

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

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

	Fiscal Year 2023			Total Actual & Projected	Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
<b>REVENUES</b>					
Assessment levy: on-roll - gross O&M	\$ 4,538,284				\$ 4,415,306
Assessment levy: on-roll - gross trash	259,774				373,974
Allowable discounts (4%)	(191,922)				(191,571)
Assessment levy: on-roll - net	4,606,136	\$4,549,837	\$ 56,299	\$ 4,606,136	4,597,709
Assessment levy: off-roll O&M	-	10,041	-	10,041	-
Trash collection assessments	11,404	10,570	834	11,404	17,465
Commerical shared costs	112,045	134,340	-	134,340	120,191
Program revenue	12,000	9,528	2,472	12,000	14,000
Interest	2,500	-	2,500	2,500	2,500
Specialty program revenue	6,000	-	6,000	6,000	6,000
Miscellaneous-rental revenue	15,000	9,030	5,970	15,000	17,000
Total revenues	4,765,085	4,723,346	74,075	4,797,421	4,774,865
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	10,200	3,875	6,325	10,200	10,200
Management	42,070	21,035	21,035	42,070	42,070
Legal	30,000	21,358	8,642	30,000	30,000
Engineering	20,000	3,153	16,847	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	1,500	1,500	3,000	3,000
Dissemination agent	13,000	6,500	6,500	13,000	13,000
Trustee	26,500	23,166	3,334	26,500	35,000
Telephone	250	125	125	250	250
Postage	1,500	2,971	1,000	3,971	1,500
Printing & binding	2,000	1,000	1,000	2,000	2,000
Legal advertising	3,500	794	1,500	2,294	1,000
Annual special district fee	175	175	-	175	175
Insurance	7,100	6,464	-	6,464	6,800
Other current charges	3,500	677	1,000	1,677	2,000
Office supplies	500	364	350	714	750
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	200	-	200	200	200
Property taxes	687	-	687	687	687
Property appraiser & tax collector	95,961	93,535	2,426	95,961	95,786
Total professional & administrative	275,418	191,692	82,746	274,438	279,693

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GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
<b>Field operations</b>					
Contract services					
Field services	28,325	14,163	14,162	28,325	28,325
Landscape maintenance	1,700,000	624,688	775,000	1,399,688	1,760,000
Landscape consulting	60,000	25,000	35,000	60,000	65,400
Landscape aqrbor care	155,000	23,148	131,852	155,000	155,000
Wetland maintenance	68,168	518	67,650	68,168	30,000
Wetland mitigation reporting	4,500	20,575	-	20,575	4,500
Lake maintenance	100,000	42,963	57,037	100,000	100,000
Community trash hauling	330,000	175,931	180,000	355,931	375,000
Off-duty traffic patrols	20,000	200	15,000	15,200	20,000
Wildhog removal	-	-	-	-	16,000
Repairs & maintenance					
Repairs - general	20,000	4,935	7,500	12,435	15,000
Operating supplies	8,000	9,536	3,500	13,036	13,000
Plant replacement	70,000	11,598	58,402	70,000	70,000
Mulch	200,000	111,585	-	111,585	200,000
Playground mulch	18,000	-	18,000	18,000	18,000
Sod	200,000	542	-	542	200,000
Fertilizer/chemicals	30,000	-	30,000	30,000	30,000
Irrigation repairs	30,000	35,750	10,000	45,750	30,000
Irrigation monitoring	2,280	-	2,280	2,280	2,280
Security/alarms/camera/repair	1,500	233	1,267	1,500	1,500
Road & sidewalk	40,000	4,830	35,000	39,830	40,000
Signage maintenance	-	480	-	480	-
Common area signage	3,000	1,042	1,958	3,000	3,000
Bridge & deck maintenance	40,000	17,570	25,000	42,570	60,000
Pressure washing	105,000	240	77,000	77,240	-
Utilities - common area					
Electric	14,500	5,316	9,184	14,500	14,500
Streetlights	380,000	165,929	190,000	355,929	370,000
Irrigation - reclaimed water	70,000	19,311	50,689	70,000	70,000
Gas	450	140	310	450	450

