Governmental Management Services – Southwest Florida, LLC

June 23, 2026

Captiva Erosion Prevention District
c/o Mr. Bob Walter, Chairman
11528 Andy Rosse Lane, Third Floor, Unit #4
Captiva, Florida 33924
BWalter@mycepd.com

RE: Proposal Addendum – District Experience & References

Dear Mr. Walter and Members of the Board:

Thank you again for the opportunity to present our proposal for District Management Services to the Captiva Erosion Prevention District ("CEPD").

At your request, we are pleased to provide this addendum to supplement our original submission with additional detail regarding relevant district experience and expanded client profiles.

Governmental Management Services ("GMS") currently manages over 290 Community Development Districts and special districts throughout Florida, with experience spanning utilities, stormwater systems, transportation infrastructure, amenities, and complex financial structures. **Across this portfolio, GMS routinely facilitates erosion control, stormwater management, and coastal resiliency initiatives in close coordination with civil and environmental engineers and regulatory agencies, including SFWMD, FDEP, and the U.S. Army Corps of Engineers, as well as emergency response and FEMA cost recovery efforts.**

The enclosed profiles highlight representative districts demonstrating our ability to manage communities and infrastructure comparable in scale and complexity to CEPD. In addition, we have included select budget materials to further illustrate the sophistication and operational scale of our client base.

We appreciate your consideration and would welcome the opportunity to discuss these districts, as well as our references, in greater detail during the upcoming workshop meeting.

Sincerely,

Keith Nelson
Chief Operating Officer
KNelson@gmstnn.com 954.734.5953

Keith CEPD Draft Client Profile Addendum - 2026-06-23 Draft.docx

Villages of Biscayne Park *(Municipality)*

Miami-Dade County, Florida

Overview:

- Full-service municipality providing administrative, public safety, infrastructure, and community services within an established residential community.

Scale:

- Municipal service delivery across multiple departments, including Police, Public Works, Code Compliance, and Parks & Recreation.

Operations & Assets:

- Full-service Police Department providing law enforcement services
- Public Works Department is responsible for roads, drainage, and infrastructure maintenance
- Code Compliance and Parks & Recreation operations
- Stormwater management and infrastructure improvement programs
- Administrative operations, including budgeting, financial management, and capital planning

Financial Profile:

- Annual Operating Budget (General Fund): ~$5.3M
- Capital Projects Program: ~$1.7M

Relevance:

- Demonstrates comprehensive district management experience across public safety, infrastructure, and financial administration. Significant grant work.

Attached Reference Material:

- Adopted FY 2025–2026 Budget, [Attached Pages 6 to 96]

Dunes Community Development District

Flagler County, Florida

Overview:

- Multi-utility and transportation-focused district serving a coastal master-planned community.

Scale:

- 2,000+ water, wastewater, and reuse customers

Operations & Assets:

- Water, wastewater, and reuse systems
- $40M toll bridge
- Master stormwater system
- 35 staff

Financial Profile:

- Annual Budget: $8.7M
- Bonds: $0

Relevance:
- Complex infrastructure and transportation management with strong financial stability.

Attached Reference Material:
- Adopted FY 2025–2026 Budget, [Attached Pages 97 to 117]

Viera East Community Development District

Brevard County, Florida

Overview:
- Amenity-Rich mixed-use community.

Scale:
- 5,000+ customers

Operations & Assets:
- 18-hole golf course
- Restaurant
- Parks and conservation areas

Financial Profile:
- Annual Budget: $5.5M
- Bonds: $6.8M

Relevance:
- Amenity-driven operations and mixed-use management.

Attached Reference Material:
- Adopted FY 2025–2026 Budget, [Attached Pages 118 to 143]

Capital Region Community Development District

Leon County, Florida

Overview:
- Residential community with stormwater infrastructure.

Scale:
- 4,000+ residents

Operations & Assets:
- Landscape systems
- Stormwater system

Financial Profile:
- Annual Budget: $2M
- Bonds: $19.3M

Relevance:
- Experience managing leveraged districts.

Attached Reference Material:
- Adopted FY 2025–2026 Budget, [Attached Pages 144 to 160]

Hollywood Beach I Community Development District

Broward County, Florida

Overview:

- Urban infrastructure district.

Scale:

- Public-use facility

Operations & Assets:

- Public parking garage

Financial Profile:

- Annual Budget: $4.6M
- Bonds: $32.7M

Relevance:

- Revenue-dependent infrastructure operations.

Attached Reference Material:

- Adopted FY 2025–2026 Budget, [Attached Pages 161 to 168]

Tolomato Community Development District (Nocatee)

St. Johns / Duval County, Florida

Overview:

- Large-scale master planned community.

Scale:

- 14,000 acres / 15,000 units planned

Operations & Assets:

- Amenities
- Landscaping
- Stormwater systems

Financial Profile:

- Annual Budget: $10M
- Bonds: $197M

Relevance:

- Large-scale growth and capital-intensive operations.

Attached Reference Material:

- Adopted FY 2025–2026 Budget, [Attached Pages 169 to 235]

Bay Laurel Center Community Development District

Marion County, Florida

Overview:

- Utility-focused community development district providing full-service water, wastewater, and reuse utility operations across a large and growing residential and commercial service area.

Scale:

- 10,000+ residential and commercial customers
- Regional utility provider supporting both residential growth and commercial development activity

Operations & Assets:

- Water, wastewater, and reuse plants
- Full-service water, wastewater, and reuse treatment facilities
- Utility system operations including treatment, distribution, and compliance management
- Ongoing capital improvements and plant capacity expansions to support community growth
- Regulatory compliance with state and environmental standards for utility operations
- Vendor and contract management for specialized utility services and maintenance

Financial Profile:

- Annual Budget: $20M
- Bonds: $148M
- Capital-intensive utility system supported by long-term financing structure

Relevance:

- Extensive utility operations experience.
- Demonstrates extensive experience operating large-scale utility infrastructure systems
- Proven capability managing high-revenue, high-liability utility environments
- Experience navigating regulatory compliance, rate structures, and capital planning
- Directly relevant to districts with complex infrastructure, service delivery expectations, and long-term asset management requirements

Attached Reference Material:

- Adopted FY 2025–2026 Budget, [Attached Pages 236 to 250]

