

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
ADOPTED BUDGET  
FISCAL YEAR 2022**

**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 2022**

	Fiscal Year 2021			Total Actual & Projected	Adopted Budget FY 2022
	Adopted Budget	Actual through 3/31/2021	Projected through 9/30/2021		
<b>REVENUES</b>					
Assessment levy: on-roll - gross O&M	\$ 2,638,549				\$ 3,873,273
Assessment levy: on-roll - gross trash	158,491				203,011
Allowable discounts (4%)	(111,882)				(163,051)
Assessment levy: on-roll - net	2,685,158	\$2,601,434	\$ 83,724	\$ 2,685,158	3,913,233
Assessment levy: off-roll O&M					
Taylor Morrison of Florida	284,728	-	279,814	279,814	-
MI Homes of Tampa	73,716	-	73,716	73,716	-
Homes by West Bay: parcel A/B	119,174	59,587	59,587	119,174	-
Homes by West Bay: parcel D/E/F	63,887	31,944	31,943	63,887	-
Lot closing	-	4,914	-	4,914	-
Trash collection assessments	48,963	15,629	5,565	21,194	49,068
Commerical shared costs	81,785	77,995	3,790	81,785	81,785
Program revenue	15,000	7,266	7,734	15,000	8,000
Interest	2,500	-	2,500	2,500	2,500
Insurance proceeds	-	3,030	-	3,030	-
Miscellaneous-rental revenue	9,600	4,125	5,475	9,600	9,600
Total revenues	3,384,511	2,805,924	553,848	3,359,772	4,064,186
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	-	646	2,000	2,646	5,100
Management	42,070	21,035	21,035	42,070	42,070
Legal <sup>1</sup>	30,000	17,725	12,275	30,000	30,000
Engineering	5,000	500	15,000	15,500	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	600	2,400	3,000	3,000
Dissemination agent	13,000	6,500	6,500	13,000	13,000
Trustee	26,937	25,591	-	25,591	26,500
Telephone	250	125	125	250	250
Postage	1,500	451	1,049	1,500	1,500
Printing & binding	2,000	1,000	1,000	2,000	2,000
Legal advertising	3,500	964	2,536	3,500	3,500
Annual special district fee	175	175	-	175	175
Insurance	5,668	5,810	-	5,810	6,100
Credit card discount	-	344	-	344	-
Other current charges	3,500	1,155	2,345	3,500	3,500
Office supplies	500	12	488	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	55,941	52,029	3,912	55,941	81,526
Total professional & administrative	209,203	139,662	81,827	221,489	254,883

**TSR  
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GENERAL FUND BUDGET  
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected	Adopted Budget FY 2022
	Adopted Budget	Actual through 3/31/2021	Projected through 9/30/2021		
<b>Field operations</b>					
Contract services					
Field services	28,325	14,163	14,162	28,325	28,325
Landscape maintenance	1,521,000	636,557	650,000	1,286,557	1,491,270
Landscape consulting	51,000	25,500	25,500	51,000	60,000
Landscape Arbor Care	20,000	6,200	13,800	20,000	99,000
Wetland maintenance	24,168	11,625	12,543	24,168	24,168
Wetland edge maintenance	8,248	-	-	-	-
Wetland mitigation reporting	4,500	550	3,950	4,500	4,500
Lake maintenance	94,000	23,481	70,519	94,000	94,000
Community trash hauling	198,660	107,416	110,000	217,416	246,750
Off-duty traffic patrols	-	-	-	-	20,000
Repairs & maintenance					
Repairs - general	15,000	3,834	11,166	15,000	20,000
Operating supplies	8,000	4,966	3,034	8,000	8,000
Plant replacement	70,000	35,247	34,753	70,000	70,000
Mulch	-	-	-	-	155,000
Playground mulch	7,200	11,485	-	11,485	12,000
Sod	-	-	-	-	100,000
Fertilizer/chemicals	15,000	11,600	3,400	15,000	20,000
Irrigation repairs	30,000	16,882	25,000	41,882	30,000
Irrigation monitoring	2,280	-	2,280	2,280	2,280
Security/alarms/camera/repair	1,000	125	875	1,000	1,000
Road & sidewalk	15,000	4,443	10,557	15,000	40,000
Common area signage	3,000	-	1,500	1,500	3,000
Bridge & Deck maintenance	30,000	10,682	19,318	30,000	40,000
Pressure washing	3,000	-	-	-	-
Utilities - common area					
Electric	9,000	7,025	7,000	14,025	14,500
Streetlights	326,340	167,671	170,000	337,671	340,000
Irrigation - reclaimed water	85,000	19,509	30,000	49,509	70,000
Gas	350	159	191	350	450