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GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023				Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
Recreation facilities					
Amenity management staff/contract	389,820	137,140	252,680	389,820	404,861
Office operations	-	-	-	-	128,780
Office rental	80,000	1,456	20,000	21,456	-
Office expenses	8,950	-	2,240	2,240	-
Office utilities	8,850	-	2,215	2,215	-
Office copy machine	4,875	3,654	1,221	4,875	-
Janitorial	24,480	7,500	16,980	24,480	-
Park A/C repairs and maintenance	5,000	630	4,370	5,000	5,000
Pool operations	-	-	-	-	79,194
Pool cleaning	27,594	9,840	17,754	27,594	-
Pool repairs & maintenance	2,500	644	1,856	2,500	-
Pool fence & gate repairs	2,000	631	1,369	2,000	-
Pool - electric	36,000	12,657	23,343	36,000	-
Pool - water	10,000	2,337	7,663	10,000	-
Pool permits and licensing	1,100	-	1,100	1,100	-
Pest services	500	250	250	500	500
Insurance	69,706	54,411	15,295	69,706	69,706
Cable/internet/telephone/software	10,000	6,066	3,934	10,000	10,000
Access cards	5,500	991	4,509	5,500	2,000
Activities	30,000	29,802	198	30,000	30,000
Specialty programming	6,000	2,237	3,763	6,000	6,000
Recreational repairs	2,500	-	2,500	2,500	2,500
Pool signage	1,000	-	1,000	1,000	1,000
Holiday decorations	8,000	8,000	-	8,000	8,000
Other					
Contingency	20,000	6,639	13,361	20,000	55,680
Capital outlay	30,000	-	30,000	30,000	-
Total field operations	<u>4,483,098</u>	<u>1,601,108</u>	<u>2,223,392</u>	<u>3,824,500</u>	<u>4,495,176</u>
Total expenditures	<u>4,758,516</u>	<u>1,792,800</u>	<u>2,306,138</u>	<u>4,098,938</u>	<u>4,774,869</u>
Net increase/(decrease) of fund balance	6,569	2,930,546	(2,232,063)	698,483	-
Fund balance - beginning (unaudited)	811,776	1,332,230	4,262,776	1,332,230	2,030,713
Fund balance - ending (projected)	<u>\$ 818,345</u>	<u>\$ 4,262,776</u>	<u>\$ 2,030,713</u>	<u>\$ 2,030,713</u>	<u>\$ 2,030,713</u>

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

**EXPENDITURES**

**Professional & administrative**

Supervisors	\$ 10,200
This covers 4 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 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 is currently engaged with Kutak Rock for the provision of 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 is currently under contract with Johnson Engineering to provide 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 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	35,000
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	1,000
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	6,800
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	2,000
Represents any miscellaneous expenses incurred during the fiscal year.	
Office supplies	750
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.	
Property appraiser & tax collector	95,786
<b>Field operations</b>	
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	1,760,000
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	65,400
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  
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DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

Wetland maintenance	30,000
<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	375,000
<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 FHP officers for a 4+1 hour block each week to provide traffic and speed patrol services.</p>	
Wildhog removal	16,000
<p>Provides for engaging a licensed and insured contractor for the periodic removal of wild hogs from District common areas.</p>	
Repairs & maintenance	
Repairs - general	15,000
<p>Represents estimated costs for the general repairs and maintenance of various facilities throughout the District.</p>	
Operating supplies	13,000
<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 costs 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 initially 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 and historical costs.</p>	

**TSR  
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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.	60,000
Pressure washing Intended to cover the hiring of a qualified contractor to pressure wash all of the Districts Sidewalks once a year.	-
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 of a lease, power and maintenance agreement with Duke Energy, for streetlights within the District.	370,000
Irrigation - reclaimed water Represents current and estimated costs for reclaimed water supply 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 FY2024 includes increases to some payroll items such as Pool Attendants and the addition of Monthly IT services.	404,861
Office Operations Includes the costs of office rental, expenses, utilities, office equipment rental and janitorial costs.	128,780

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

**EXPENDITURES (continued)**

Park A/C repairs and maintenance	5,000
Covers the costs associated with preventative maintenance and repairs to the parks restroom AC units.	
Pool operations	79,194
Covers the costs of operating and maintaining the District three District pools. Including repairs and maintenance, cleaning, annual licenses and utilities.	
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	2,000
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)**