Adopted Budget
Fiscal Year 2026

Transparency, Integrity, & Professionalism

October 6, 2025

TABLE OF CONTENTS

General Fund

Capital Projects Fund

Special Revenue Fund

Enterprise Fund

GENERAL FUND

Section 1

FY 2026 Budget Summary

Village of Biscayne Park

Adopted General Fund Budget Fiscal Year 2026

Summary

	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Actual	7/31/25 YTD	Projected Next 2 Months	Total Projected 9/30/25	FY2025 Adopted	FY2026 Adopted	variance dollar	%
Revenues											
Ad-Valorem Taxes - FY 26 - 9.3 Millage [1]	$2,359,698	$2,474,068	$2,824,122	$3,418,502	$3,763,506	$0	$3,763,506	$3,692,022	$4,136,906	$444,884	12%
Utility Taxes	$233,767	$253,096	$280,957	$334,698	$209,983	$112,576	$322,559	$256,800	$256,800	$0	0%
Communication Services Tax	$67,902	$63,092	$72,037	$66,182	$71,591	$20,897	$92,488	$66,823	$66,823	$0	0%
Franchise Fees	$187,776	$237,759	$175,784	$243,607	$182,573	$77,148	$259,722	$235,316	$235,316	$0	0%
State Shared Revenue	$361,426	$433,648	$426,581	$436,837	$349,778	$112,600	$462,378	$422,977	$424,496	$1,519	0%
Local Shared Revenue	$983	$1,513	$1,302	$1,063	$767	$153	$921	$1,700	$1,700	$0	0%
Service Charge - Recreation	$3,938	$31,450	$29,918	$32,928	$22,446	$4,489	$26,936	$14,600	$14,600	$0	0%
Service Charge - Police	$225,613	$495,452	$686,439	$479,318	$18,783	$0	$18,783	$0	$0	$0	0%
Service Charge - Administrative	$8,641	$7,953	$4,440	$5,545	$3,590	$709	$4,299	$3,000	$3,000	$0	0%
Fines & Forfeitures	$164,973	$47,340	$64,668	$73,285	$60,090	$4,905	$64,995	$41,000	$41,000	$0	0%
Grants	$1,024,193	$14,750	$2,000	$0	$0	$0	$0	$90,000	$90,000	$0	0%
Other Revenue	$28,752	$41,627	$30,210	$83,700	$33,027	$2,500	$35,527	$7,500	$7,500	$0	0%
Interest Income	$8,185	$4,676	$6,932	$7,633	$6,533	$1,307	$7,840	$5,000	$5,000	$0	0%
Operating Transfers In	$67,344	$106,264	$70,671	$72,959	$190,552	$77,903	$268,455	$77,903	$82,142	$4,239	5%
Capital Lease Proceeds	$114,493	$43,539	$42,548	$223,023	$81,111	$0	$81,111	$0	$0	$0	0%
Total Revenues	**$4,857,682**	**$4,256,226**	**$4,718,610**	**$5,479,281**	**$4,994,329**	**$415,188**	**$5,409,517**	**$4,914,642**	**$5,365,283**	**$450,641**	**9%**
Expenditures											
Commission	$14,270	$17,974	$20,334	$15,640	$9,729	$3,230	$12,959	$14,968	$16,468	$1,500	10%
Administration	$873,449	$953,191	$1,087,379	$942,236	$902,904	$135,114	$1,038,018	$1,128,810	$1,345,175	$216,365	19%
Police	$1,651,106	$2,001,200	$2,395,804	$2,827,391	$1,776,954	$273,657	$2,050,611	$2,191,096	$2,131,549	($59,547)	-3%
Code Compliance	$114,113	$112,965	$149,173	$519,442	$406,856	$67,295	$474,150	$506,515	$237,996	($268,519)	-53%
Public Works	$487,351	$498,134	$380,998	$528,846	$479,756	$63,577	$543,333	$673,310	$681,087	$7,777	1%
Parks & Recreation	$149,486	$162,559	$198,672	$280,431	$179,657	$32,169	$211,826	$269,886	$299,940	$30,053	11%
Interfund Transfer Out	$436,200	$366,168	$129,798	$677,000	$0	$129,156	$129,156	$129,156	$150,575	$21,419	0%
Total Expenditures	**$3,725,974**	**$4,112,192**	**$4,362,158**	**$5,790,987**	**$3,755,856**	**$704,197**	**$4,460,053**	**$4,913,741**	**$4,862,789**	**($50,953)**	**-1%**
Excess (Revenues)/Expenditures	**$1,131,708**	**$144,034**	**$356,452**	**($311,706)**	**$1,238,473**	**($289,009)**	**$949,464**	**$900**	**$502,494**		
Beginning Fund Balance	**$1,534,618**	**$2,666,325**	**$2,810,359**	**$3,166,811**			**$2,855,105**	**$2,915,907**	**$3,804,568**		
Projected Ending Fund Balance	**$2,666,325**	**$2,810,359**	**$3,166,811**	**$2,855,105**			**$3,804,568**	**$2,916,807**	**$4,307,063**		
Fund Balance Appropriation/(Reservation)											
Unassigned - Capital Improvement Plan	**$0**	**$0**	**$0**	**$0**			**$0**	**$0**	**$577,165**		
Assigned - Non-Emergency Reserves	**$0**	**$0**	**$0**	**$0**			**$951,142**	**$583,361**	**$745,980**		
Assigned - Emergency Reserves	**$0**	**$0**	**$0**	**$0**			**$2,853,426**	**$2,333,446**	**$2,983,918**		

[1] 95% of proposed collection amount.

