

**TSR
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2023**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1-3
Definitions of General Fund Expenditures	4-9
Debt Service Fund Budget - Series 2015	10
Amortization Schedule - Series 2015	11-12
Debt Service Fund Budget - Series 2015A	13
Amortization Schedule - Series 2015A	14-15
Debt Service Fund Budget - Series 2016	16
Amortization Schedule - Series 2016	17-18
Debt Service Fund Budget - Series 2017	19
Amortization Schedule - Series 2017	20-21
Debt Service Fund Budget - Series 2018	22
Amortization Schedule - Series 2018	23-24
Debt Service Fund Budget - Series 2019	25
Amortization Schedule - Series 2019	26-27
Assessment Summary	28-29

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross O&M	\$ 3,873,273				\$ 4,538,284
Assessment levy: on-roll - gross trash	203,011				259,774
Allowable discounts (4%)	(163,051)				(191,922)
Assessment levy: on-roll - net	3,913,233	\$3,902,574	\$ 10,659	\$ 3,913,233	4,606,136
Trash collection assessments	49,068	13,865	5,565	19,430	11,404
Commerical shared costs	81,785	-	81,785	81,785	112,045
Program revenue	8,000	4,584	3,416	8,000	12,000
Interest	2,500	-	2,500	2,500	2,500
Donation from MPOA	-	289,500	-	289,500	-
Specialty program revenue	-	-	-	-	6,000
Miscellaneous-rental revenue	9,600	8,956	644	9,600	15,000
Total revenues	4,064,186	4,219,479	104,569	4,324,048	4,765,085
EXPENDITURES					
Professional & administrative					
Supervisors	5,100	2,368	2,732	5,100	10,200
Management	42,070	21,035	21,035	42,070	42,070
Legal ¹	30,000	15,690	14,310	30,000	30,000
Engineering	20,000	5,600	14,400	20,000	20,000
Assessment administration	10,000	5,000	5,000	10,000	10,000
Audit	4,570	-	4,570	4,570	4,570
Arbitrage rebate calculation	3,000	750	2,250	3,000	3,000
Dissemination agent	13,000	6,500	6,500	13,000	13,000
Trustee	26,500	25,591	909	26,500	26,500
Telephone	250	125	125	250	250
Postage	1,500	275	1,225	1,500	1,500
Printing & binding	2,000	1,000	1,000	2,000	2,000
Legal advertising	3,500	765	2,735	3,500	3,500
Annual special district fee	175	175	-	175	175
Insurance	6,100	6,205	-	6,205	7,100
Other current charges	3,500	676	2,824	3,500	3,500
Office supplies	500	-	500	500	500
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	200	-	200	200	200
Property taxes	687	-	687	687	687
Property appraiser & tax collector	81,526	78,345	3,181	81,526	95,961
Total professional & administrative	254,883	170,100	84,888	254,988	275,418

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
Field operations					
Contract services					
Field services	28,325	14,163	14,162	28,325	28,325
Landscape maintenance	1,491,270	474,522	1,016,748	1,491,270	1,700,000
Landscape consulting	60,000	35,481	24,519	60,000	60,000
Landscape Arbor Care	99,000	49,090	49,910	99,000	155,000
Wetland maintenance	24,168	5,540	18,628	24,168	68,168
Wetland mitigation reporting	4,500	2,200	2,300	4,500	4,500
Lake maintenance	94,000	47,726	46,274	94,000	100,000
Community trash hauling	246,750	139,944	106,806	246,750	330,000
Off-duty traffic patrols	20,000	2,200	17,800	20,000	20,000
Repairs & maintenance					
Repairs - general	20,000	18,796	1,204	20,000	20,000
Operating supplies	8,000	4,891	3,109	8,000	8,000
Plant replacement	70,000	71,279	-	71,279	70,000
Mulch	155,000	98,521	56,479	155,000	200,000
Playground mulch	12,000	-	12,000	12,000	18,000
Sod	100,000	59,100	40,900	100,000	200,000
Fertilizer/chemicals	20,000	23,987	-	23,987	30,000
Irrigation repairs	30,000	12,097	17,903	30,000	30,000
Irrigation monitoring	2,280	600	1,680	2,280	2,280
Security/alarms/camera/repair	1,000	703	297	1,000	1,500
Road & sidewalk	40,000	7,936	32,064	40,000	40,000
Common area signage	3,000	-	3,000	3,000	3,000
Bridge & deck maintenance	40,000	8,750	31,250	40,000	40,000
Pressure washing	-	-	-	-	105,000
Utilities - common area					
Electric	14,500	4,299	10,201	14,500	14,500
Streetlights	340,000	147,665	192,335	340,000	380,000
Irrigation - reclaimed water	70,000	24,727	45,273	70,000	70,000
Gas	450	414	36	450	450

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected	Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
Recreation facilities					
Amenity management staff/contract	296,429	136,805	159,624	296,429	389,820
Office rental	60,000	-	60,000	60,000	80,000
Office expenses	6,713	-	6,713	6,713	8,950
Office utilities	6,638	-	6,638	6,638	8,850
Office copy machine	4,875	-	4,875	4,875	4,875
Office supplies	-	929	-	929	-
Janitorial	24,480	6,603	17,877	24,480	24,480
Park A/C repairs and maintenance	5,000	-	5,000	5,000	5,000
Pool cleaning	26,280	10,940	15,340	26,280	27,594
Pool repairs & maintenance	2,500	-	2,500	2,500	2,500
Pool fence & gate repairs	2,000	-	2,000	2,000	2,000
Pool - electric	22,000	8,463	13,537	22,000	36,000
Pool - water	8,000	6,189	1,811	8,000	10,000
Pool permits and licensing	1,100	-	1,100	1,100	1,100
Pest services	500	250	250	500	500
Pool resurfacing	60,000	59,917	83	60,000	-
Insurance	54,900	45,436	9,464	54,900	69,706
Cable/internet/telephone/software	10,000	4,382	5,618	10,000	10,000
Access cards	5,500	-	5,500	5,500	5,500
Activities	28,000	12,650	15,350	28,000	30,000
Specialty programming	3,000	1,553	1,447	3,000	6,000
Recreational repairs	-	1,028	-	1,028	2,500
Pool signage	1,000	336	664	1,000	1,000
Holiday decorations	8,000	4,933	3,067	8,000	8,000
Other					
Contingency	20,000	27,583	-	27,583	20,000
Capital outlay	90,000	-	90,000	90,000	30,000
Total field operations	<u>3,741,158</u>	<u>1,582,628</u>	<u>2,173,336</u>	<u>3,755,964</u>	<u>4,483,098</u>
Total expenditures	<u>3,996,041</u>	<u>1,752,728</u>	<u>2,258,224</u>	<u>4,010,952</u>	<u>4,758,516</u>
Net increase/(decrease) of fund balance	68,145	2,466,751	(2,153,655)	313,096	6,569
Fund balance - beginning (unaudited)	592,922	498,680	2,965,431	498,680	811,776
Fund balance - ending (projected)	<u>\$ 661,067</u>	<u>\$ 2,965,431</u>	<u>\$ 811,776</u>	<u>\$ 811,776</u>	<u>\$ 818,345</u>