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.	
Specialty programming	6,000
Covers the provision of specialty programs such as swim lessons, gymnastics etc.	
Recreational repairs	2,500
Represents estimated costs for general repairs and maintenance of the District's	
Pool signage	1,000
Represents the replacement of miscellaneous signs located at the District's recreational facilities.	
Holiday decorations	8,000
Covers the costs related to the decoration of common areas during the Holidays.	
Other	
Contingency	55,680
Represents funds for unexpected expenses that the District could incur throughout the fiscal year and/or expenses that do not fit into any standard category.	
Total expenditures	<u><u>\$ 4,774,869</u></u>

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2015  
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual Through 3/31/2023	Projected Through 9/30/2023		
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 688,645				\$ 688,645
Allowable discounts (4%)	(27,546)				(27,546)
Net assessment levy - on-roll	661,099	\$ 652,701	\$ 8,398	\$ 661,099	661,099
Interest	50	27	23	50	50
Total revenues	661,149	652,728	8,421	661,149	661,149
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	195,000	195,000	-	195,000	200,000
Principal prepayment	-	5,000	-	5,000	-
Interest - 11/1	213,172	213,172	-	213,172	208,778
Interest - 5/1	208,906	-	208,778	208,778	204,403
Tax collector	13,773	13,052	721	13,773	13,773
Total expenditures	630,851	426,224	209,499	635,723	626,954
Excess/(deficiency) of revenues over/(under) expenditures	30,298	226,504	(201,078)	25,426	34,195
Beginning fund balance (unaudited)	1,119,883	1,125,850	1,352,354	1,125,850	1,151,276
Ending fund balance (projected)	<u>\$1,150,181</u>	<u>\$1,352,354</u>	<u>\$ 1,151,276</u>	<u>\$ 1,151,276</u>	<u>1,185,471</u>
Use of fund balance:					
Debt service reserve account balance (required)					(630,256)
Principal expense - November 1, 2024					(210,000)
Interest expense - November 1, 2024					(204,403)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 140,812</u>

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/23	200,000.00	4.375%	208,778.13	408,906.25	8,120,000.00
05/01/24	-		204,403.13	204,531.25	8,120,000.00
11/01/24	210,000.00	4.375%	204,403.13	414,531.25	7,910,000.00
05/01/25	-		199,809.38	199,937.50	7,910,000.00
11/01/25	220,000.00	4.375%	199,809.38	419,937.50	7,690,000.00
05/01/26	-		194,996.88	195,125.00	7,690,000.00
11/01/26	230,000.00	5.000%	194,996.88	425,125.00	7,460,000.00
05/01/27	-		189,246.88	189,375.00	7,460,000.00
11/01/27	245,000.00	5.000%	189,246.88	434,375.00	7,215,000.00
05/01/28	-		183,121.88	183,250.00	7,215,000.00
11/01/28	255,000.00	5.000%	183,121.88	438,250.00	6,960,000.00
05/01/29	-		176,746.88	176,875.00	6,960,000.00
11/01/29	270,000.00	5.000%	176,746.88	446,875.00	6,690,000.00
05/01/30	-		169,996.88	170,125.00	6,690,000.00
11/01/30	280,000.00	5.000%	169,996.88	450,125.00	6,410,000.00
05/01/31	-		162,996.88	163,125.00	6,410,000.00
11/01/31	295,000.00	5.000%	162,996.88	458,125.00	6,115,000.00
05/01/32	-		155,621.88	155,750.00	6,115,000.00
11/01/32	310,000.00	5.000%	155,621.88	465,750.00	5,805,000.00
05/01/33	-		147,871.88	148,000.00	5,805,000.00
11/01/33	325,000.00	5.000%	147,871.88	473,000.00	5,480,000.00
05/01/34	-		139,746.88	139,875.00	5,480,000.00
11/01/34	345,000.00	5.000%	139,746.88	484,875.00	5,135,000.00
05/01/35	-		131,121.88	131,250.00	5,135,000.00
11/01/35	360,000.00	5.000%	131,121.88	491,250.00	4,775,000.00
05/01/36	-		122,121.88	122,250.00	4,775,000.00
11/01/36	380,000.00	5.000%	122,121.88	502,250.00	4,395,000.00
05/01/37	-		112,621.88	112,750.00	4,395,000.00
11/01/37	395,000.00	5.125%	112,621.88	507,750.00	4,000,000.00
05/01/38	-		102,500.00	102,628.13	4,000,000.00
11/01/38	415,000.00	5.125%	102,500.00	517,628.13	3,585,000.00
05/01/39	-		91,865.63	91,993.75	3,585,000.00
11/01/39	440,000.00	5.125%	91,865.63	531,993.75	3,145,000.00
05/01/40	-		80,590.63	80,718.75	3,145,000.00
11/01/40	460,000.00	5.125%	80,590.63	540,718.75	2,685,000.00
05/01/41	-		68,803.13	68,931.25	2,685,000.00
11/01/41	485,000.00	5.125%	68,803.13	553,931.25	2,200,000.00
05/01/42	-		56,375.00	56,503.13	2,200,000.00
11/01/42	510,000.00	5.125%	56,375.00	566,503.13	1,690,000.00
05/01/43	-		43,306.25	43,434.38	1,690,000.00
11/01/43	535,000.00	5.125%	43,306.25	578,434.38	1,155,000.00