Section 2

Revenues

General Fund Revenues

Adopted Budget - FY2026

	General Fund Revenues	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Actual	7/31/25 YTD	Projected Next 2 Months	Total Projected 9/30/25	FY2025 Adopted	FY2026 Adopted	variance dollar	%
001-300-31100.10000	311.000 - AD VALOREM TAX (FY26 MILLAGE 9.3)	$2,359,698	$2,474,068	$2,824,122	$3,418,502	$3,763,506	$0	$3,763,506	$3,692,022	$4,136,906	$444,884	12%
001.300.31400.10000	314.000 - UTILITY TAXES - ELECTRIC	$192,564	$211,392	$232,191	$256,665	$202,680	$76,596	$279,277	$210,000	$210,000	$0	0%
001-300-31400-10100	314.100 - UTILITY TAXES - WATER	$33,337	$33,130	$40,294	$68,225	$0	$32,594	$32,594	$40,000	$40,000	$0	0%
001-300-31400-20000	314.200 - UTILITY TAXES - GAS/PROPANE	$7,865	$8,575	$8,472	$9,808	$7,303	$3,385	$10,688	$6,800	$6,800	$0	0%
001-300-31500.10000	315.000 - SIMPLIFIED COMMUNICATIONS TAX	$67,902	$63,092	$72,037	$66,182	$71,591	$20,897	$92,488	$66,823	$66,823	$0	0%
001-300-32300-10000	323.000 - FRANCHISE FEES - ELECTRIC	$130,803	$152,611	$170,240	$163,133	$116,059	$61,866	$177,925	$160,241	$160,241	$0	0%
001-300-32300-10100	323.100 - FRANCHISE FEES - SOLID WASTE	$54,562	$82,397	$2,986	$77,680	$64,323	$14,552	$78,875	$72,960	$72,960	$0	0%
001-300-32300-20000	323.200 - FRANCHISE FEES - GAS/PROPANE	$2,411	$2,751	$2,558	$2,794	$2,191	$730	$2,921	$2,115	$2,115	$0	0%
001-300-33100-10000	331.000 - GRANTS	$17,000	$14,750	$2,000	$0	$0	$0	$0	$90,000	$90,000	$0	0%
001-300-33500-30000	335.300 - FEMA	$1,007,193	$0	$0	$0	$0	$0	$0	$0	$0	$0	0%
001-300-33500-10000	335.000 - STATE REVENUE SHARING - MUNICIPAL	$94,974	$113,128	$119,639	$116,248	$83,579	$37,313	$120,892	$111,566	$112,356	$790	1%
001-300-33500-10100	335.100 - STATE REVENUE SHARING - HALF CENT SALES TAX	$266,452	$320,520	$306,942	$320,589	$266,199	$75,287	$341,486	$311,411	$312,140	$729	0%
001-300-33500-20000	335.200 - STATE REVENUE SHARING - FUEL TAX REFUNDS	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0%
001-300-33800-10000	338.000 - LOCAL REVENUE SHARING - SCHOOL CROSSING GUARD	$714	$982	$834	$689	$534	$107	$641	$750	$750	$0	0%
001-300-33800-10100	338.100 - LOCAL REVENUE SHARING - LAW ENFORCEMENT TRAINING	$269	$531	$469	$374	$233	$47	$280	$950	$950	$0	0%
001-300-34700-10000	347.000 - RECREATIONAL PROGRAM FEES	$2,098	$22,324	$20,172	$21,661	$9,284	$1,857	$11,140	$9,500	$9,500	$0	0%
001-300-34700-10100	347.100 - CONCESSION STAND	$0	$280	$573	$289	$628	$126	$754	$600	$600	$0	0%
001-300-34700-20000	347.200 - FACILITY RENTALS	$1,840	$8,845	$9,174	$10,978	$12,535	$2,507	$15,042	$4,500	$4,500	$0	0%
001-300-34800-10000	348.000 - TRAFFIC FINES	$17,307	$33,583	$19,650	$15,350	$12,026	$2,405	$14,432	$16,000	$16,000	$0	0%
001-300-34900-10200	349.100 - POLICE SERV CHRG (OFF DUTY INCOME/TASK FORCE) [1]	$208,306	$461,869	$666,789	$479,318	$18,783	$0	$18,783	$0	$0	$0	0%
001-300-34900-10100	349.200 - NOTARY FEES	$211	$173	$5	$35	$20	$0	$20	$0	$0	$0	0%
001-300-34900-10000	349.100 - SPECIAL EVENT FEES	$275	$145	$175	$255	$25	$0	$25	$0	$0	$0	0%
001-300-34900-20000	349.200 - LIEN SEARCH FEES	$8,155	$7,635	$4,260	$5,255	$3,545	$709	$4,254	$3,000	$3,000	$0	0%
001-300-35400-10000	354.100 - FINES - CODE COMPLIANCE	$164,973	$47,340	$64,668	$57,935	$48,063	$2,500	$50,563	$25,000	$25,000	$0	0%
001-300-36900-10000	360.000 - MISCELLANEOUS REVENUE	$9,438	$26,026	$10,041	$42,634	$29,090	$2,500	$31,590	$7,500	$7,500	$0	0%
001-300-36900-10100	360.101 - INSURANCE PROCEEDS	$19,290	$12,300	$10,117	$37,466	$2,437	$0	$2,437	$0	$0	$0	0%
001-300-36100-10000	361.000 - INTEREST INCOME	$8,185	$4,676	$6,932	$7,633	$6,533	$1,307	$7,840	$5,000	$5,000	$0	0%
001-300-36600-10000	366.000 - CONTRIBUTIONS & DONATIONS	$24	$3,300	$10,052	$3,600	$1,500	$0	$1,500	$0	$0	$0	0%
001-300-38100-10000	381.000 - OPERATING TRANSFERS IN	$67,344	$106,264	$70,671	$72,959	$190,552	$77,903	$268,455	$77,903	$82,142	$4,239	5%
001-300-38300-10000	383.000 - CAPITAL LEASE PROCEEDS	$114,493	$43,539	$42,548	$223,023	$81,111	$0	$81,111	$0	$0	$0	0%
	Total General Fund Revenues	**$4,857,682**	**$4,256,226**	**$4,718,610**	**$5,479,281**	**$4,994,329**	**$415,188**	**$5,409,517**	**$4,914,642**	**$5,365,283**	**$450,641**	**9%**

[1] Moved to Police Fund for FY 2024 and FY 2025.

