURES (continued)** | |
| Restroom trailer rental | 15,000 |
| Costs of restroom trailer rental for first quarter of fiscal year 2026 | |
| Utilities | 10,000 |
| Various water/sewer, electric and dumpster services | |
| Public safety and ambassador services | |
| Contract services | 230,844 |
| Technology and support | 40,000 |
| Covers cost of managing, monitoring, operating, and maintaining surveillance technology and support systems including Ambassador Patrol support services | |
| Field operations contingency | 40,861 |
| **Other fees and charges** | |
| Property appraiser & tax collector | 551 |
| Total expenditures | $ 1,066,351 |

**THE DISTRICT**
**COMMUNITY DEVELOPMENT DISTRICT**
**DEBT SERVICE FUND BUDGET - SERIES 2023A-1**
**FISCAL YEAR 2026**

| | Fiscal Year 2024 | | | | |
|---|---|---|---|---|---|
| | Amended Budget FY 2025 | Actual through 3/31/2025 | Projected through 9/30/2025 | Total Actual & Projected | Adopted Budget FY 2026 |
| **REVENUE** | | | | | |
| Assessment levy - gross | $ - | | | | $ 84,419 |
| Allowable discounts (4%) | - | | | | (3,377) |
| Assessment levy - net | - | $ - | $ - | $ - | 81,042 |
| Assessment levy: off-roll | 40,688 | 30,516 | 10,172 | 40,688 | - |
| Interest | - | 987 | - | 987 | - |
| Developer contribution | - | 22,583 | - | 22,583 | - |
| Total revenue | 40,688 | 54,086 | 10,172 | 64,258 | 81,042 |
| | | | | | |
| **EXPENDITURES** | | | | | |
| **Debt service** | | | | | |
| Principal | - | - | - | - | 35,000 |
| Interest | 40,688 | 20,344 | 20,344 | 40,688 | 40,688 |
| Total debt service | 40,688 | 20,344 | 20,344 | 40,688 | 75,688 |
| | | | | | |
| **Other fees & charges** | | | | | |
| Tax collector | - | - | - | - | 2,955 |
| Total other fees & charges | - | - | - | - | 2,955 |
| Total expenditures | 40,688 | 20,344 | 20,344 | 40,688 | 78,643 |
| | | | | | |
| Net increase/(decrease) in fund balance | - | 33,742 | (10,172) | 23,570 | 2,399 |
| Beginning fund balance (unaudited) | 59,645 | 17,935 | 51,677 | 17,935 | 41,505 |
| Ending fund balance (projected) | $59,645 | $ 51,677 | $ 41,505 | $ 41,505 | 43,904 |
| | | | | | |
| Use of fund balance: | | | | | |
| Debt service reserve account balance (required) | | | | | (38,750) |
| Projected fund balance surplus/(deficit) as of September 30, 2026 | | | | | $ 5,154 |

**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 |
|---|---|---|---|---|---|
| 02/01/2026 | | | 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 2026

| | Fiscal Year 2024 | | | | |
|---|---|---|---|---|---|
| | Amended Budget FY 2025 | Actual through 3/31/2025 | Projected through 9/30/2025 | Total Actual & Projected | Adopted Budget FY 2026 |
| **REVENUE** | | | | | |
| Assessment levy: off-roll | $ - | $ - | $ - | $ - | $ - |
| Interest | - | 53,070 | - | 53,070 | - |
| Total revenue | - | 53,070 | - | 53,070 | - |
| | | | | | |
| **EXPENDITURES** | | | | | |
| Total expenditures | - | - | - | - | - |
| | | | | | |
| **OTHER FINANCING SOURCES/(USES)** | | | | | |
| Bond proceeds | - | 211,050 | (211,050) | - | - |
| Transfer in | - | 88,350 | (88,350) | - | - |
| Total other financing sources/(uses) | - | 299,400 | (299,400) | - | - |
| | | | | | |
| Net increase/(decrease) in fund balance | - | 352,470 | (299,400) | 53,070 | - |
| Beginning fund balance (unaudited) | 1,520,747 | 1,816,620 | 2,169,090 | 1,816,620 | 1,869,690 |
| Ending fund balance (projected) | $1,520,747 | $2,169,090 | $1,869,690 | $ 1,869,690 | 1,869,690 |
| | | | | | |
| Use of fund balance: | | | | | |
| Debt service reserve account balance (required) | | | | | (1,501,650) |
| Projected fund balance surplus/(deficit) as of September 30, 2026 | | | | | $ 368,040 |