¹budget incorporates a 6% annual increase to hourly rate since last rate adjustment

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

EXPENDITURES

Professional & administrative

Supervisors	\$ 10,200
This covers 2 Board members being paid \$200 per meeting for 12 annual meetings plus FICA.	
Management	42,070
The District has contracted with Wrathell, Hunt and Associates, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, budget preparation, all financial reporting, annual audit, etc. This is a fixed annual fee service.	
Legal	30,000
The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, plats etc.	
Engineering	20,000
The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, plats etc.	
Assessment administration	10,000
The District contracts with Wrathell, Hunt and Associates, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District to fund the operating expenses of the District and principal and interest payment on each bond issue. This is a fixed fee service.	
Audit	4,570
The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently engaged with Berger, Toombs, Elam, Gaines & Frank for this service.	
Arbitrage rebate calculation	3,000
The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2015, 2015A, 2016, 2017, 2018 and 2019 Special Assessment Revenue Bonds. The District is currently engaged with Grau and Associates for these services. The reports are priced at \$600 per bond series.	
Dissemination agent	13,000
The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues .Wrathell, Hunt and Associates, LLC service as the dissemination agent for the District's five bond series.	
Trustee	26,500
The District issued Series 2015, 2015A, 2016, 2017, 2018 & 2019 Special Assessment Revenue Bonds that are deposited with a Trustee at USBank. Each bond series incurs these fees at a rate of \$4,400 per year plus reimbursables.	
Telephone	250
Telephone and fax machine.	
Postage	1,500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	2,000
Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.	

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

EXPENDITURES (continued)

Legal advertising	3,500
The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.	
Annual special district fee	175
The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.	
Insurance	7,100
The District's general liability and public officials' liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies. The amount is based upon cost estimate provided by FIA for the fiscal year.	
Other current charges	3,500
Represents any miscellaneous expenses incurred during the fiscal year.	
Office supplies	500
Miscellaneous office supplies.	
Website	
Hosting & maintenance	705
ADA compliance	200
Property taxes	687
Represents the estimated non-ad valorem assessment charged by the Pasco County Tax Collector's Office for all assessable property within the District. The amount for FY2022 has been reduced as it is expected that most of the District's property will be tax exempt prior to the January 1st deadline for qualifying exemptions.	
Property appraiser & tax collector	95,961
Field operations	
Contract services	
Field services	28,325
The District has contracted with Wrathell, Hunt and Associates, LLC to provide field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails. This is a fixed fee service.	
Landscape maintenance	1,700,000
The District has contracted with Down to Earth for maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed. Services include: mowing, edging, trimming and cleaning of all lawn areas, tree trimming, weed control, insect/disease control, fertilization, bed dressing and irrigation maintenance. The amount is based upon the current contract set in place, including recent addendums, and estimated future additions within the District.	
Landscape consulting	60,000
The District has contracted with Sunscape Consulting, Inc. to provide monthly landscape consulting services. The monthly services include: monitoring of the mowing, edging and palm trimming process, all detailed-related work, the agronomic program, palm trimming, arbor care work, mulch/pine straw installation, irrigation system operation and repairs, miscellaneous plant replacements and minor landscape repairs and enhancements.	
Landscape Arbor Care	155,000
The District contracts with a certified arborists company for periodic structural pruning and aerifying of the large grandfather oaks.	

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

EXPENDITURES (continued)

Wetland maintenance	68,168
<p>The District has contracted with Florida Natives Nursery, Inc. to maintain wetlands located throughout the District. These areas are identified as: Areas 1, 2, 3, 4, 5, 6, 7, 8, 9, and M2B. Services include: nuisance/invasive vegetation control, and perimeter grass/brush control to delineated high water. These services are provided quarterly at a rate of \$6,041.91 per visit.</p>	
Wetland mitigation reporting	4,500
<p>The District has contracted with Ecological Consultants, Inc. and Florida Natives Nursery to provide scheduled monitoring of mitigation areas located throughout the District. The total amount budgeted is based on semi-annual visits.</p>	
Lake maintenance	100,000
<p>Represents estimated costs for maintenance to all lakes the District must maintain within District boundaries. The District has contracted with SOLitude Lake Management for these services.</p>	
Community trash hauling	330,000
<p>Represents estimated costs the District incurs for the scheduled trash collection of all residential lots sold to third parties during the fiscal year.</p>	
Off-duty traffic patrols	20,000
<p>Allows for the hiring of an off duty police officers for a 4 hour block each week to provide traffic and speed patrol services.</p>	
Repairs & maintenance	
Repairs - general	20,000
<p>Represents estimated costs for the general repairs and maintenance of various facilities throughout the District.</p>	
Operating supplies	8,000
<p>Represents estimated costs of supplies purchased for operating and maintaining common areas.</p>	
Plant replacement	70,000
<p>Represents estimated costs related to the replacement of any landscaping needed throughout the fiscal year.</p>	
Mulch	200,000
<p>Represents supply and install contract for mulching of landscape common areas.</p>	
Playground mulch	18,000
<p>Represents the estimated costs to mulch the District playgrounds once annually.</p>	
Sod	200,000
<p>Represents an aggressive initiative being introduced in fiscal year 2022 to upgrade areas of bahia sod to either Zoysia or Floratam sod.</p>	
Fertilizer/chemicals	30,000
<p>Represents estimated costs of top choice pesticide applications that may be needed throughout the fiscal year.</p>	
Irrigation repairs	30,000
<p>The District will incur costs related to repairing and maintaining its irrigation systems. The amount is based on estimated costs.</p>	

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

EXPENDITURES (continued)