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/44	-		29,596.88	29,725.00	1,155,000.00
11/01/44	565,000.00	5.125%	29,596.88	594,725.00	590,000.00
05/01/45	-		15,118.75	15,246.88	590,000.00
11/01/45	590,000.00	5.125%	15,118.75	610,246.88	-
<b>Total</b>	<b>8,320,000.00</b>		<b>5,765,940.81</b>	<b>14,096,706.29</b>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2015A  
FISCAL YEAR 2024**

	Fiscal Year 2023				Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual Through 3/31/2023	Projected Through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 694,331				\$ 692,988
Allowable discounts (4%)	(27,773)				(27,720)
Net assessment levy - on-roll	666,558	\$ 658,090	\$ 8,468	\$ 666,558	665,268
Interest	-	27	-	27	-
Total revenues	666,558	658,117	8,468	666,585	665,268
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	180,000	180,000	-	180,000	190,000
Principal prepayment	-	15,000	-	15,000	-
Interest - 11/1	234,384	234,384	-	234,384	229,131
Interest - 5/1	229,547	-	229,131	229,131	224,025
Tax collector	13,887	13,160	727	13,887	13,860
Total expenditures	657,818	442,544	229,131	672,402	657,016
Excess/(deficiency) of revenues over/(under) expenditures	8,740	215,573	(220,663)	(5,817)	8,252
Beginning fund balance (unaudited)	1,101,463	1,123,569	1,339,142	1,123,569	1,117,752
Ending fund balance (projected)	<u>\$ 1,110,203</u>	<u>\$ 1,339,142</u>	<u>\$1,118,479</u>	<u>\$ 1,117,752</u>	<u>1,126,004</u>
Use of fund balance:					
Debt service reserve account balance (required)					(650,450)
Principal expense - November 1, 2024					(200,000)
Interest expense - November 1, 2024					(224,025)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 51,529</u>