* 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 |
|---|---|---|---|---|---|
| 02/01/2026 | | | - | - | 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 |
| 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 | - |

**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 |
|---|---|---|---|---|---|
| **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 2026

| | Fiscal Year 2025 | | | | |
|---|---|---|---|---|---|
| | Amended Budget FY 2025 | Actual through 3/31/2025 | Projected through 9/30/2025 | Total Actual & Projected | Adopted Budget FY 2026 |
| **REVENUE** | $ - | $ - | $ - | $ - | $ - |
| Total revenue | - | - | - | - | - |
| **EXPENDITURES** | | | | | |
| Total expenditures | - | - | - | - | - |
| Net increase/(decrease) in fund balance | - | - | - | - | - |
| Beginning fund balance (unaudited) | - | | - | - | - |
| Ending fund balance (projected) | $ - | $ - | $ - | $ - | - |
| Use of fund balance: | | | | | |
| Debt service reserve account balance (required) | | | | | - |
| Projected fund balance surplus/(deficit) as of September 30, 2026 | | | | | $ - |

**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 2026 ASSESSMENTS**

**Off-Roll Assessments - Product Basis**

| | | FY 2026 | | | | FY 2025* |
|---|---|---|---|---|---|---|
| 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 | $ 553.13 | $ - | $ - | $ 553.13 | $ 798.07 |
| Apartments | 930 | 473.98 | - | - | 473.98 | 683.86 |
| Office | 200,000 | 553.13 | - | - | 553.13 | 798.07 |
| Hotel | 200 | 284.39 | - | - | 284.39 | 410.32 |
| Condo | 200 | 1,050.80 | - | - | 1,050.80 | 1,516.12 |

**On-Roll Assessments - Product Basis**

| | | FY 2026 | | | | FY 2025* |
|---|---|---|---|---|---|---|
| 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 |
| Townhomes | 40 | $ 393.53 | $ 2,110.48 | $ - | $ 2,504.00 | $ 1,542.41 |

# THE DISTRICT
# COMMUNITY DEVELOPMENT DISTRICT
# ASSESSMENT COMPARISON
# PROJECTED FISCAL YEAR 2026 ASSESSMENTS

**Off-Roll Assessments - Product Basis**

| | | | FY 2026 | | | | FY 2025* |
|---|---|---|---|---|---|---|---|
| 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 | $ 553.13 | $ - | $ - | $ 553.13 | $ 798.07 |
| Apartments | 1A-A | 430 | 473.98 | - | - | 473.98 | 683.86 |
| Retail | 2A-R | 30,000 | 553.13 | - | - | 553.13 | 798.07 |
| Apartments | 2A-A | 500 | 473.98 | - | - | 473.98 | 683.86 |
| Office | 4A | 200,000 | 553.13 | - | - | 553.13 | 798.07 |
| Retail | 5A | 15,000 | 553.13 | - | - | 553.13 | 798.07 |
| Retail | 6A | 12,400 | 553.13 | - | - | 553.13 | 798.07 |
| Hotel | 7A | 200 | 284.39 | - | - | 284.39 | 410.32 |
| Condo | 9A | 200 | 1,050.80 | - | - | 1,050.80 | 1,516.12 |
| Retail | 10 | 17,000 | 553.13 | - | - | 553.13 | 798.07 |
| Retail | 11 | 17,000 | 553.13 | - | - | 553.13 | 798.07 |

**On-Roll Assessments - Parcel Basis**

| | | | FY 2026 | | | | FY 2025* |
|---|---|---|---|---|---|---|---|
| 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 |
| Townhomes | 3A | 20 | 393.53 | 2,110.48 | - | 2,504.00 | 1,542.41 |
| Townhomes | 9B | 20 | 393.53 | 2,110.48 | - | 2,504.00 | 1,542.41 |