Section 3

Expenditures: Commission

Commission
Adopted Budget - FY2026

Operating Expenses	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Actual	7/31/25 YTD	Projected Next 2 Months	Total Projected 9/30/25	FY2025 Adopted	FY2026 Adopted	variance dollar	variance %
11.000 - COMPENSATION	$12,000	$12,000	$12,000	$11,842	$9,038	$3,000	$12,038	$12,000	$12,000	$0	0%
21.000 - FICA/MEDICARE	$918	$918	$918	$906	$691	$230	$921	$918	$918	$0	0%
40.000 - TRAVEL & PER DIEM	($906)	$0	$0	$0	$0	$0	$0	$0	$1,500	$1,500	0%
41.000 - TELEPHONE	$1,915	$2,238	$2,747	$2,472	$0	$0	$0	$0	$0	$0	0%
48.000 - PROMOTIONAL ACTIVITIES	$343	$0	$631	$0	$0	$0	$0	$0	$0	$0	0%
54.000 - SUBSCRIPTIONS & MEMBERSHIPS	$0	$1,000	$2,668	$0	$0	$0	$0	$2,050	$2,050	$0	0%
55.000 - EDUCATION & TRAINING	$0	$1,817	$1,370	$420	$0	$0	$0	$0	$0	$0	0%
Total Commission Expenses	**$14,270**	**$17,974**	**$20,334**	**$15,640**	**$9,729**	**$3,230**	**$12,959**	**$14,968**	**$16,468**	**$1,500**	**10%**

Village Commission
Budget Proposal FY2025-2026

Jonathan E. Groth, Esq., **Mayor**
Dan Samaria, **Vice Mayor**

Veronica Amsler, ***Commissioner***
Art Gonzalez, ***Commissioner***
Ryan Huntington, ***Commissioner***

VILLAGE OF BISCAYNE PARK COMMISSION

Function:

Under the Charter of the Village of Biscayne Park, the Village Commission shall consist of five (5) members. The Commission shall elect one of its members to the position of Mayor at the first meeting of each newly elected Commission.

The Mayor shall reside at meetings of the Commission and be a voting member of the Commission. The Mayor shall be recognized as the head of the Village government for all ceremonial purposes and for purposes of military law, for service of process, execution of duly authorized contracts, deeds and other documents, and as the Village official designated to represent the Village in all dealings with other governmental entities.

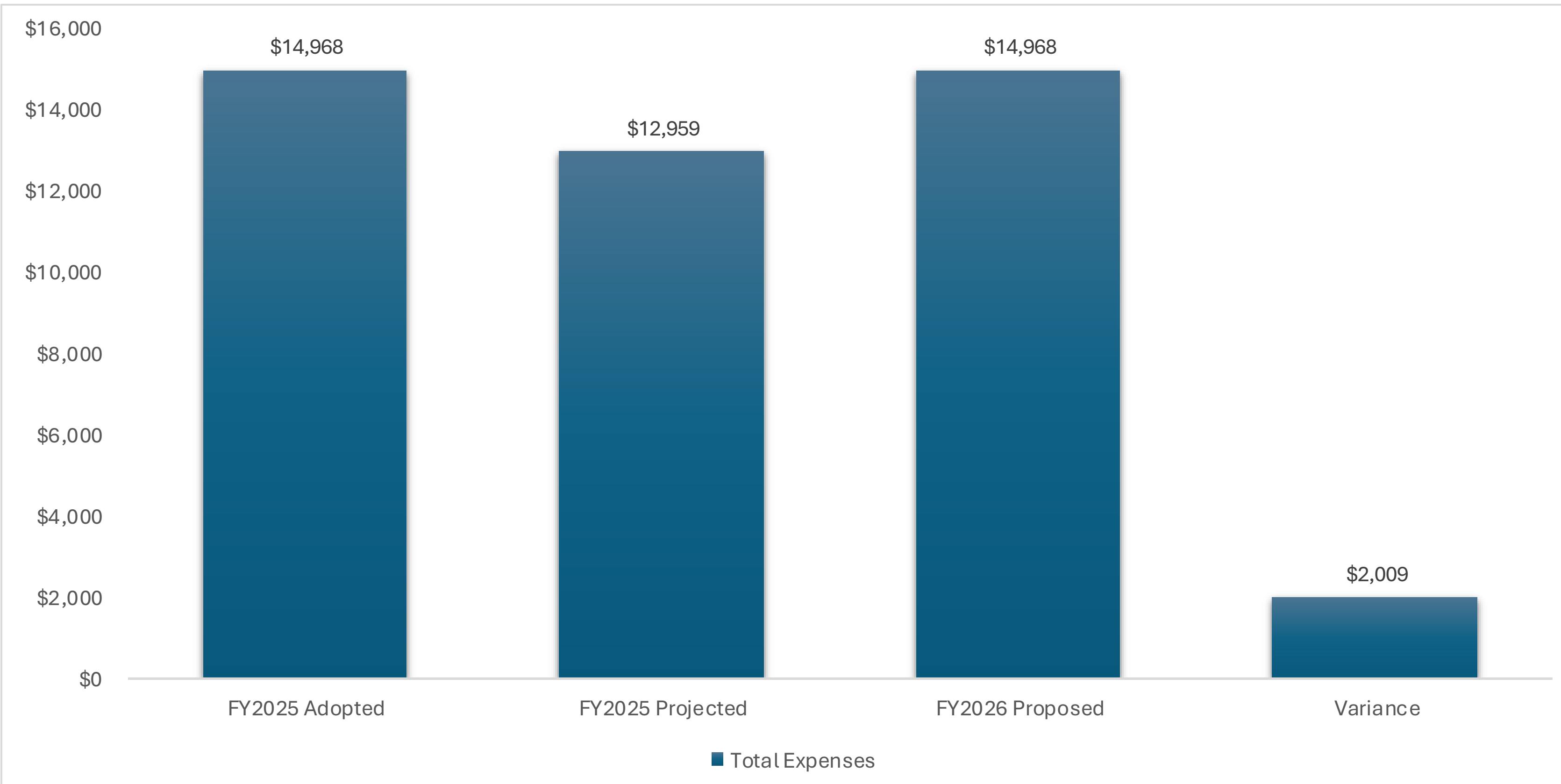
The Mayor and Commission are elected at-large positions. Candidates must have resided continuously in the Village for at least one year preceding the filing date for the election.