Irrigation monitoring The District will incur costs related to GPRS irrigation communication services. The cost is based on 19 controllers at a rate of \$120 per year and is provided by Hunter Industries.	2,280
Security/alarms/camera/repair Represents estimated costs of maintaining security systems for the recreational facilities within the District and any maintenance needed to those systems.	1,500
Road & sidewalk Represents estimated costs of repairing and maintaining roads, sidewalks and trails within the District.	40,000
Common area signage Represents estimated costs to replace miscellaneous signs throughout the fiscal year.	3,000
Bridge & deck maintenance Represents the estimated costs of maintaining various bridges and decks owned by the District. Price includes every other month review and replacement as needed, of wood and paver brick decking.	40,000
Pressure washing Intended to cover the hiring of a qualified contractor to pressure wash all of the Districts Sidewalks once a year.	105,000
Utilities - common area	
Electric Represents current and estimated electric charges for common areas throughout the District. These services are provided by Duke Energy.	14,500
Streetlights Represents the cost to maintain street lights within the District Boundaries that are currently set in place and expected to be in place throughout the fiscal year. Streetlight services are provided by Duke Energy.	380,000
Irrigation - reclaimed water Represents current and estimated costs for water and refuse services provided for common areas throughout the District. These services are provided by Pasco County Utilities Services.	70,000
Gas Represents current and estimated gas services provided at the recreational facilities.	450
Recreation facilities	
Amenity management staff/contract The District has contracted with WTS International, Inc. to provide amenity center management services, amenity operations services and programming services. The amount estimated for FY2023 includes increases to some payroll items such as Pool Attendants.	389,820
Office rental Anticipates the rental of the Welcome Center to continue to provide onsite office space for staff and for resident reception.	80,000
Office expenses Represents routine daily office expenses and cleaning.	8,950
Office utilities Represents cost of utilities for office such as Duke Electric, Pasco Utilities, Clearwater Gas, Spectrum, etc.	8,850

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

EXPENDITURES (continued)

Office copy machine	4,875
Represents the lease and operating costs of the copying machine.	
Office Lease	
Expense related to office space lease at Welcome Center.	
Janitorial	24,480
The District has contracted with Trinity Housekeepers to provide janitorial services and supplies for its recreational facilities. Services are provided three days a week.	
Park A/C repairs and maintenance	5,000
Covers the costs associated with preventative maintenance and repairs to the parks restroom AC units.	
Pool cleaning	27,594
Represents estimated costs of regular cleaning and treatments of the pools within the District. The District has contracted with Suncoast Pool Services to provide these services.	
Pool repairs & maintenance	2,500
The District will incur costs related to the repairs and maintenance of its pools.	
Pool fence & gate repairs	2,000
The District will incur costs related to the maintenance of fencing surrounding the pools as well as the gate.	
Pool - electric	36,000
Represents current and estimated electric charges for pools located in Whitfield, Homestead and Albritton Parks. These services are provided by Duke Energy.	
Pool - water	10,000
Represents current and estimated water charges for the Whitfield, Homestead and Albritton pools. These services are provided by Pasco County Utilities Services.	
Pool permits and licensing	1,100
Represents annual costs of required pool permits for the Whitfield and Homestead pools paid to the Florida Department of Health.	
Pest services	500
The District will incur costs for pest control treatments to its recreational facilities. These services are provided by Southern Care Lawn and Pest for Cunningham Park at \$75 per quarter.	
Insurance	69,706
The District will incur fees to insure items owned by the District for its property needs. Coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage for government agencies. Also, includes WTS GL and kayak coverage.	
Cable/internet/telephone/software	10,000
Represents the estimated cost of providing cable, internet and telephone services to the District's recreational facilities. Internet services are provided at Whitfield Park and Homestead Park. Internet and cable services are provided at Cunningham Park.	
Access cards	5,500
Represents the estimated cost for providing and maintaining an access card system.	
Activities	30,000

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

EXPENDITURES (continued)

<p>The onsite management company for the District coordinates and provides various activities throughout the year. The amount represents costs related to supplies, notices and other items to run these activities.</p>	
Specialty programming	6,000
<p>Covers the provision of specialty programs such as swim lessons, gymnastics etc.</p>	
Pool signage	1,000
<p>Represents the replacement of miscellaneous signs located at the District's recreational facilities.</p>	
Holiday decorations	8,000
<p>The District will incur costs related to the decoration of common areas during the Holidays.</p>	
Special events	
<p>Intended to cover the costs of 4th of July Celebration for the community.</p>	
Other	
Contingency	20,000
<p>Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any standard category.</p>	
Capital outlay	30,000
Total expenditures	<u><u>\$ 4,758,516</u></u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2015
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2022	Projected Through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 688,645				\$ 688,645
Allowable discounts (4%)	(27,546)				(27,546)
Net assessment levy - on-roll	661,099	\$ 657,414	\$ 3,685	\$ 661,099	661,099
Interest	50	27	-	27	50
Total revenues	661,149	657,441	3,685	661,126	661,149
EXPENDITURES					
Debt service					
Principal - 11/1	195,000	195,000	-	195,000	195,000
Principal prepayment	-	295,000	15,000	310,000	-
Interest - 11/1	225,159	225,156	-	225,156	213,172
Interest - 5/1	220,894	-	213,550	213,550	208,906
Tax collector	13,773	13,148	625	13,773	13,773
Total expenditures	654,826	728,304	229,175	957,479	630,851
Excess/(deficiency) of revenues over/(under) expenditures	6,323	(70,863)	(225,490)	(296,353)	30,298
Beginning fund balance (unaudited)	1,117,377	1,416,236	1,345,373	1,416,236	1,119,883
Ending fund balance (projected)	<u>\$1,126,577</u>	<u>\$1,345,373</u>	<u>\$ 1,119,883</u>	<u>\$ 1,119,883</u>	<u>1,150,181</u>
Use of fund balance:					
Debt service reserve account balance (required)					(630,256)
Principal expense - November 1, 2023					(200,000)
Interest expense - November 1, 2023					(208,906)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 111,019</u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2015 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/22	195,000.00	4.375%	213,171.88	408,171.88	8,325,000.00
05/01/23			208,906.25	208,906.25	8,325,000.00
11/01/23	200,000.00	4.375%	208,906.25	408,906.25	8,125,000.00
05/01/24			204,531.25	204,531.25	8,125,000.00
11/01/24	210,000.00	4.375%	204,531.25	414,531.25	7,915,000.00
05/01/25			199,937.50	199,937.50	7,915,000.00
11/01/25	220,000.00	4.375%	199,937.50	419,937.50	7,695,000.00
05/01/26			195,125.00	195,125.00	7,695,000.00
11/01/26	230,000.00	5.000%	195,125.00	425,125.00	7,465,000.00
05/01/27			189,375.00	189,375.00	7,465,000.00
11/01/27	245,000.00	5.000%	189,375.00	434,375.00	7,220,000.00
05/01/28			183,250.00	183,250.00	7,220,000.00
11/01/28	255,000.00	5.000%	183,250.00	438,250.00	6,965,000.00
05/01/29			176,875.00	176,875.00	6,965,000.00
11/01/29	270,000.00	5.000%	176,875.00	446,875.00	6,695,000.00
05/01/30			170,125.00	170,125.00	6,695,000.00
11/01/30	280,000.00	5.000%	170,125.00	450,125.00	6,415,000.00
05/01/31			163,125.00	163,125.00	6,415,000.00
11/01/31	295,000.00	5.000%	163,125.00	458,125.00	6,120,000.00
05/01/32			155,750.00	155,750.00	6,120,000.00
11/01/32	310,000.00	5.000%	155,750.00	465,750.00	5,810,000.00
05/01/33			148,000.00	148,000.00	5,810,000.00
11/01/33	325,000.00	5.000%	148,000.00	473,000.00	5,485,000.00
05/01/34			139,875.00	139,875.00	5,485,000.00
11/01/34	345,000.00	5.000%	139,875.00	484,875.00	5,140,000.00
05/01/35			131,250.00	131,250.00	5,140,000.00
11/01/35	360,000.00	5.000%	131,250.00	491,250.00	4,780,000.00
05/01/36			122,250.00	122,250.00	4,780,000.00
11/01/36	380,000.00	5.000%	122,250.00	502,250.00	4,400,000.00
05/01/37			112,750.00	112,750.00	4,400,000.00
11/01/37	395,000.00	5.125%	112,750.00	507,750.00	4,005,000.00
05/01/38			102,628.13	102,628.13	4,005,000.00
11/01/38	415,000.00	5.125%	102,628.13	517,628.13	3,590,000.00
05/01/39			91,993.75	91,993.75	3,590,000.00
11/01/39	440,000.00	5.125%	91,993.75	531,993.75	3,150,000.00
05/01/40			80,718.75	80,718.75	3,150,000.00
11/01/40	460,000.00	5.125%	80,718.75	540,718.75	2,690,000.00
05/01/41			68,931.25	68,931.25	2,690,000.00
11/01/41	485,000.00	5.125%	68,931.25	553,931.25	2,205,000.00
05/01/42			56,503.13	56,503.13	2,205,000.00
11/01/42	510,000.00	5.125%	56,503.13	566,503.13	1,695,000.00
05/01/43			43,434.38	43,434.38	1,695,000.00
11/01/43	535,000.00	5.125%	43,434.38	578,434.38	1,160,000.00