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FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected	Adopted Budget FY 2022
	Adopted Budget	Actual through 3/31/2021	Projected through 9/30/2021		
Recreation facilities					
Amenity management staff/contract	297,662	102,536	150,000	252,536	296,429
Misc operating expenses-WTS	1,000	1,057	1,200	2,257	-
Office rental	-	-	-	-	60,000
Office expenses	-	-	-	-	6,713
Office utilities	-	-	-	-	6,638
Office copy machine	-	-	-	-	4,875
Janitorial	14,040	10,178	3,862	14,040	24,480
Park A/C repairs and maintenance					5,000
Pool cleaning	26,280	10,940	15,340	26,280	26,280
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	10,578	11,422	22,000	22,000
Pool - water	10,000	2,448	5,000	7,448	8,000
Pool permits and licensing	705	-	705	705	1,100
Pest services	500	250	250	500	500
Pool resurfacing	-	-	-	-	60,000
Insurance	41,000	44,063	-	44,063	54,900
Cable/internet/telephone/software	7,000	3,182	3,818	7,000	10,000
Access cards	5,500	250	5,250	5,500	5,500
Activities	28,000	13,489	14,511	28,000	28,000
Specialty programming	-	1,336	1,600	2,936	3,000
Recreational repairs	5,000	-	2,500	2,500	-
Pool signage	1,000	24	976	1,000	1,000
Holiday decorations	15,000	6,000	-	6,000	8,000
Special events	-	-	-	-	-
Other					
Contingency	20,000	-	-	-	20,000
Capital outlay	-	-	-	-	90,000
Total field operations	<u>3,069,258</u>	<u>1,325,451</u>	<u>1,440,482</u>	<u>2,765,933</u>	<u>3,741,158</u>
Total expenditures	<u>3,278,461</u>	<u>1,465,113</u>	<u>1,522,309</u>	<u>2,987,422</u>	<u>3,996,041</u>
Net increase/(decrease) of fund balance	106,050	1,340,811	(968,461)	372,350	68,145
Fund balance - beginning (unaudited)	-	220,572	1,561,383	220,572	592,922
Fund balance - ending (projected)	<u>\$ 106,050</u>	<u>\$ 1,561,383</u>	<u>\$ 592,922</u>	<u>\$ 592,922</u>	<u>\$ 661,067</u>

<sup>1</sup>budget 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	\$ 5,100
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  
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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	6,100
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	81,526
<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	1,491,270
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	99,000
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)**

<p>Wetland maintenance</p> <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>	24,168
<p>Wetland mitigation reporting</p> <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>	4,500
<p>Lake maintenance</p> <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>	94,000
<p>Community trash hauling</p> <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>	246,750
<p>Off-duty traffic patrols</p> <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>	20,000
<p>Repairs &amp; maintenance</p> <p>Repairs - general</p> <p>Represents estimated costs for the general repairs and maintenance of various facilities throughout the District.</p>	20,000
<p>Operating supplies</p> <p>Represents estimated costs of supplies purchased for operating and maintaining common areas.</p>	8,000
<p>Plant replacement</p> <p>Represents estimated costs related to the replacement of any landscaping needed throughout the fiscal year.</p>	70,000
<p>Mulch</p> <p>Represents supply and install contract for mulching of landscape common areas.</p>	155,000
<p>Playground mulch</p> <p>Represents the estimated costs to mulch the District playgrounds once annually.</p>	12,000
<p>Sod</p> <p>Represents an aggressive initiative being introduced in fiscal year 2022 to upgrade areas of bahia sod to either Zoysia or Floratam sod.</p>	100,000
<p>Fertilizer/chemicals</p> <p>Represents estimated costs of top choice pesticide applications that may be needed throughout the fiscal year.</p>	20,000
<p>Irrigation repairs</p> <p>The District will incur costs related to repairing and maintaining its irrigation systems. The amount is based on estimated costs.</p>	30,000



**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.	1,000
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
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.	340,000
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 FY2022 includes increases to some payroll items such as Pool Attendants.	296,429
Office rental Anticipates the rental of the Welcome Center to continue to provide onsite office space for staff and for resident reception.	60,000
Office expenses Represents routine daily office expenses and cleaning.	6,713
Office utilities Represents cost of utilities for office such as Duke Electric, Pasco Utilities, Clearwater Gas, Spectrum, etc.	6,638

**TSR  
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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 and include the addition of Albritton Park for 2022.	
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	26,280
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	22,000
Represents current and estimated electric charges for pools located in Whitfield and Homestead Park. These services are provided by Duke Energy.	
Pool - water	8,000
Represents current and estimated water charges for the Whitfield and Homestead 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.	
Pool resurfacing	60,000
Anticipates pool resurfacing and repairs at Homestead Park.	
Insurance	54,900
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	28,000