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/23	190,000.00	5.375%	229,131.25	419,131.25	8,110,000.00
05/01/24	-		224,025.00	224,025.00	8,110,000.00
11/01/24	200,000.00	5.375%	224,025.00	424,025.00	7,910,000.00
05/01/25	-		218,650.00	218,650.00	7,910,000.00
11/01/25	210,000.00	5.375%	218,650.00	428,650.00	7,700,000.00
05/01/26	-		213,006.25	213,006.25	7,700,000.00
11/01/26	220,000.00	5.375%	213,006.25	433,006.25	7,480,000.00
05/01/27	-		207,093.75	207,093.75	7,480,000.00
11/01/27	235,000.00	5.375%	207,093.75	442,093.75	7,245,000.00
05/01/28	-		200,778.13	200,778.13	7,245,000.00
11/01/28	245,000.00	5.375%	200,778.13	445,778.13	7,000,000.00
05/01/29	-		194,193.75	194,193.75	7,000,000.00
11/01/29	260,000.00	5.375%	194,193.75	454,193.75	6,740,000.00
05/01/30	-		187,206.25	187,206.25	6,740,000.00
11/01/30	275,000.00	5.375%	187,206.25	462,206.25	6,465,000.00
05/01/31	-		179,815.63	179,815.63	6,465,000.00
11/01/31	290,000.00	5.375%	179,815.63	469,815.63	6,175,000.00
05/01/32	-		172,021.88	172,021.88	6,175,000.00
11/01/32	305,000.00	5.375%	172,021.88	477,021.88	5,870,000.00
05/01/33	-		163,825.00	163,825.00	5,870,000.00
11/01/33	320,000.00	5.375%	163,825.00	483,825.00	5,550,000.00
05/01/34	-		155,225.00	155,225.00	5,550,000.00
11/01/34	340,000.00	5.375%	155,225.00	495,225.00	5,210,000.00
05/01/35	-		146,087.50	146,087.50	5,210,000.00
11/01/35	355,000.00	5.375%	146,087.50	501,087.50	4,855,000.00
05/01/36	-		136,546.88	136,546.88	4,855,000.00
11/01/36	375,000.00	5.625%	136,546.88	511,546.88	4,480,000.00
05/01/37	-		126,000.00	126,000.00	4,480,000.00
11/01/37	395,000.00	5.625%	126,000.00	521,000.00	4,085,000.00
05/01/38	-		114,890.63	114,890.63	4,085,000.00
11/01/38	420,000.00	5.625%	114,890.63	534,890.63	3,665,000.00
05/01/39	-		103,078.13	103,078.13	3,665,000.00
11/01/39	440,000.00	5.625%	103,078.13	543,078.13	3,225,000.00
05/01/40	-		90,703.13	90,703.13	3,225,000.00
11/01/40	465,000.00	5.625%	90,703.13	555,703.13	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**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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	-
<b>Total</b>	<b>8,480,000.00</b>		<b>6,841,565.74</b>	<b>15,321,565.74</b>	

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND BUDGET - SERIES 2016**  
**FISCAL YEAR 2024**

	Fiscal Year 2023				Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual Through 3/31/2023	Projected Through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 682,986				\$ 682,986
Allowable discounts (4%)	(27,319)				(27,319)
Net assessment levy - on-roll	655,667	\$ 647,337	\$ 8,330	\$ 655,667	655,667
Interest	-	22	-	22	-
Total revenues	655,667	647,359	8,330	655,689	655,667
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	200,000	200,000	-	200,000	210,000
Interest - 11/1	218,388	218,387	1	218,388	214,388
Interest - 5/1	218,388	-	218,388	218,388	210,188
Tax collector	13,660	12,945	715	13,660	13,660
Total expenditures	650,436	431,332	219,104	650,436	648,236
Excess/(deficiency) of revenues over/(under) expenditures	5,231	216,027	(210,774)	5,253	7,431
Beginning fund balance (unaudited)	938,085	943,998	1,160,025	943,998	949,251
Ending fund balance (projected)	<u>\$ 943,316</u>	<u>\$ 1,160,025</u>	<u>\$ 949,251</u>	<u>\$ 949,251</u>	<u>956,682</u>
Use of fund balance:					
Debt service reserve account balance (required)					(482,081)
Principal expense - November 1, 2024					(220,000)
Interest expense - November 1, 2024					(210,188)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 44,413</u>

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/23	210,000.00	4.000%	214,387.50	424,387.50	9,080,000.00
05/01/24			210,187.50	210,187.50	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			205,787.50	205,787.50	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			201,187.50	201,187.50	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			196,487.50	196,487.50	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**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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	-
<b>Total</b>	<b>9,290,000.00</b>		<b>6,464,487.56</b>	<b>15,754,487.56</b>	

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND BUDGET - SERIES 2017**  
**FISCAL YEAR 2024**