Difference in Budget 2024-25 -vs- 2025-26

Line item	Fund type	FY2024-2025(Adopted)	FY2025-2026 (Adopted)	Variance %
11.000	Compensation	$12,007	$12,000	0%
21.000	FICA/MEDICARE	$918	$918	0%
40.000	Travel & Per Diem	$0	$0	0%
41.000	Telephone	$0	$0	0%
48.000	Promotional Activities	$0	$0	0%
54.000	Dues & Membership	$2,050	$2,050	0%
55.000	Education & Training	$0	$0	0%
Total Commission Expenses		**$14,968**	**$14,968**	0%

VILLAGE COMMISSION BUDGET HIGHLIGHTS

The Village Commission projected final expenditure for FY 2024-25 allows for a surplus of **$2,009.** The proposed budget for FY2025-26 is **$0** higher than the adopted budget of 2024-25



Accomplishments FY 2024-25

Legislative Actions:	Strategic Planning Session:
▪ Resolutions passed and executed: 50 ▪ Ordinances passed and executed: 1 ▪ Proclamations: 13 ▪ Regular Commission Meetings: 10 plus one scheduled for Sept., 2025 ▪ Administration appointments: Interim Village Manager and permanent Village Manager appointments. ▪ Commission appointments: Interim Commission appointment in January 2025	▪ A two (2) day Strategic Planning Session was held that set the Goals and Objectives for the fiscal year 2025-26 Budget. **Elections:** ▪ Special Elections, April, 2025 ▪ General Elections, November, 2024
Lobbying Efforts: • Mayor and State Lobbyist lobbied for the State Appropriations for Stormwater project and was awarded $415,000	

Section 4

Expenditures: Administration

Administration

Adopted Budget - FY2026

Operating Expenses	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Actual	7/31/25 YTD	Projected Next 2 Months	Total Projected 9/30/25	FY2025 Adopted	FY2026 Adopted	variance dollar	%
11.000 - EXECUTIVE SALARIES	$81,640	$99,107	$130,320	$100,556	$119,078	$23,816	$142,893	$112,007	$210,000	$97,993	87%
12.000 - REGULAR SALARIES	$64,260	$141,601	$79,932	$67,932	$107,698	$21,540	$129,237	$127,700	$186,240	$58,540	46%
13.000 - PART TIME SALARIES	$69,301	$1,017	$78,906	$41,552	$0	$0	$0	$0	$0	$0	0%
21.000 - FICA/MEDICARE	$16,463	$18,492	$19,634	$18,966	$16,888	$3,378	$20,265	$18,338	$30,312	$11,975	65%
22.100 - RETIREMENT CONTRIBUTIONS	$40,067	$46,732	$50,649	$49,824	$17,992	$3,598	$21,590	$45,166	$95,933	$50,767	112%
23.000 - HEALTH INSURANCE	$30,607	$37,592	$50,709	$53,881	$29,535	$5,907	$35,442	$33,649	$62,685	$29,036	86%
24.000 - WORKERS COMPENSATION	$377	$543	$621	$1,223	$1,023	$0	$1,023	$1,008	$1,008	$0	0%
25.000 - UNEMPLOYMENT	($2,613)	$0	$0	$0	$0	$0	$0	$0	$0	$0	0%
31.000 - PROFFESIONAL SERVICES	$168,228	$188,485	$213,230	$147,376	$185,635	$37,127	$222,762	$207,110	$196,115	($10,995)	-5%
32.000 - ACC & AUDITING - INDEPENDENT AUDITORS	$24,600	$29,200	$30,250	$29,850	$32,150	$0	$32,150	$32,500	$32,500	$0	0%
32.100 - ACC & AUDITING - FINANCE CONTRACT	$60,000	$65,000	$68,250	$72,662	$87,204	$17,541	$104,745	$105,245	$109,007	$3,762	4%
40.000 - TRAVEL & PER DIEM	$4,000	$4,800	$5,710	$8,164	$578	$2,000	$2,578	$6,300	$0	($6,300)	-100%
41.000 - COMMUNICATIONS	$30,277	$22,407	$38,339	$35,526	$22,296	$4,459	$26,755	$29,716	$25,971	($3,745)	-13%
42.000 - POSTAGE & FREIGHT	$11,276	$5,933	$8,361	$10,336	$8,976	$1,795	$10,771	$9,698	$6,198	($3,500)	-36%
43.000 - UTILITIES	$8,242	$10,654	$9,784	$9,817	$6,620	$1,324	$7,944	$11,572	$11,572	$0	0%
44.000 - RENTALS & LEASES	$11,595	$12,309	$15,254	$14,550	$10,816	$2,163	$12,979	$13,562	$21,857	$8,295	61%
45.000 - PROPERTY & LIABILITY INSURANCE	$186,546	$218,039	$244,426	$202,247	$213,520	$0	$213,520	$295,523	$289,219	($6,304)	-2%
46.000 - REPAIRS & MAINTENANCE	$0	$225	$2,427	$0	$0	$0	$0	$7,581	$7,581	$0	0%
47.000 - PRINTING & BINDING	$1,847	$3,852	$2,549	$1,025	$1,128	$226	$1,354	$3,000	$2,000	($1,000)	-33%
48.000 - PROMOTIONAL ACTIVITES	$1,926	$1,790	$3,107	$4,672	$3,033	$607	$3,640	$3,000	$1,500	($1,500)	-50%
48.100 - LEGAL ADVERTISING	$3,822	$5,357	$7,635	$16,329	$4,365	$5,700	$10,065	$2,000	$2,000	$0	0%
48.200 - MUNICIPAL ELECTIONS	$2,731	$160	$1,040	$8,554	$256	$0	$256	$16,000	$0	($16,000)	-100%
49.000 - OTHER CURRENT CHARGES	$20,147	$21,066	$8,928	$9,941	$15,590	$3,118	$18,708	$13,185	$13,685	$500	4%
51.000 - OFFICE SUPPLIES	$6,549	$5,044	$6,465	$9,949	$2,180	$436	$2,616	$6,500	$6,000	($500)	-8%
52.000 - OPERATING SUPPLIES	$8,982	$3,366	$5,303	$19,293	$1,604	$321	$1,925	$5,000	$4,500	($500)	-10%
54.000 - DUES & MEMBERSHIPS	$7,811	$6,623	$2,726	$6,019	$14,441	$0	$14,441	$5,950	$19,990	$14,040	236%
55.000 - EDUCATION & TRAINING	$2,002	$3,798	$1,978	$1,993	$299	$60	$358	$4,000	$1,500	($2,500)	-63%
58.100 - INTERFUND TRANSFER	$0	$0	$0	$677,000	$0	$129,156	$129,156	$129,156	$150,575	$21,419	17%
99.000 - CONTINGENCY	$12,767	$0	$848	$0	$0	$0	$0	$13,500	$7,800	($5,700)	-42%
Total Administrative Expenses	**$873,449**	**$953,191**	**$1,087,379**	**$1,619,236**	**$902,904**	**$264,270**	**$1,167,174**	**$1,257,966**	**$1,495,750**	**$237,784**	**19%**

Village Manager's Office (Administration)