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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 Covers the provision of specialty programs such as swim lessons, gymnastics etc.	3,000
Pool signage Represents the replacement of miscellaneous signs located at the District's recreational facilities.	1,000
Holiday decorations The District will incur costs related to the decoration of common areas during the Holidays.	8,000
Other Contingency Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any standard category.	20,000
Total expenditures	<u><u>\$ 4,016,041</u></u>

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2015  
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected	Adopted Budget FY 2022
	Adopted Budget	Actual Through 3/31/2021	Projected Through 9/30/2021		
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 690,522				\$ 688,645
Allowable discounts (4%)	(27,621)				(27,546)
Net assessment levy - on-roll	662,901	\$ 639,433	\$ 23,468	\$ 662,901	661,099
Interest	50	26	-	26	50
Total revenues	662,951	639,459	23,468	662,927	661,149
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	185,000	185,000	-	185,000	195,000
Principal prepayment	-	25,000	-	25,000	-
Interest - 11/1	229,147	229,144	-	229,144	225,159
Interest - 5/1	225,794	-	225,794	225,794	220,894
Tax collector	13,810	12,789	1,021	13,810	13,773
Total expenditures	653,751	451,933	226,815	678,748	654,826
Excess/(deficiency) of revenues over/(under) expenditures	9,200	187,526	(203,347)	(15,821)	6,323
Beginning fund balance (unaudited)	1,101,599	1,133,198	1,320,724	1,133,198	1,117,377
Ending fund balance (projected)	<u>\$1,110,799</u>	<u>\$1,320,724</u>	<u>\$ 1,117,377</u>	<u>\$ 1,117,377</u>	<u>1,123,700</u>
Use of fund balance:					
Debt service reserve account balance (required)					(647,431)
Principal expense - November 1, 2022					(205,000)
Interest expense - November 1, 2022					(220,894)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 50,375</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>
11/01/21	195,000.00	4.375%	225,159.38	420,159.38	8,855,000.00
05/01/22			220,893.75	220,893.75	8,855,000.00
11/01/22	205,000.00	4.375%	220,893.75	425,893.75	8,650,000.00
05/01/23			216,409.38	216,409.38	8,650,000.00
11/01/23	210,000.00	4.375%	216,409.38	426,409.38	8,440,000.00
05/01/24			211,815.63	211,815.63	8,440,000.00
11/01/24	220,000.00	4.375%	211,815.63	431,815.63	8,220,000.00
05/01/25			207,003.13	207,003.13	8,220,000.00
11/01/25	230,000.00	4.375%	207,003.13	437,003.13	7,990,000.00
05/01/26			201,971.88	201,971.88	7,990,000.00
11/01/26	240,000.00	5.000%	201,971.88	441,971.88	7,750,000.00
05/01/27			195,971.88	195,971.88	7,750,000.00
11/01/27	250,000.00	5.000%	195,971.88	445,971.88	7,500,000.00
05/01/28			189,721.88	189,721.88	7,500,000.00
11/01/28	265,000.00	5.000%	189,721.88	454,721.88	7,235,000.00
05/01/29			183,096.88	183,096.88	7,235,000.00
11/01/29	280,000.00	5.000%	183,096.88	463,096.88	6,955,000.00
05/01/30			176,096.88	176,096.88	6,955,000.00
11/01/30	290,000.00	5.000%	176,096.88	466,096.88	6,665,000.00
05/01/31			168,846.88	168,846.88	6,665,000.00
11/01/31	305,000.00	5.000%	168,846.88	473,846.88	6,360,000.00
05/01/32			161,221.88	161,221.88	6,360,000.00
11/01/32	320,000.00	5.000%	161,221.88	481,221.88	6,040,000.00
05/01/33			153,221.88	153,221.88	6,040,000.00
11/01/33	340,000.00	5.000%	153,221.88	493,221.88	5,700,000.00
05/01/34			144,721.88	144,721.88	5,700,000.00
11/01/34	355,000.00	5.000%	144,721.88	499,721.88	5,345,000.00
05/01/35			135,846.88	135,846.88	5,345,000.00
11/01/35	375,000.00	5.000%	135,846.88	510,846.88	4,970,000.00
05/01/36			126,471.88	126,471.88	4,970,000.00
11/01/36	390,000.00	5.000%	126,471.88	516,471.88	4,580,000.00
05/01/37			116,721.88	116,721.88	4,580,000.00
11/01/37	410,000.00	5.125%	116,721.88	526,721.88	4,170,000.00
05/01/38			106,215.63	106,215.63	4,170,000.00
11/01/38	435,000.00	5.125%	106,215.63	541,215.63	3,735,000.00
05/01/39			95,068.75	95,068.75	3,735,000.00
11/01/39	450,000.00	5.125%	95,068.75	545,068.75	3,285,000.00
05/01/40			83,537.50	83,537.50	3,285,000.00
11/01/40	475,000.00	5.125%	83,537.50	558,537.50	2,810,000.00
05/01/41			71,365.63	71,365.63	2,810,000.00
11/01/41	500,000.00	5.125%	71,365.63	571,365.63	2,310,000.00
05/01/42			58,553.13	58,553.13	2,310,000.00
11/01/42	530,000.00	5.125%	58,553.13	588,553.13	1,780,000.00
05/01/43			44,971.88	44,971.88	1,780,000.00
11/01/43	555,000.00	5.125%	44,971.88	599,971.88	1,225,000.00