	Fiscal Year 2023				Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual Through 3/31/2023	Projected Through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 852,513				\$ 852,513
Allowable discounts (4%)	(34,101)				(34,101)
Net assessment levy - on-roll	818,412	\$ 808,016	\$ 10,396	\$ 818,412	818,412
Interest	-	23	-	23	-
Total revenues	818,412	808,039	10,396	818,435	818,412
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	245,000	245,000	-	245,000	250,000
Interest - 11/1	277,816	277,816	-	277,816	273,375
Interest - 5/1	273,375	-	273,375	273,375	268,844
Tax collector	17,050	16,159	891	17,050	17,050
Total expenditures	813,241	538,975	274,266	813,241	809,269
Excess/(deficiency) of revenues over/(under) expenditures	5,171	269,064	(263,870)	5,194	9,143
Beginning fund balance (unaudited)	948,123	955,497	1,224,561	955,497	960,691
Ending fund balance (projected)	<u>\$ 953,294</u>	<u>\$ 1,224,561</u>	<u>\$ 960,691</u>	<u>\$ 960,691</u>	<u>969,834</u>
Use of fund balance:					
Debt service reserve account balance (required)					(403,163)
Principal expense - November 1, 2024					(260,000)
Interest expense - November 1, 2024					(268,844)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 37,827</u>

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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	-
<b>Total</b>	<b>11,860,000.00</b>		<b>8,632,175.04</b>	<b>20,492,175.04</b>	

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND BUDGET - SERIES 2018**  
**FISCAL YEAR 2024**

	Fiscal Year 2023				Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual Through 3/31/2023	Projected Through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 681,735				\$ 681,735
Allowable discounts (4%)	(27,269)				(27,269)
Net assessment levy - on-roll	654,466	\$ 646,152	\$ 8,314	\$ 654,466	654,466
Interest	-	18	-	18	-
Total revenues	654,466	646,170	8,314	654,484	654,466
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	170,000	170,000	-	170,000	175,000
Interest - 11/1	234,422	234,422	-	234,422	231,022
Interest - 5/1	231,022	-	231,022	231,022	227,522
Tax collector	13,635	12,921	714	13,635	13,635
Total expenditures	649,079	417,343	231,736	649,079	647,179
Excess/(deficiency) of revenues over/(under) expenditures	5,387	228,827	(223,422)	5,405	7,287
Beginning fund balance (unaudited)	734,798	740,680	969,507	740,680	746,085
Ending fund balance (projected)	<u>\$ 740,185</u>	<u>\$ 969,507</u>	<u>\$ 746,085</u>	<u>\$ 746,085</u>	<u>753,372</u>
Use of fund balance:					
Debt service reserve account balance (required)					(320,366)
Principal expense - November 1, 2024					(185,000)
Interest expense - November 1, 2024					(227,522)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 20,484</u>

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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	-
<b>Total</b>	<b>9,295,000.00</b>		<b>7,709,647.12</b>	<b>17,004,647.12</b>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2019  
FISCAL YEAR 2024**

	Fiscal Year 2023				Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual Through 3/31/2023	Projected Through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 351,254				\$ 351,254
Allowable discounts (4%)	(14,050)				(14,050)
Net assessment levy - on-roll	337,204	\$ 332,920	\$ 4,284	\$ 337,204	337,204
Interest	-	9	-	9	-
Total revenues	337,204	332,929	4,284	337,213	337,204
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	110,000	110,000	-	110,000	115,000
Interest - 11/1	107,775	107,775	-	107,775	106,125
Interest - 5/1	106,125	-	106,125	106,125	104,400
Tax collector	7,025	6,658	367	7,025	7,025
Total expenditures	330,925	224,433	106,492	330,925	332,550
Excess/(deficiency) of revenues over/(under) expenditures	6,279	108,496	(102,208)	6,288	4,654
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers out	-	(4)	-	(4)	-
Total other financing sources/(uses)	-	(4)	-	(4)	-
Fund balance:					
Net increase/(decrease) in fund balance	6,279	108,492	(102,208)	6,284	4,654
Beginning fund balance (unaudited)	390,203	393,231	501,723	393,231	399,515
Ending fund balance (projected)	<u>\$ 396,482</u>	<u>\$ 501,723</u>	<u>\$ 399,515</u>	<u>\$ 399,515</u>	<u>404,169</u>
Use of fund balance:					
Debt service reserve account balance (required)					(165,100)
Principal expense - November 1, 2024					(120,000)
Interest expense - November 1, 2024					(104,400)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 14,669</u>