Budget Proposal FY2025-2026

ALBERT P. CHILDRESS, MPA, MBA
VILLAGE MANAGER

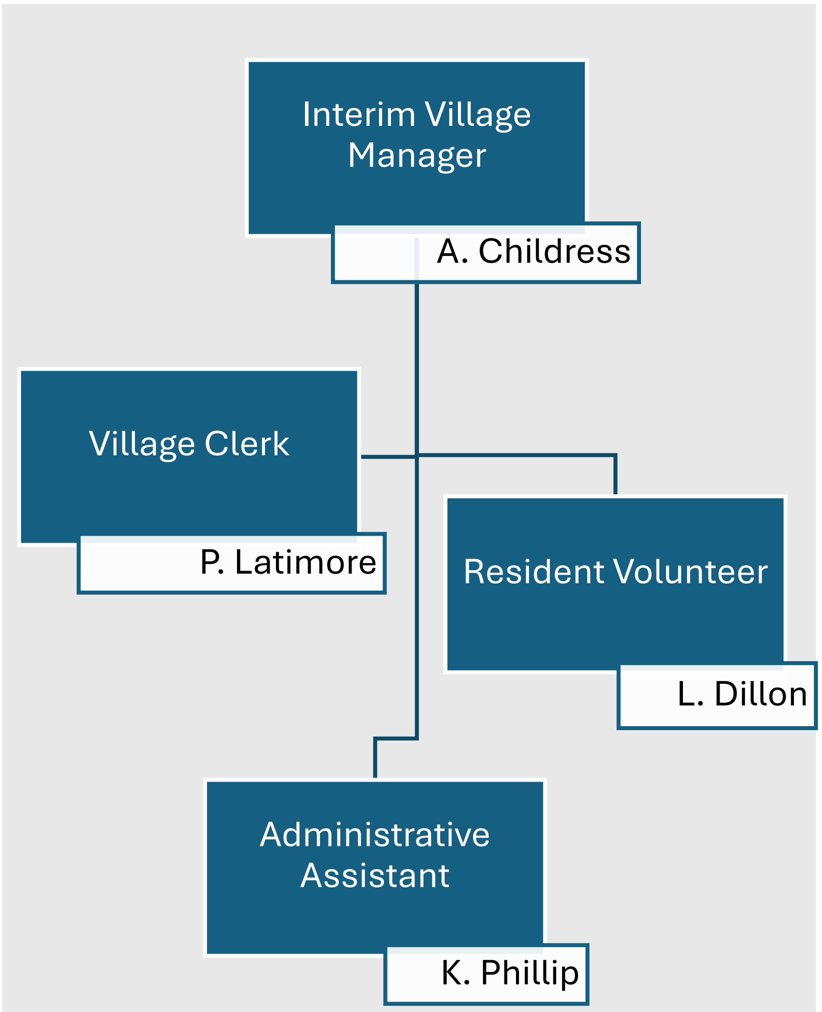
VILLAGE OF BISCAYNE PARK | 600 NE 114 STREET, BISCAYNE PARK, FL 33161

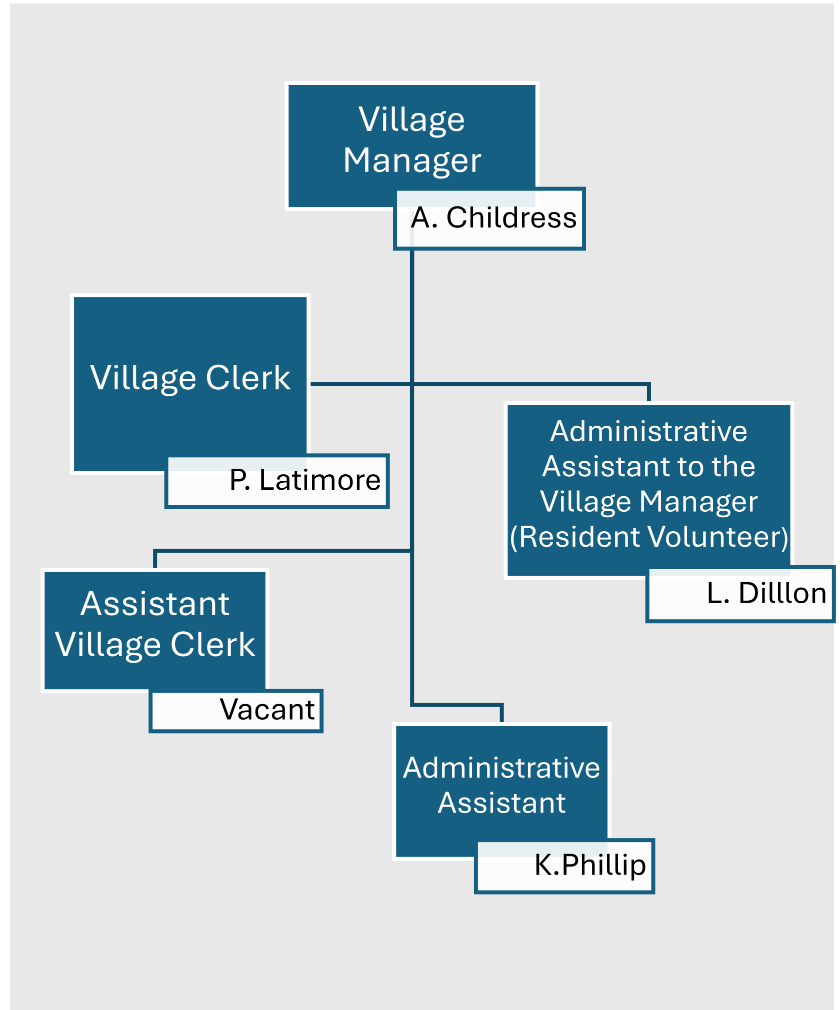
Under the Charter of the Village of Biscayne Park, the Village Manager is the Chief Administrative Officer of the Village. The Manager shall be responsible to the Mayor and Commission for the administration of all Village affairs and for carrying out the policies of the Commission.