**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			30,750.00	30,750.00	1,225,000.00
11/01/44	585,000.00	5.125%	30,750.00	615,750.00	640,000.00
05/01/45			15,759.38	15,759.38	640,000.00
11/01/45	615,000.00	5.125%	15,759.38	630,759.38	25,000.00
<b>Total</b>	<b>9,025,000.00</b>		<b>6,857,672.08</b>	<b>15,882,672.08</b>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2015A  
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Revenue & Expenditures	Adopted Budget FY 2022
	Adopted Budget	Actual Through 3/31/2021	Projected Through 9/30/2021		
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 531,828				\$ 694,331
Allowable discounts (4%)	(21,273)				(27,773)
Net assessment levy - on-roll	510,555	\$ 492,478	\$ 18,077	\$ 510,555	666,558
Assessment levy: off-roll					
Taylor Morris of Florida	152,702	-	152,702	152,702	-
Interest	-	23	-	23	-
Total revenues	663,257	492,501	170,779	663,280	666,558
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	165,000	165,000	-	165,000	175,000
Interest - 11/1	241,750	241,750	-	241,750	238,244
Interest - 5/1	238,244	-	238,244	238,244	234,525
Tax collector	10,637	9,849	788	10,637	13,887
Total expenditures	655,631	416,599	238,244	655,631	661,656
Excess/(deficiency) of revenues over/(under) expenditures	7,626	75,902	(67,465)	7,649	4,902
Beginning fund balance (unaudited)	1,085,149	1,089,165	1,165,067	1,089,165	1,096,814
Ending fund balance (projected)	<u>\$ 1,092,775</u>	<u>\$ 1,165,067</u>	<u>\$1,097,602</u>	<u>\$ 1,096,814</u>	<u>1,101,716</u>
Use of fund balance:					
Debt service reserve account balance (required)					(652,500)
Principal expense - November 1, 2022					(180,000)
Interest expense - November 1, 2022					(234,525)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 34,691</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>
11/01/21	175,000.00	4.250%	238,243.75	413,243.75	8,500,000.00
05/01/22			234,525.00	234,525.00	8,500,000.00
11/01/22	180,000.00	5.375%	234,525.00	414,525.00	8,320,000.00
05/01/23			229,687.50	229,687.50	8,320,000.00
11/01/23	190,000.00	5.375%	229,687.50	419,687.50	8,130,000.00
05/01/24			224,581.25	224,581.25	8,130,000.00
11/01/24	200,000.00	5.375%	224,581.25	424,581.25	7,930,000.00
05/01/25			219,206.25	219,206.25	7,930,000.00
11/01/25	210,000.00	5.375%	219,206.25	429,206.25	7,720,000.00
05/01/26			213,562.50	213,562.50	7,720,000.00
11/01/26	225,000.00	5.375%	213,562.50	438,562.50	7,495,000.00
05/01/27			207,515.63	207,515.63	7,495,000.00
11/01/27	235,000.00	5.375%	207,515.63	442,515.63	7,260,000.00
05/01/28			201,200.00	201,200.00	7,260,000.00
11/01/28	245,000.00	5.375%	201,200.00	446,200.00	7,015,000.00
05/01/29			194,615.63	194,615.63	7,015,000.00
11/01/29	260,000.00	5.375%	194,615.63	454,615.63	6,755,000.00
05/01/30			187,628.13	187,628.13	6,755,000.00
11/01/30	275,000.00	5.375%	187,628.13	462,628.13	6,480,000.00
05/01/31			180,237.50	180,237.50	6,480,000.00
11/01/31	290,000.00	5.375%	180,237.50	470,237.50	6,190,000.00
05/01/32			172,443.75	172,443.75	6,190,000.00
11/01/32	305,000.00	5.375%	172,443.75	477,443.75	5,885,000.00
05/01/33			164,246.88	164,246.88	5,885,000.00
11/01/33	320,000.00	5.375%	164,246.88	484,246.88	5,565,000.00
05/01/34			155,646.88	155,646.88	5,565,000.00
11/01/34	340,000.00	5.375%	155,646.88	495,646.88	5,225,000.00
05/01/35			146,509.38	146,509.38	5,225,000.00
11/01/35	355,000.00	5.375%	146,509.38	501,509.38	4,870,000.00
05/01/36			136,968.75	136,968.75	4,870,000.00
11/01/36	375,000.00	5.625%	136,968.75	511,968.75	4,495,000.00
05/01/37			126,421.88	126,421.88	4,495,000.00
11/01/37	395,000.00	5.625%	126,421.88	521,421.88	4,100,000.00
05/01/38			115,312.50	115,312.50	4,100,000.00
11/01/38	420,000.00	5.625%	115,312.50	535,312.50	3,680,000.00
05/01/39			103,500.00	103,500.00	3,680,000.00
11/01/39	445,000.00	5.625%	103,500.00	548,500.00	3,235,000.00
05/01/40			90,984.38	90,984.38	3,235,000.00
11/01/40	470,000.00	5.625%	90,984.38	560,984.38	2,765,000.00
05/01/41			77,765.63	77,765.63	2,765,000.00
11/01/41	495,000.00	5.625%	77,765.63	572,765.63	2,270,000.00
05/01/42			63,843.75	63,843.75	2,270,000.00
11/01/42	520,000.00	5.625%	63,843.75	583,843.75	1,750,000.00
05/01/43			49,218.75	49,218.75	1,750,000.00
11/01/43	550,000.00	5.625%	49,218.75	599,218.75	1,200,000.00