**TSR
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2015 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/44			29,725.00	29,725.00	1,160,000.00
11/01/44	565,000.00	5.125%	29,725.00	594,725.00	595,000.00
05/01/45			15,246.88	15,246.88	595,000.00
11/01/45	595,000.00	5.125%	15,246.88	610,246.88	-
Total	8,520,000.00		6,193,784.42	14,713,784.42	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2015A
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Revenue & Expenditures	Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2022	Projected Through 9/30/2022		
REVENUES					
Assessment levy: on-roll	\$ 694,331				\$ 694,331
Allowable discounts (4%)	(27,773)				(27,773)
Net assessment levy - on-roll	666,558	\$ 662,842	\$ 3,716	\$ 666,558	666,558
Interest	-	26	-	26	-
Total revenues	666,558	662,868	3,716	666,584	666,558
EXPENDITURES					
Debt service					
Principal - 11/1	175,000	175,000	-	175,000	180,000
Principal prepayment	-	-	5,000	5,000	-
Interest - 11/1	238,244	238,244	-	238,244	234,384
Interest - 5/1	234,525	-	234,525	234,525	229,547
Tax collector	13,887	13,257	630	13,887	13,887
Total expenditures	661,656	426,501	239,525	666,656	657,818
Excess/(deficiency) of revenues over/(under) expenditures	4,902	236,367	(235,809)	(72)	8,740
Beginning fund balance (unaudited)	1,096,814	1,101,535	1,337,902	1,101,535	1,101,463
Ending fund balance (projected)	<u>\$ 1,101,716</u>	<u>\$ 1,337,902</u>	<u>\$ 1,102,093</u>	<u>\$ 1,101,463</u>	<u>1,110,203</u>
Use of fund balance:					
Debt service reserve account balance (required)					(651,844)
Principal expense - November 1, 2023					(190,000)
Interest expense - November 1, 2023					(229,547)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 38,812</u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2015A AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/22	180,000.00	5.375%	234,384.38	414,384.38	8,315,000.00
05/01/23			229,546.88	229,546.88	8,315,000.00
11/01/23	190,000.00	5.375%	229,546.88	419,546.88	8,125,000.00
05/01/24			224,440.63	224,440.63	8,125,000.00
11/01/24	200,000.00	5.375%	224,440.63	424,440.63	7,925,000.00
05/01/25			219,065.63	219,065.63	7,925,000.00
11/01/25	210,000.00	5.375%	219,065.63	429,065.63	7,715,000.00
05/01/26			213,421.88	213,421.88	7,715,000.00
11/01/26	225,000.00	5.375%	213,421.88	438,421.88	7,490,000.00
05/01/27			207,375.00	207,375.00	7,490,000.00
11/01/27	235,000.00	5.375%	207,375.00	442,375.00	7,255,000.00
05/01/28			201,059.38	201,059.38	7,255,000.00
11/01/28	245,000.00	5.375%	201,059.38	446,059.38	7,010,000.00
05/01/29			194,475.00	194,475.00	7,010,000.00
11/01/29	260,000.00	5.375%	194,475.00	454,475.00	6,750,000.00
05/01/30			187,487.50	187,487.50	6,750,000.00
11/01/30	275,000.00	5.375%	187,487.50	462,487.50	6,475,000.00
05/01/31			180,096.88	180,096.88	6,475,000.00
11/01/31	290,000.00	5.375%	180,096.88	470,096.88	6,185,000.00
05/01/32			172,303.13	172,303.13	6,185,000.00
11/01/32	305,000.00	5.375%	172,303.13	477,303.13	5,880,000.00
05/01/33			164,106.25	164,106.25	5,880,000.00
11/01/33	320,000.00	5.375%	164,106.25	484,106.25	5,560,000.00
05/01/34			155,506.25	155,506.25	5,560,000.00
11/01/34	340,000.00	5.375%	155,506.25	495,506.25	5,220,000.00
05/01/35			146,368.75	146,368.75	5,220,000.00
11/01/35	355,000.00	5.375%	146,368.75	501,368.75	4,865,000.00
05/01/36			136,828.13	136,828.13	4,865,000.00
11/01/36	375,000.00	5.625%	136,828.13	511,828.13	4,490,000.00
05/01/37			126,281.25	126,281.25	4,490,000.00
11/01/37	395,000.00	5.625%	126,281.25	521,281.25	4,095,000.00
05/01/38			115,171.88	115,171.88	4,095,000.00
11/01/38	420,000.00	5.625%	115,171.88	535,171.88	3,675,000.00
05/01/39			103,359.38	103,359.38	3,675,000.00
11/01/39	445,000.00	5.625%	103,359.38	548,359.38	3,230,000.00
05/01/40			90,843.75	90,843.75	3,230,000.00
11/01/40	470,000.00	5.625%	90,843.75	560,843.75	2,760,000.00
05/01/41			77,625.00	77,625.00	2,760,000.00
11/01/41	495,000.00	5.625%	77,625.00	572,625.00	2,265,000.00
05/01/42			63,703.13	63,703.13	2,265,000.00
11/01/42	520,000.00	5.625%	63,703.13	583,703.13	1,745,000.00
05/01/43			49,078.13	49,078.13	1,745,000.00
11/01/43	550,000.00	5.625%	49,078.13	599,078.13	1,195,000.00