VILLAGE MANAGER’S OFFICE ACTIVITY REPORT

ACTIVITY	ON-GOING	COMPLETED
Hiring a Professional/Qualified Police Chief		Completed
Reviewing Policies and Procedures for each Department to ensure maximum effectiveness and efficiency	On-going	
Review Labor Agreements with Department Directors	On-going	
Establishing Procurement Policies to obtain most qualified vendor for Village Projects	On-going	
Establish Weekly meetings with Department Directors	On-going	
Review Department SOP’S and updated when appropriate.	On-going	
Update the Village of Biscayne Park’s Employe Policy and Procedure Manual	On-going	
Improve the response for Hurricane Preparedness and Emergency Management.	On-going	
Bring Village Commission minutes up to date and place on website		Completed
Establish Police Off-Duty Policy that conforms with best practices		Completed

PERSONNEL – 2024/2025 -vs- 2025/2026





Difference in Budget 2024-25 -vs- 2025-26

Line item	Fund type	FY2024-2025(Adopted)	FY2025-2026 (Adopted)	Variance %
11.000	Executive Salaries	$112,007	$210,000	87%
12.000	Regular Salaries	$127,700	$182,240	43%
21.000	FICA/MEDICARE	$18,338	$30,006	64%
22.100	Retirement Contributions	$45,166	$25,568	-43%
23.000	Health Insurance	$33,649	$62,685	86%
31.000	Professional Services	$207,110	$196,115	-5%
32.100	ACC & Auditing – Finance contract	$105,245	$109.007	4%
40.000	Travel & Per Diem	$6,300	$0	-100%
41.000	Communications	$29,716	$25,971	-13%
42.000	Postage & Freight	$9,698	$6,198	-36%
45.000	Property & Liability Insurance	$295,523.00	$289,219	-2%
47.000	Printing & binding	$3,000	$2,000	-33%
48.000	Promotional Activities	$3,000	$1,500	-50%
48.200	Municipal elections	$16,000	$0	-100%
49.000	Other current charges	$13,185	$12,185	-8%
51.000	Office Supplies	$6,500	$6,000	-8%

52.000	Operating supplies	$5,000	$4,500	-10%
54.000	Dues & Membership	$5,950	$9,770	64%
55.000	Education & Training	$4,000	$1,500	-63%
58.100	Interfund transfer	$129,156	$211,778	64%
99.000	Contingency	$13,500	$7,800	-12%
Total Administrative Expenses		**$1,257,966**	**$1,462,267**	16%

ADMINISTRATION BUDGET HIGHLIGHTS

The Administration projected final expenditure for FY 2024-25 allows for a surplus of **$$85,569.** The proposed budget for FY2025-26 is **$204,301** higher than the adopted budget of 2024-25.

ACCOMPLISHMENTS

The following were the main achievements for the year 2024/2025:

WEBSITE

- Updated website with backlog of minutes for 2023 & 2024
- Working on updating Resolutions from 2023, 2024 & 2025
- Correcting information on website to accurately reflect current status

VILLAGE PHONES

- Successfully updated phone system by changing vendors that had full control over phones that were constantly going down

LOG CABIN

- Updating WIFI capability with Fiber Optics with cable vendor Comcast
- Did assessment of Audio-Visual equipment and seeking quotes to update equipment.
- Treated for Termite infestation

CUSTOMER SERVICE

- Improve customer service in each department
- Ensure phone calls and e-mails are being answered
- Reduce complaints from residents and building Contractors about Building Process

AUSTRALIAN PINES

- Brought forward emergency Resolution for the removal of evasive Australian Pines Trees after one had fallen which resulted in numerous homes without electric power.
- Successfully removed thirty (30) large Australian Pine trees in median without injury to property or wildlife.

POLICE DEPARTMENT

- Established Off-Duty Program to capture hourly rate payment back to the Village of Biscayne Park for Village's expenses.
- Ensured take-home car policy was being followed in accordance with PBA contract
- Auctioned-off cars in fleet that were undriveable resulting in savings on repairs and insurance.

BUDGET

- Eroded back-log of unpaid Invoices that were some 3-6 months behind
- Streamlined and organized the Budget process to improve efficiency
- Identify cost savings in Budget process and reduce mileage rate resulting in reducing tax

GOALS & OBJECTIVES FY 2025-26

The following goals & objectives are our anticipated accomplishments for the upcoming fiscal 2025-26 year.

LOG CABIN
- Improve Road around Log Cabin
- Complete ADA, re-roof and lighting project around Log Cabin
- Update WIFI – Cable Optics, audio visual equipment

VILLAGE WEBSITE
- Update and improve the Village Website and Design so that it is more user friendly and contains all vital information.

PUBLIC WORKS GARAGE FACILITY
- Replace the roof or demolish the structure, whatever is determined to be more cost effective.

MIAMI COUNTRY DAY SCHOOL
- Negotiate Agreement with Miami- Dade Country Day School for use of field under a Private – Public Partnership

STATE APPROPRIATIONS
- Complete the Storm Water Project with **$415,000** State Appropriation Funds and matching general fund money

ARPA FUNDS
- Complete Sorm Water Project using ARPA Funds
- Purchase Police & Code Compliance Department vehicles using ARPA Funds
- Issue $1,000 bonus to each Police Office using ARPA Funds
- Completer independent Audit and issue final report for ARPA Funds

SAFER STREETS PROJECT
- Complete Safer Streets Grant application process and implement the study for a matching grant of $100.000

ED BURKE PARKING PLAN
- Complete Phase 1 of the Parking plan on the west side of the open field