**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			33,750.00	33,750.00	1,200,000.00
11/01/44	585,000.00	5.625%	33,750.00	618,750.00	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>8,675,000.00</b>		<b>7,331,581.35</b>	<b>16,006,581.35</b>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2016  
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected	Adopted Budget FY 2022
	Adopted Budget	Actual Through 3/31/2021	Projected Through 9/30/2021		
<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	\$ 632,456	\$ 23,211	\$ 655,667	655,667
Interest	-	20	-	20	-
Total revenues	655,667	632,476	23,211	655,687	655,667
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	190,000	190,000	-	190,000	195,000
Interest - 11/1	225,125	225,125	-	225,125	221,800
Interest - 5/1	221,800	-	221,800	221,800	218,388
Tax collector	13,660	12,649	1,011	13,660	13,660
Total expenditures	650,585	427,774	222,811	650,585	648,848
Excess/(deficiency) of revenues over/(under) expenditures	5,082	204,702	(199,600)	5,102	6,819
Beginning fund balance (unaudited)	913,944	920,085	1,124,787	920,085	925,187
Ending fund balance (projected)	<u>\$ 919,026</u>	<u>\$ 1,124,787</u>	<u>\$ 925,187</u>	<u>\$ 925,187</u>	<u>932,006</u>
Use of fund balance:					
Debt service reserve account balance (required)					(484,481)
Principal expense - November 1, 2022					(200,000)
Interest expense - November 1, 2022					(218,388)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 29,137</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>
11/01/21	195,000.00	3.500%	221,800.00	416,800.00	9,490,000.00
05/01/22			218,387.50	218,387.50	9,490,000.00
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**