**TSR
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2015A AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/44			33,609.38	33,609.38	1,195,000.00
11/01/44	580,000.00	5.625%	33,609.38	613,609.38	615,000.00
05/01/45			17,296.88	17,296.88	615,000.00
11/01/45	615,000.00	5.625%	17,296.88	632,296.88	-
Total	8,495,000.00		6,852,484.52	15,347,484.52	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2016
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2022	Projected Through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 682,986				\$ 682,986
Allowable discounts (4%)	(27,319)				(27,319)
Net assessment levy - on-roll	655,667	\$ 652,011	\$ 3,656	\$ 655,667	655,667
Interest	-	21	-	21	-
Total revenues	655,667	652,032	3,656	655,688	655,667
EXPENDITURES					
Debt service					
Principal - 11/1	195,000	195,000	-	195,000	200,000
Interest - 11/1	221,800	221,800	-	221,800	218,388
Interest - 5/1	218,388	-	218,388	218,388	218,388
Tax collector	13,660	13,040	620	13,660	13,660
Total expenditures	648,848	429,840	219,008	648,848	650,436
Excess/(deficiency) of revenues over/(under) expenditures	6,819	222,192	(215,352)	6,840	5,231
Beginning fund balance (unaudited)	925,187	931,245	1,153,437	931,245	938,085
Ending fund balance (projected)	<u>\$ 932,006</u>	<u>\$ 1,153,437</u>	<u>\$ 938,085</u>	<u>\$ 938,085</u>	<u>943,316</u>
Use of fund balance:					
Debt service reserve account balance (required)					(484,481)
Principal expense - November 1, 2023					(210,000)
Interest expense - November 1, 2023					(214,388)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 34,447</u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/22	200,000.00	4.000%	218,387.50	418,387.50	9,290,000.00
05/01/23			218,387.50	218,387.50	9,290,000.00
11/01/23	210,000.00	4.000%	214,387.50	424,387.50	9,080,000.00
05/01/24			214,387.50	214,387.50	9,080,000.00
11/01/24	220,000.00	4.000%	210,187.50	430,187.50	8,860,000.00
05/01/25			210,187.50	210,187.50	8,860,000.00
11/01/25	230,000.00	4.000%	205,787.50	435,787.50	8,630,000.00
05/01/26			205,787.50	205,787.50	8,630,000.00
11/01/26	235,000.00	4.000%	201,187.50	436,187.50	8,395,000.00
05/01/27			201,187.50	201,187.50	8,395,000.00
11/01/27	245,000.00	4.000%	196,487.50	441,487.50	8,150,000.00
05/01/28			191,587.50	191,587.50	8,150,000.00
11/01/28	255,000.00	4.625%	191,587.50	446,587.50	7,895,000.00
05/01/29			185,690.63	185,690.63	7,895,000.00
11/01/29	270,000.00	4.625%	185,690.63	455,690.63	7,625,000.00
05/01/30			179,446.88	179,446.88	7,625,000.00
11/01/30	280,000.00	4.625%	179,446.88	459,446.88	7,345,000.00
05/01/31			172,971.88	172,971.88	7,345,000.00
11/01/31	295,000.00	4.625%	172,971.88	467,971.88	7,050,000.00
05/01/32			166,150.00	166,150.00	7,050,000.00
11/01/32	305,000.00	4.625%	166,150.00	471,150.00	6,745,000.00
05/01/33			159,096.88	159,096.88	6,745,000.00
11/01/33	320,000.00	4.625%	159,096.88	479,096.88	6,425,000.00
05/01/34			151,696.88	151,696.88	6,425,000.00
11/01/34	335,000.00	4.625%	151,696.88	486,696.88	6,090,000.00
05/01/35			143,950.00	143,950.00	6,090,000.00
11/01/35	350,000.00	4.625%	143,950.00	493,950.00	5,740,000.00
05/01/36			135,856.25	135,856.25	5,740,000.00
11/01/36	365,000.00	4.625%	135,856.25	500,856.25	5,375,000.00
05/01/37			127,415.63	127,415.63	5,375,000.00
11/01/37	385,000.00	4.625%	127,415.63	512,415.63	4,990,000.00
05/01/38			118,512.50	118,512.50	4,990,000.00
11/01/38	400,000.00	4.750%	118,512.50	518,512.50	4,590,000.00
05/01/39			109,012.50	109,012.50	4,590,000.00
11/01/39	420,000.00	4.750%	109,012.50	529,012.50	4,170,000.00
05/01/40			99,037.50	99,037.50	4,170,000.00
11/01/40	440,000.00	4.750%	99,037.50	539,037.50	3,730,000.00
05/01/41			88,587.50	88,587.50	3,730,000.00
11/01/41	460,000.00	4.750%	88,587.50	548,587.50	3,270,000.00
05/01/42			77,662.50	77,662.50	3,270,000.00
11/01/42	485,000.00	4.750%	77,662.50	562,662.50	2,785,000.00
05/01/43			66,143.75	66,143.75	2,785,000.00
11/01/43	505,000.00	4.750%	66,143.75	571,143.75	2,280,000.00