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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	-
<b>Total</b>	<b>5,490,000.00</b>		<b>3,583,356.28</b>	<b>9,073,356.28</b>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND AND DEBT SERVICE FUND  
ASSESSMENT SUMMARY  
FISCAL YEAR 2024**

**On-Roll Assessments**

Number of Units	Unit Type	Projected Fiscal Year 2024				Fiscal Year 2023 Total
		O&M	Trash Collection	DS	Total	
<b><u>Village 1 (Series 2015)</u></b>						
61	TH	1,705.41	158.80	901.00	2,765.21	2,765.21
60	SF 40'	1,705.41	158.80	1,201.00	3,065.21	3,065.21
35	SF 45'	1,705.41	158.80	1,201.00	3,065.21	3,065.21
85	SF 50'	1,705.41	158.80	1,501.00	3,365.21	3,365.21
90	SF 55'	1,705.41	158.80	1,501.00	3,365.21	3,365.21
101	SF 65'	1,705.41	158.80	1,726.00	3,590.21	3,590.21
45	SF 75'	1,705.41	158.80	1,877.00	3,741.21	3,741.21
<b>477</b>						
<b><u>Village 4 (Series 2015A)</u></b>						
201	SF 45'	1,705.41	158.80	1,343.00	3,207.21	3,207.21
240	SF 52'	1,705.41	158.80	1,343.00	3,207.21	3,207.21
77	SF 62'	1,705.41	158.80	1,343.00	3,207.21	3,207.21
<b>518</b>						
<b><u>Village 2, Parcel 7 (Series 2016)</u></b>						
32	TH	1,705.41	158.80	901.00	2,765.21	2,765.21
58	SF 34'	1,705.41	158.80	1,021.00	2,885.21	2,885.21
29	SF 40'	1,705.41	158.80	1,201.00	3,065.21	3,065.21
114	SF 45'	1,705.41	158.80	1,201.00	3,065.21	3,065.21
68	SF 50'	1,705.41	158.80	1,501.00	3,365.21	3,365.21
107	SF 55'	1,705.41	158.80	1,501.00	3,365.21	3,365.21
93	SF 65'	1,705.41	158.80	1,726.00	3,590.21	3,590.21
<b>501</b>						
<b><u>NW Area Parcels D E and F (Series 2017)</u></b>						
43	SF 40'	1,705.41	158.80	1,319.00	3,183.21	3,183.21
25	SF 45'	1,705.41	158.80	1,319.00	3,183.21	3,183.21
23	SF 50'	1,705.41	158.80	1,649.00	3,513.21	3,513.21
24	SF 55'	1,705.41	158.80	1,649.00	3,513.21	3,513.21
208	SF 65'	1,705.41	158.80	1,897.00	3,761.21	3,761.21
141	SF 75'	1,705.41	158.80	2,062.00	3,926.21	3,926.21
<b>464</b>						
<b><u>NW Area Parcels A B and C (Series 2018)</u></b>						
56	SF 40'/45'	1,705.41	158.80	1,325.00	3,189.21	3,189.21
137	SF 55'	1,705.41	158.80	1,655.00	3,519.21	3,519.21
200	SF 65'	1,705.41	158.80	1,904.00	3,768.21	3,768.21
<b>393</b>						

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND AND DEBT SERVICE FUND  
ASSESSMENT SUMMARY  
FISCAL YEAR 2024**

<b>On-Roll Assessments</b>
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	Unit Type	Projected Fiscal Year 2024				Fiscal Year 2023 Total
		O&M	Trash Collection	DS	Total	
<b><u>Downtown</u></b>						
<b><u>Neighborhood (Series</u></b>						
<b><u>2019)</u></b>						
76	SF 34'	1,705.41	158.80	1,184.00	3,048.21	3,048.21
50	SF 40'	1,705.41	158.80	1,393.00	3,257.21	3,257.21
110	SF 50'	1,705.41	158.80	1,742.00	3,606.21	3,606.21
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<b>236</b>						