	<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>9,685,000.00</b>		<b>7,359,350.06</b>	<b>17,044,350.06</b>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2017  
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected	Adopted Budget FY 2022
	Adopted Budget	Actual Through 3/31/2021	Projected Through 9/30/2021		
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 748,919				\$ 852,513
Allowable discounts (4%)	(29,957)				(34,101)
Net assessment levy - on-roll	718,962	\$ 693,508	\$ 25,454	\$ 718,962	818,412
Assessment levy: off-roll					
Homes by West Bay	97,366	-	97,366	97,366	-
Lot closing	-	7,752	-	7,752	-
Interest	-	15	-	15	-
Total revenues	816,328	701,275	122,820	824,095	818,412
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	225,000	225,000	-	225,000	235,000
Interest - 11/1	286,272	286,272	-	286,272	282,194
Interest - 5/1	282,194	-	282,194	282,194	277,934
Tax collector	14,978	13,868	1,110	14,978	17,050
Total expenditures	808,444	525,140	283,304	808,444	812,178
Excess/(deficiency) of revenues over/(under) expenditures	7,884	176,135	(160,484)	15,651	6,234
Beginning fund balance (unaudited)	932,467	932,327	1,108,462	932,327	947,978
Ending fund balance (projected)	<u>\$ 940,351</u>	<u>\$ 1,108,462</u>	<u>\$ 947,978</u>	<u>\$ 947,978</u>	<u>954,212</u>
Use of fund balance:					
Debt service reserve account balance (required)					(403,163)
Principal expense - November 1, 2022					(245,000)
Interest expense - November 1, 2022					(277,934)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 28,115</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>
11/01/21	235,000.00	3.625%	282,193.75	517,193.75	12,110,000.00
05/01/22			277,934.38	277,934.38	12,110,000.00
11/01/22	245,000.00	3.625%	277,934.38	522,934.38	11,865,000.00
05/01/23			273,493.75	273,493.75	11,865,000.00
11/01/23	250,000.00	3.625%	273,493.75	523,493.75	11,615,000.00
05/01/24			268,962.50	268,962.50	11,615,000.00
11/01/24	260,000.00	4.125%	268,962.50	528,962.50	11,355,000.00
05/01/25			263,600.00	263,600.00	11,355,000.00
11/01/25	270,000.00	4.125%	263,600.00	533,600.00	11,085,000.00
05/01/26			258,031.25	258,031.25	11,085,000.00
11/01/26	285,000.00	4.125%	258,031.25	543,031.25	10,800,000.00
05/01/27			252,153.13	252,153.13	10,800,000.00
11/01/27	295,000.00	4.125%	252,153.13	547,153.13	10,505,000.00
05/01/28			246,068.75	246,068.75	10,505,000.00
11/01/28	305,000.00	4.125%	246,068.75	551,068.75	10,200,000.00
05/01/29			239,778.13	239,778.13	10,200,000.00
11/01/29	320,000.00	4.625%	239,778.13	559,778.13	9,880,000.00
05/01/30			232,378.13	232,378.13	9,880,000.00
11/01/30	335,000.00	4.625%	232,378.13	567,378.13	9,545,000.00
05/01/31			224,631.25	224,631.25	9,545,000.00
11/01/31	350,000.00	4.625%	224,631.25	574,631.25	9,195,000.00
05/01/32			216,537.50	216,537.50	9,195,000.00
11/01/32	365,000.00	4.625%	216,537.50	581,537.50	8,830,000.00
05/01/33			208,096.88	208,096.88	8,830,000.00
11/01/33	385,000.00	4.625%	208,096.88	593,096.88	8,445,000.00
05/01/34			199,193.75	199,193.75	8,445,000.00
11/01/34	400,000.00	4.625%	199,193.75	599,193.75	8,045,000.00
05/01/35			189,943.75	189,943.75	8,045,000.00
11/01/35	420,000.00	4.625%	189,943.75	609,943.75	7,625,000.00
05/01/36			180,231.25	180,231.25	7,625,000.00
11/01/36	440,000.00	4.625%	180,231.25	620,231.25	7,185,000.00
05/01/37			170,056.25	170,056.25	7,185,000.00
11/01/37	460,000.00	4.625%	170,056.25	630,056.25	6,725,000.00
05/01/38			159,418.75	159,418.75	6,725,000.00
11/01/38	480,000.00	4.625%	159,418.75	639,418.75	6,245,000.00
05/01/39			148,318.75	148,318.75	6,245,000.00
11/01/39	500,000.00	4.750%	148,318.75	648,318.75	5,745,000.00
05/01/40			136,443.75	136,443.75	5,745,000.00
11/01/40	525,000.00	4.750%	136,443.75	661,443.75	5,220,000.00
05/01/41			123,975.00	123,975.00	5,220,000.00
11/01/41	550,000.00	4.750%	123,975.00	673,975.00	4,670,000.00
05/01/42			110,912.50	110,912.50	4,670,000.00
11/01/42	575,000.00	4.750%	110,912.50	685,912.50	4,095,000.00
05/01/43			97,256.25	97,256.25	4,095,000.00
11/01/43	605,000.00	4.750%	97,256.25	702,256.25	3,490,000.00

**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			82,887.50	82,887.50	3,490,000.00
11/01/44	635,000.00	4.750%	82,887.50	717,887.50	2,855,000.00
05/01/45			67,806.25	67,806.25	2,855,000.00
11/01/45	665,000.00	4.750%	67,806.25	732,806.25	2,190,000.00
05/01/46			52,012.50	52,012.50	2,190,000.00
11/01/46	695,000.00	4.750%	52,012.50	747,012.50	1,495,000.00
05/01/47			35,506.25	35,506.25	1,495,000.00
11/01/47	730,000.00	4.750%	35,506.25	765,506.25	765,000.00
05/01/48			18,168.75	18,168.75	765,000.00
11/01/48	765,000.00	4.750%	18,168.75	783,168.75	-
<b>Total</b>	<b>12,345,000.00</b>		<b>9,749,787.55</b>	<b>22,094,787.55</b>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2018  
FISCAL YEAR 2022**