**TSR
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/44			54,150.00	54,150.00	2,280,000.00
11/01/44	530,000.00	4.750%	54,150.00	584,150.00	1,750,000.00
05/01/45			41,562.50	41,562.50	1,750,000.00
11/01/45	555,000.00	4.750%	41,562.50	596,562.50	1,195,000.00
05/01/46			28,381.25	28,381.25	1,195,000.00
11/01/46	585,000.00	4.750%	28,381.25	613,381.25	610,000.00
05/01/47			14,487.50	14,487.50	610,000.00
11/01/47	610,000.00	4.750%	14,487.50	624,487.50	-
Total	9,490,000.00		6,919,162.56	16,409,162.56	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2017
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2022	Projected Through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 852,513				\$ 852,513
Allowable discounts (4%)	(34,101)				(34,101)
Net assessment levy - on-roll	818,412	\$ 813,850	\$ 4,562	\$ 818,412	818,412
Interest	-	21	-	21	-
Total revenues	818,412	813,871	4,562	818,433	818,412
EXPENDITURES					
Debt service					
Principal - 11/1	235,000	235,000	-	235,000	245,000
Principal prepayment	-	-	5,000	5,000	-
Interest - 11/1	282,194	282,194	-	282,194	277,816
Interest - 5/1	277,934	-	277,934	277,934	273,375
Tax collector	17,050	16,277	773	17,050	17,050
Total expenditures	812,178	533,471	283,707	817,178	813,241
Excess/(deficiency) of revenues over/(under) expenditures	6,234	280,400	(279,145)	1,255	5,171
Beginning fund balance (unaudited)	947,978	946,868	1,227,268	946,868	948,123
Ending fund balance (projected)	<u>\$ 954,212</u>	<u>\$ 1,227,268</u>	<u>\$ 948,123</u>	<u>\$ 948,123</u>	<u>953,294</u>
Use of fund balance:					
Debt service reserve account balance (required)					(403,163)
Principal expense - November 1, 2023					(250,000)
Interest expense - November 1, 2023					(273,375)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 26,756</u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2017 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/22	245,000.00	3.625%	277,815.63	522,815.63	11,860,000.00
05/01/23			273,375.00	273,375.00	11,860,000.00
11/01/23	250,000.00	3.625%	273,375.00	523,375.00	11,610,000.00
05/01/24			268,843.75	268,843.75	11,610,000.00
11/01/24	260,000.00	4.125%	268,843.75	528,843.75	11,350,000.00
05/01/25			263,481.25	263,481.25	11,350,000.00
11/01/25	270,000.00	4.125%	263,481.25	533,481.25	11,080,000.00
05/01/26			257,912.50	257,912.50	11,080,000.00
11/01/26	285,000.00	4.125%	257,912.50	542,912.50	10,795,000.00
05/01/27			252,034.38	252,034.38	10,795,000.00
11/01/27	295,000.00	4.125%	252,034.38	547,034.38	10,500,000.00
05/01/28			245,950.00	245,950.00	10,500,000.00
11/01/28	305,000.00	4.125%	245,950.00	550,950.00	10,195,000.00
05/01/29			239,659.38	239,659.38	10,195,000.00
11/01/29	320,000.00	4.625%	239,659.38	559,659.38	9,875,000.00
05/01/30			232,259.38	232,259.38	9,875,000.00
11/01/30	335,000.00	4.625%	232,259.38	567,259.38	9,540,000.00
05/01/31			224,512.50	224,512.50	9,540,000.00
11/01/31	350,000.00	4.625%	224,512.50	574,512.50	9,190,000.00
05/01/32			216,418.75	216,418.75	9,190,000.00
11/01/32	365,000.00	4.625%	216,418.75	581,418.75	8,825,000.00
05/01/33			207,978.13	207,978.13	8,825,000.00
11/01/33	385,000.00	4.625%	207,978.13	592,978.13	8,440,000.00
05/01/34			199,075.00	199,075.00	8,440,000.00
11/01/34	400,000.00	4.625%	199,075.00	599,075.00	8,040,000.00
05/01/35			189,825.00	189,825.00	8,040,000.00
11/01/35	420,000.00	4.625%	189,825.00	609,825.00	7,620,000.00
05/01/36			180,112.50	180,112.50	7,620,000.00
11/01/36	440,000.00	4.625%	180,112.50	620,112.50	7,180,000.00
05/01/37			169,937.50	169,937.50	7,180,000.00
11/01/37	460,000.00	4.625%	169,937.50	629,937.50	6,720,000.00
05/01/38			159,300.00	159,300.00	6,720,000.00
11/01/38	480,000.00	4.625%	159,300.00	639,300.00	6,240,000.00
05/01/39			148,200.00	148,200.00	6,240,000.00
11/01/39	500,000.00	4.750%	148,200.00	648,200.00	5,740,000.00
05/01/40			136,325.00	136,325.00	5,740,000.00
11/01/40	525,000.00	4.750%	136,325.00	661,325.00	5,215,000.00
05/01/41			123,856.25	123,856.25	5,215,000.00
11/01/41	550,000.00	4.750%	123,856.25	673,856.25	4,665,000.00
05/01/42			110,793.75	110,793.75	4,665,000.00
11/01/42	575,000.00	4.750%	110,793.75	685,793.75	4,090,000.00
05/01/43			97,137.50	97,137.50	4,090,000.00
11/01/43	605,000.00	4.750%	97,137.50	702,137.50	3,485,000.00

**TSR
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2017 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/44			82,768.75	82,768.75	3,485,000.00
11/01/44	635,000.00	4.750%	82,768.75	717,768.75	2,850,000.00
05/01/45			67,687.50	67,687.50	2,850,000.00
11/01/45	665,000.00	4.750%	67,687.50	732,687.50	2,185,000.00
05/01/46			51,893.75	51,893.75	2,185,000.00
11/01/46	695,000.00	4.750%	51,893.75	746,893.75	1,490,000.00
05/01/47			35,387.50	35,387.50	1,490,000.00
11/01/47	730,000.00	4.750%	35,387.50	765,387.50	760,000.00
05/01/48			18,050.00	18,050.00	760,000.00
11/01/48	760,000.00	4.750%	18,050.00	778,050.00	-
Total	12,105,000.00		9,183,365.67	21,288,365.67	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2018
FISCAL YEAR 2023