	Fiscal Year 2021				Adopted Budget FY 2022
	Adopted Budget	Actual Through 3/31/2021	Projected Through 9/30/2021	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 406,513				\$ 681,735
Allowable discounts (4%)	(16,261)				(27,269)
Net assessment levy - on-roll	390,252	\$ 376,433	\$ 13,819	\$ 390,252	654,466
Assessment levy: off-roll					
MI Homes of Tampa	104,124	86,725	17,399	104,124	-
Homes by West Bay	154,630	-	154,630	154,630	-
Interest	-	12	12	24	-
Total revenues	649,006	463,170	185,860	649,030	654,466
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	155,000	155,000	-	155,000	165,000
Interest - 11/1	240,822	240,822	-	240,822	237,722
Interest - 5/1	237,722	-	237,722	237,722	234,422
Tax collector	8,130	7,528	602	8,130	13,635
Total expenditures	641,674	403,350	238,324	641,674	650,779
Excess/(deficiency) of revenues over/(under) expenditures	7,332	59,820	(52,464)	7,356	3,687
Beginning fund balance (unaudited)	720,421	720,136	779,956	720,136	727,492
Ending fund balance (projected)	<u>\$ 727,753</u>	<u>\$ 779,956</u>	<u>\$ 727,492</u>	<u>\$ 727,492</u>	<u>731,179</u>
Use of fund balance:					
Debt service reserve account balance (required)					(320,366)
Principal expense - November 1, 2022					(170,000)
Interest expense - November 1, 2022					(234,422)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 6,391</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>
11/01/21	165,000.00	4.000%	237,721.88	402,721.88	9,465,000.00
05/01/22			234,421.88	234,421.88	9,465,000.00
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**

	<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>9,630,000.00</b>		<b>8,647,234.64</b>	<b>18,277,234.64</b>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2019  
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected	Adopted Budget FY 2022
	Adopted Budget	Actual Through 3/31/2021	Projected Through 9/30/2021		
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 143,233				\$ 351,254
Allowable discounts (4%)	(5,729)				(14,050)
Net assessment levy - on-roll	137,504	\$ 132,633	\$ 4,871	\$ 137,504	337,204
Assessment levy: off-roll					
Taylor Morris of Florida	195,501	-	195,501	195,501	-
Interest	-	6	6	12	-
Total revenues	333,005	132,639	200,378	333,017	337,204
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	-		-	-	110,000
Interest - 11/1	109,425	109,425	-	109,425	109,425
Interest - 5/1	109,425	-	109,425	109,425	107,775
Tax collector	2,865	2,653	212	2,865	7,025
Total expenditures	221,715	112,078	109,637	221,715	334,225
Excess/(deficiency) of revenues over/(under) expenditures	111,290	20,561	90,741	111,302	2,979
<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	111,290	20,557	90,741	111,298	2,979
Beginning fund balance (unaudited)	274,850	274,659	295,216	274,659	385,957
Ending fund balance (projected)	\$ 386,140	\$ 295,216	\$ 385,957	\$ 385,957	388,936
Use of fund balance:					
Debt service reserve account balance (required)					(165,100)
Principal expense - November 1, 2022					(110,000)
Interest expense - November 1, 2022					(107,775)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 6,061</u>

**Note:** Capitalized Interest Period ends on 11/1/2020.

**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>
11/01/21	110,000.00	3.000%	109,425.00	219,425.00	5,600,000.00
05/01/22			107,775.00	107,775.00	5,600,000.00
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**

	<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>5,710,000.00</b>		<b>4,014,456.28</b>	<b>9,724,456.28</b>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND AND DEBT SERVICE FUND  
ASSESSMENT SUMMARY  
FISCAL YEAR 2022**

**On-Roll Assessments**

Number of Units	Unit Type	Projected Fiscal Year 2022				Fiscal Year 2021 Total
		O&M	Trash Collection	DS	Total	
<b><u>Village 1 (Series 2015)</u></b>						
61	TH	1,496.05	111.30	901.00	2,508.35	2,319.32
60	SF 40'	1,496.05	111.30	1,201.00	2,808.35	2,619.32
35	SF 45'	1,496.05	111.30	1,201.00	2,808.35	2,619.32
85	SF 50'	1,496.05	111.30	1,501.00	3,108.35	2,919.32
90	SF 55'	1,496.05	111.30	1,501.00	3,108.35	2,919.32
101	SF 65'	1,496.05	111.30	1,726.00	3,333.35	3,144.32
45	SF 75'	1,496.05	111.30	1,877.00	3,484.35	3,295.32
<b>477</b>						
<b><u>Village 4 (Series 2015A)</u></b>						
201	SF 45'	1,496.05	111.30	1,343.00	2,950.35	2,434.57
240	SF 52'	1,496.05	111.30	1,343.00	2,950.35	2,434.57
77	SF 62'	1,496.05	111.30	1,343.00	2,950.35	2,434.57
<b>518</b>						
<b><u>Village 2, Parcel 7 (Series 2016)</u></b>						
32	TH	1,496.05	111.30	901.00	2,508.35	2,319.32
58	SF 34'	1,496.05	111.30	1,021.00	2,628.35	2,439.32
29	SF 40'	1,496.05	111.30	1,201.00	2,808.35	2,619.32
114	SF 45'	1,496.05	111.30	1,201.00	2,808.35	2,619.32
68	SF 50'	1,496.05	111.30	1,501.00	3,108.35	2,919.32
107	SF 55'	1,496.05	111.30	1,501.00	3,108.35	2,919.32
93	SF 65'	1,496.05	111.30	1,726.00	3,333.35	3,144.32
<b>501</b>						
<b><u>NW Area Parcels D E and F (Series 2017)</u></b>						
43	SF 40'	1,496.05	111.30	1,319.00	2,926.35	2,737.32
25	SF 45'	1,496.05	111.30	1,319.00	2,926.35	2,737.32
23	SF 50'	1,496.05	111.30	1,649.00	3,256.35	3,067.32
24	SF 55'	1,496.05	111.30	1,649.00	3,256.35	3,067.32
208	SF 65'	1,496.05	111.30	1,897.00	3,504.35	3,315.32
141	SF 75'	1,496.05	111.30	2,062.00	3,669.35	3,480.32
<b>464</b>						
<b><u>NW Area Parcels A B and C (Series 2018)</u></b>						
56	SF 40'/45'	1,496.05	111.30	1,325.00	2,932.35	2,743.32
137	SF 55'	1,496.05	111.30	1,655.00	3,262.35	3,073.32
200	SF 65'	1,496.05	111.30	1,904.00	3,511.35	3,322.32
<b>393</b>						