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2021	Projected Through 9/30/2021	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 681,735				\$ 681,735
Allowable discounts (4%)	(27,269)				(27,269)
Net assessment levy - on-roll	654,466	\$ 650,817	\$ 3,649	\$ 654,466	654,466
Interest	-	15	15	30	-
Total revenues	654,466	650,832	3,664	654,496	654,466
EXPENDITURES					
Debt service					
Principal - 11/1	165,000	165,000	-	165,000	170,000
Interest - 11/1	237,722	237,722	-	237,722	234,422
Interest - 5/1	234,422	-	234,422	234,422	231,022
Tax collector	13,635	13,015	620	13,635	13,635
Total expenditures	650,779	415,737	235,042	650,779	649,079
Excess/(deficiency) of revenues over/(under) expenditures	3,687	235,095	(231,378)	3,717	5,387
Beginning fund balance (unaudited)	727,492	731,081	966,176	731,081	734,798
Ending fund balance (projected)	<u>\$ 731,179</u>	<u>\$ 966,176</u>	<u>\$ 734,798</u>	<u>\$ 734,798</u>	<u>740,185</u>
Use of fund balance:					
Debt service reserve account balance (required)					(320,366)
Principal expense - November 1, 2023					(175,000)
Interest expense - November 1, 2023					(231,022)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 13,797</u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2018 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/22	170,000.00	4.000%	234,421.88	404,421.88	9,295,000.00
05/01/23			231,021.88	231,021.88	9,295,000.00
11/01/23	175,000.00	4.000%	231,021.88	406,021.88	9,120,000.00
05/01/24			227,521.88	227,521.88	9,120,000.00
11/01/24	185,000.00	4.000%	227,521.88	412,521.88	8,935,000.00
05/01/25			223,821.88	223,821.88	8,935,000.00
11/01/25	190,000.00	4.500%	223,821.88	413,821.88	8,745,000.00
05/01/26			219,546.88	219,546.88	8,745,000.00
11/01/26	200,000.00	4.500%	219,546.88	419,546.88	8,545,000.00
05/01/27			215,046.88	215,046.88	8,545,000.00
11/01/27	210,000.00	4.500%	215,046.88	425,046.88	8,335,000.00
05/01/28			210,321.88	210,321.88	8,335,000.00
11/01/28	220,000.00	4.500%	210,321.88	430,321.88	8,115,000.00
05/01/29			205,371.88	205,371.88	8,115,000.00
11/01/29	225,000.00	4.500%	205,371.88	430,371.88	7,890,000.00
05/01/30			200,309.38	200,309.38	7,890,000.00
11/01/30	240,000.00	5.000%	200,309.38	440,309.38	7,650,000.00
05/01/31			194,309.38	194,309.38	7,650,000.00
11/01/31	250,000.00	5.000%	194,309.38	444,309.38	7,400,000.00
05/01/32			188,059.38	188,059.38	7,400,000.00
11/01/32	260,000.00	5.000%	188,059.38	448,059.38	7,140,000.00
05/01/33			181,559.38	181,559.38	7,140,000.00
11/01/33	275,000.00	5.000%	181,559.38	456,559.38	6,865,000.00
05/01/34			174,684.38	174,684.38	6,865,000.00
11/01/34	290,000.00	5.000%	174,684.38	464,684.38	6,575,000.00
05/01/35			167,434.38	167,434.38	6,575,000.00
11/01/35	305,000.00	5.000%	167,434.38	472,434.38	6,270,000.00
05/01/36			159,809.38	159,809.38	6,270,000.00
11/01/36	320,000.00	5.000%	159,809.38	479,809.38	5,950,000.00
05/01/37			151,809.38	151,809.38	5,950,000.00
11/01/37	335,000.00	5.000%	151,809.38	486,809.38	5,615,000.00
05/01/38			143,434.38	143,434.38	5,615,000.00
11/01/38	350,000.00	5.000%	143,434.38	493,434.38	5,265,000.00
05/01/39			134,684.38	134,684.38	5,265,000.00
11/01/39	370,000.00	5.000%	134,684.38	504,684.38	4,895,000.00
05/01/40			125,434.38	125,434.38	4,895,000.00
11/01/40	385,000.00	5.125%	125,434.38	510,434.38	4,510,000.00
05/01/41			115,568.75	115,568.75	4,510,000.00
11/01/41	405,000.00	5.125%	115,568.75	520,568.75	4,105,000.00
05/01/42			105,190.63	105,190.63	4,105,000.00
11/01/42	430,000.00	5.125%	105,190.63	535,190.63	3,675,000.00
05/01/43			94,171.88	94,171.88	3,675,000.00
11/01/43	450,000.00	5.125%	94,171.88	544,171.88	3,225,000.00

**TSR
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2018 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/44			82,640.63	82,640.63	3,225,000.00
11/01/44	475,000.00	5.125%	82,640.63	557,640.63	2,750,000.00
05/01/45			70,468.75	70,468.75	2,750,000.00
11/01/45	495,000.00	5.125%	70,468.75	565,468.75	2,255,000.00
05/01/46			57,784.38	57,784.38	2,255,000.00
11/01/46	520,000.00	5.125%	57,784.38	577,784.38	1,735,000.00
05/01/47			44,459.38	44,459.38	1,735,000.00
11/01/47	550,000.00	5.125%	44,459.38	594,459.38	1,185,000.00
05/01/48			30,365.63	30,365.63	1,185,000.00
11/01/48	580,000.00	5.125%	30,365.63	610,365.63	605,000.00
05/01/49			15,503.13	15,503.13	605,000.00
11/01/49	605,000.00	5.125%	15,503.13	620,503.13	-
Total	9,465,000.00		8,175,090.88	17,640,090.88	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2022	Projected Through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 351,254				\$ 351,254
Allowable discounts (4%)	(14,050)				(14,050)
Net assessment levy - on-roll	337,204	\$ 335,324	\$ 1,880	\$ 337,204	337,204
Interest	-	7	7	14	-
Total revenues	337,204	335,331	1,887	337,218	337,204
EXPENDITURES					
Debt service					
Principal - 11/1	110,000	110,000	-	110,000	110,000
Interest - 11/1	109,425	109,425	-	109,425	107,775
Interest - 5/1	107,775	-	107,775	107,775	106,125
Tax collector	7,025	6,706	319	7,025	7,025
Total expenditures	334,225	226,131	108,094	334,225	330,925
Excess/(deficiency) of revenues over/(under) expenditures	2,979	109,200	(106,207)	2,993	6,279
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(4)	-	(4)	-
Total other financing sources/(uses)	-	(4)	-	(4)	-
Fund balance:					
Net increase/(decrease) in fund balance	2,979	109,196	(106,207)	2,989	6,279
Beginning fund balance (unaudited)	385,957	387,214	496,410	387,214	390,203
Ending fund balance (projected)	\$ 388,936	\$ 496,410	\$ 390,203	\$ 390,203	396,482
Use of fund balance:					
Debt service reserve account balance (required)					(165,100)
Principal expense - November 1, 2023					(115,000)
Interest expense - November 1, 2023					(106,125)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 10,257</u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2019 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/22	110,000.00	3.000%	107,775.00	217,775.00	5,490,000.00
05/01/23			106,125.00	106,125.00	5,490,000.00
11/01/23	115,000.00	3.000%	106,125.00	221,125.00	5,375,000.00
05/01/24			104,400.00	104,400.00	5,375,000.00
11/01/24	120,000.00	3.000%	104,400.00	224,400.00	5,255,000.00
05/01/25			102,600.00	102,600.00	5,255,000.00
11/01/25	125,000.00	3.375%	102,600.00	227,600.00	5,130,000.00
05/01/26			100,490.63	100,490.63	5,130,000.00
11/01/26	125,000.00	3.375%	100,490.63	225,490.63	5,005,000.00
05/01/27			98,381.25	98,381.25	5,005,000.00
11/01/27	130,000.00	3.375%	98,381.25	228,381.25	4,875,000.00
05/01/28			96,187.50	96,187.50	4,875,000.00
11/01/28	135,000.00	3.375%	96,187.50	231,187.50	4,740,000.00
05/01/29			93,909.38	93,909.38	4,740,000.00
11/01/29	140,000.00	3.375%	93,909.38	233,909.38	4,600,000.00
05/01/30			91,546.88	91,546.88	4,600,000.00
11/01/30	145,000.00	3.375%	91,546.88	236,546.88	4,455,000.00
05/01/31			89,100.00	89,100.00	4,455,000.00
11/01/31	150,000.00	4.000%	89,100.00	239,100.00	4,305,000.00
05/01/32			86,100.00	86,100.00	4,305,000.00
11/01/32	155,000.00	4.000%	86,100.00	241,100.00	4,150,000.00
05/01/33			83,000.00	83,000.00	4,150,000.00
11/01/33	160,000.00	4.000%	83,000.00	243,000.00	3,990,000.00
05/01/34			79,800.00	79,800.00	3,990,000.00
11/01/34	170,000.00	4.000%	79,800.00	249,800.00	3,820,000.00
05/01/35			76,400.00	76,400.00	3,820,000.00
11/01/35	175,000.00	4.000%	76,400.00	251,400.00	3,645,000.00
05/01/36			72,900.00	72,900.00	3,645,000.00
11/01/36	180,000.00	4.000%	72,900.00	252,900.00	3,465,000.00
05/01/37			69,300.00	69,300.00	3,465,000.00
11/01/37	190,000.00	4.000%	69,300.00	259,300.00	3,275,000.00
05/01/38			65,500.00	65,500.00	3,275,000.00
11/01/38	195,000.00	4.000%	65,500.00	260,500.00	3,080,000.00
05/01/39			61,600.00	61,600.00	3,080,000.00
11/01/39	205,000.00	4.000%	61,600.00	266,600.00	2,875,000.00
05/01/40			57,500.00	57,500.00	2,875,000.00
11/01/40	215,000.00	4.000%	57,500.00	272,500.00	2,660,000.00
05/01/41			53,200.00	53,200.00	2,660,000.00
11/01/41	220,000.00	4.000%	53,200.00	273,200.00	2,440,000.00
05/01/42			48,800.00	48,800.00	2,440,000.00
11/01/42	230,000.00	4.000%	48,800.00	278,800.00	2,210,000.00
05/01/43			44,200.00	44,200.00	2,210,000.00
11/01/43	240,000.00	4.000%	44,200.00	284,200.00	1,970,000.00