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND AND DEBT SERVICE FUND**  
**ASSESSMENT SUMMARY**  
**FISCAL YEAR 2022**

<b>On-Roll Assessments</b>
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	Unit Type	Projected Fiscal Year 2022				Fiscal Year 2021 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'	1,496.05	111.30	1,184.00	2,791.35	2,602.32
50	SF 40'	1,496.05	111.30	1,393.00	3,000.35	2,811.32
110	SF 50'	1,496.05	111.30	1,742.00	3,349.35	3,160.32
<b>236</b>						

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND AND DEBT SERVICE FUND  
ASSESSMENT SUMMARY  
FISCAL YEAR 2021**

**DO NOT PRINT**

**Current On-Roll Assessments**

**Projected Fiscal Year 2022**

Number of Units	Unit Type	O&M	Trash Collection	DS	Total
<b><u>Village 1 (Series 2015)</u></b>					
61	TH	1,496.05	111.30	901.00	2,508.35
60	SF 40'	1,496.05	111.30	1,201.00	2,808.35
35	SF 45'	1,496.05	111.30	1,201.00	2,808.35
85	SF 50'	1,496.05	111.30	1,501.00	3,108.35
90	SF 55'	1,496.05	111.30	1,501.00	3,108.35
101	SF 65'	1,496.05	111.30	1,726.00	3,333.35
45	SF 75'	1,496.05	111.30	1,877.00	3,484.35
<b>477</b>					
<b><u>Village 4 (Series 2015A)</u></b>					
201	SF 45'	1,496.05	111.30	1,343.00	2,950.35
240	SF 52'	1,496.05	111.30	1,343.00	2,950.35
77	SF 62'	1,496.05	111.30	1,343.00	2,950.35
<b>518</b>					
<b><u>Village 2, Parcel 7 (Series 2016)</u></b>					
32	TH	1,496.05	111.30	1,021.00	2,628.35
58	SF 34'	1,496.05	111.30	1,201.00	2,808.35
29	SF 40'	1,496.05	111.30	1,201.00	2,808.35
114	SF 45'	1,496.05	111.30	1,501.00	3,108.35
68	SF 50'	1,496.05	111.30	1,501.00	3,108.35
107	SF 55'	1,496.05	111.30	1,726.00	3,333.35
93	SF 65'	1,496.05	111.30	1,726.00	3,333.35
<b>501</b>					
<b><u>NW Area Parcels D E and F (Series 2017)</u></b>					
43	SF 45'	1,496.05	111.30	1,319.00	2,926.35
25	SF 50'	1,496.05	111.30	1,649.00	3,256.35
23	SF 55'	1,496.05	111.30	1,649.00	3,256.35
24	SF 65'	1,496.05	111.30	1,897.00	3,504.35
208	SF 75'	1,496.05	111.30	2,062.00	3,669.35
141	0	1,496.05	111.30	2,062.00	3,669.35
<b>464</b>					
<b><u>NW Area Parcels A B and C (Series 2018)</u></b>					
56	SF 40'/45'	1,496.05	111.30	1,655.00	3,262.35
137	SF 55'	1,496.05	111.30	1,904.00	3,511.35
200	SF 65'	1,496.05	111.30	1,904.00	3,511.35
<b>393</b>					



**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND AND DEBT SERVICE FUND**  
**ASSESSMENT SUMMARY**  
**FISCAL YEAR 2021**

**DO NOT PRINT**

<u>Downtown</u>					
<u>Neighborhood (Series</u>					
<u>2019)</u>					
76	SF 34'	1496.05	111.30	1,184.00	2,791.35
50	SF 40'	1496.05	111.30	1,393.00	3,000.35
110	SF 50'	1496.05	111.30	1,742.00	3,349.35
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<b>236</b>					