**TSR
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2019 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/44			39,400.00	39,400.00	1,970,000.00
11/01/44	250,000.00	4.000%	39,400.00	289,400.00	1,720,000.00
05/01/45			34,400.00	34,400.00	1,720,000.00
11/01/45	260,000.00	4.000%	34,400.00	294,400.00	1,460,000.00
05/01/46			29,200.00	29,200.00	1,460,000.00
11/01/46	270,000.00	4.000%	29,200.00	299,200.00	1,190,000.00
05/01/47			23,800.00	23,800.00	1,190,000.00
11/01/47	280,000.00	4.000%	23,800.00	303,800.00	910,000.00
05/01/48			18,200.00	18,200.00	910,000.00
11/01/48	290,000.00	4.000%	18,200.00	308,200.00	620,000.00
05/01/49			12,400.00	12,400.00	620,000.00
11/01/49	305,000.00	4.000%	12,400.00	317,400.00	315,000.00
05/01/50			6,300.00	6,300.00	315,000.00
11/01/50	315,000.00	4.000%	6,300.00	321,300.00	-
Total	5,600,000.00		3,797,256.28	9,397,256.28	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2023**

On-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2023				Fiscal Year 2022 Total
		O&M	Trash Collection	DS	Total	
<u>Village 1 (Series 2015)</u>						
61	TH	1,752.91	111.30	901.00	2,765.21	2,508.35
60	SF 40'	1,752.91	111.30	1,201.00	3,065.21	2,808.35
35	SF 45'	1,752.91	111.30	1,201.00	3,065.21	2,808.35
85	SF 50'	1,752.91	111.30	1,501.00	3,365.21	3,108.35
90	SF 55'	1,752.91	111.30	1,501.00	3,365.21	3,108.35
101	SF 65'	1,752.91	111.30	1,726.00	3,590.21	3,333.35
45	SF 75'	1,752.91	111.30	1,877.00	3,741.21	3,484.35
477						
<u>Village 4 (Series 2015A)</u>						
201	SF 45'	1,752.91	111.30	1,343.00	3,207.21	2,950.35
240	SF 52'	1,752.91	111.30	1,343.00	3,207.21	2,950.35
77	SF 62'	1,752.91	111.30	1,343.00	3,207.21	2,950.35
518						
<u>Village 2, Parcel 7 (Series 2016)</u>						
32	TH	1,752.91	111.30	901.00	2,765.21	2,508.35
58	SF 34'	1,752.91	111.30	1,021.00	2,885.21	2,628.35
29	SF 40'	1,752.91	111.30	1,201.00	3,065.21	2,808.35
114	SF 45'	1,752.91	111.30	1,201.00	3,065.21	2,808.35
68	SF 50'	1,752.91	111.30	1,501.00	3,365.21	3,108.35
107	SF 55'	1,752.91	111.30	1,501.00	3,365.21	3,108.35
93	SF 65'	1,752.91	111.30	1,726.00	3,590.21	3,333.35
501						
<u>NW Area Parcels D E and F (Series 2017)</u>						
43	SF 40'	1,752.91	111.30	1,319.00	3,183.21	2,926.35
25	SF 45'	1,752.91	111.30	1,319.00	3,183.21	2,926.35
23	SF 50'	1,752.91	111.30	1,649.00	3,513.21	3,256.35
24	SF 55'	1,752.91	111.30	1,649.00	3,513.21	3,256.35
208	SF 65'	1,752.91	111.30	1,897.00	3,761.21	3,504.35
141	SF 75'	1,752.91	111.30	2,062.00	3,926.21	3,669.35
464						
<u>NW Area Parcels A B and C (Series 2018)</u>						
56	SF 40'/45'	1,752.91	111.30	1,325.00	3,189.21	2,932.35
137	SF 55'	1,752.91	111.30	1,655.00	3,519.21	3,262.35
200	SF 65'	1,752.91	111.30	1,904.00	3,768.21	3,511.35
393						

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2023**

On-Roll Assessments

	Unit Type	Projected Fiscal Year 2023				Fiscal Year 2022 Total
		O&M	Trash Collection	DS	Total	
<u>Downtown</u>						
<u>Neighborhood (Series</u>						
<u>2019)</u>						
76	SF 34'	1,752.91	111.30	1,184.00	3,048.21	2,791.35
50	SF 40'	1,752.91	111.30	1,393.00	3,257.21	3,000.35
110	SF 50'	1,752.91	111.30	1,742.00	3,606.21	3,349.35
236						