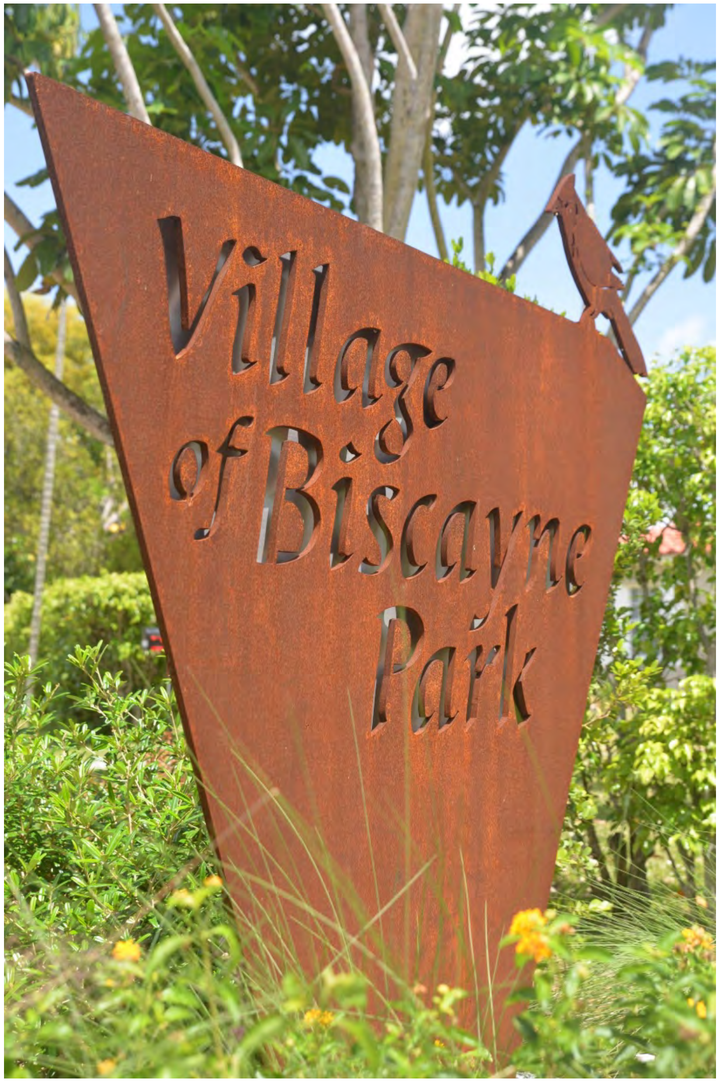
Section 5
Expenditures: Police Department

Police

Adopted Budget - FY2026

	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Actual	7/31/25 YTD	Projected Next 2 Months	Total Projected 9/30/25	FY2025 Adopted	FY2026 Adopted	variance dollar	%
POLICE DEPARTMENT:											
12.000 - FULL TIME SALARIES	$577,458	$610,373	$685,929	$759,996	$633,929	$126,786	$760,715	$849,545	$888,004	$38,458	5%
13.000 - PART TIME SALARIES	$112,256	$136,999	$127,315	$113,810	$60,748	$12,150	$72,897	$119,600	$123,188	$3,588	3%
14.000 - OVERTIME	$6,919	$16,601	$42,460	$68,684	$38,627	$0	$38,627	$50,000	$50,000	$0	0%
15.000 - OTHER PAYS	$199,521	$442,707	$635,839	$440,519	$16,200	$3,240	$19,440	$11,360	$11,360	$0	0%
21.000 - FICA/MEDICARE	$55,005	$60,061	$67,220	$74,116	$58,262	$10,629	$68,891	$78,834	$82,050	$3,217	4%
22.000 - RETIREMENT CONTRIBUTIONS	$162,313	$191,500	$234,751	$293,398	$214,859	$42,972	$257,831	$329,987	$305,509	($24,478)	-7%
23.000 - HEALTH INSURANCE	$68,876	$47,272	$57,658	$72,606	$65,339	$13,068	$78,407	$125,735	$155,106	$29,371	23%
24.000 - WORKERS COMPENSATION	$26,244	$69,203	$46,093	$214,633	$107,447	$0	$107,447	$104,414	$104,414	$0	0%
31.000 - PROFESSIONAL SERVICES	$19,068	$26,362	$29,038	$47,505	$28,323	$5,665	$33,988	$22,412	$22,412	$0	0%
40.000 - TRAVEL & PER DIEM	$0	$953	$0	$0	$0	$0	$0	$8,000	$4,000	($4,000)	-50%
41.000 - COMMUNICATIONS	$13,747	$15,445	$21,769	$23,685	$15,820	$3,164	$18,984	$6,289	$15,289	$9,000	143%
43.000 - UTILITIES	$2,057	$2,609	$2,987	$2,981	$2,641	$528	$3,169	$3,740	$3,740	$0	0%
44.000 - RENTALS & LEASES	$73,784	$73,013	$70,170	$119,746	$106,771	$21,354	$128,125	$105,546	$109,187	$3,641	3%
45.000 - PROPERTY & LIABILITY INSURANCE	$16,304	$19,217	$21,449	$6,784	$17,389	$0	$17,389	$22,880	$22,880	$0	0%
46.000 - REPAIRS & MAINTENANCE	$63,666	$87,415	$108,189	$156,979	$64,308	$12,862	$77,169	$87,500	$50,000	($37,500)	-43%
47.000 - PRINTING & BINDING	$50	$413	$601	$105	$0	$0	$0	$500	$500	$0	0%
49.000 - CONTINGENCY	$9,657	$0	$15,415	$0	$1,888	$378	$2,266	$10,000	$0	($10,000)	-100%
52.000 - OPERATING SUPPLIES	$99,484	$150,573	$173,535	$156,381	$104,314	$20,863	$125,177	$179,690	$152,500	($27,190)	-15%
54.000 - DUES & MEMBERSHIPS	$1,422	$1,510	$1,075	$3,221	$1,766	$0	$1,766	$1,500	$1,500	$0	0%
55.000 - EDUCATION & TRAINING	$11,790	$1,548	$9,524	$42,028	$4,070	$0	$4,070	$46,065	$17,410	($28,655)	-62%
58.000 - ACCREDITATION	$0	$0	$0	$9,070	$16,073	$0	$16,073	$25,000	$8,500	($16,500)	-66%
64.000 - CAPITAL OUTLAY	$131,484	$47,427	$44,787	$221,143	$218,178	$0	$218,178	$2,500	$4,000	$1,500	60%
Total Expenses	**$1,651,106**	**$2,001,200**	**$2,395,804**	**$2,827,391**	**$1,776,954**	**$273,657**	**$2,050,611**	**$2,191,096**	**$2,131,549**	**($59,547)**	**-3%**

BISCAYNE PARK POLICE DEPARTMENT BUDGET PRESENTATION 2025-2026



PRESENTED BY: CARLOS AVILA, CHIEF OF POLICE

POLICE FUNCTION

The primary function of the Village of Biscayne Park Police Department is the preservation of life, protection of property, prevention and detection of crime, and maintenance of public order. These responsibilities are carried out through a proactive, community-oriented approach that emphasizes accountability, responsiveness, and strong partnerships with residents and stakeholders.

Our mission is to provide superior policing services that prevent crime and enhance the **quality of life** for our residents. We are guided by the core values of **Transparency, Integrity, and Professionalism**, ensuring our practices reflect the highest **Legal, Ethical, and Moral** standards. We believe that collaboration with the community is essential in effective delivery of law enforcement.

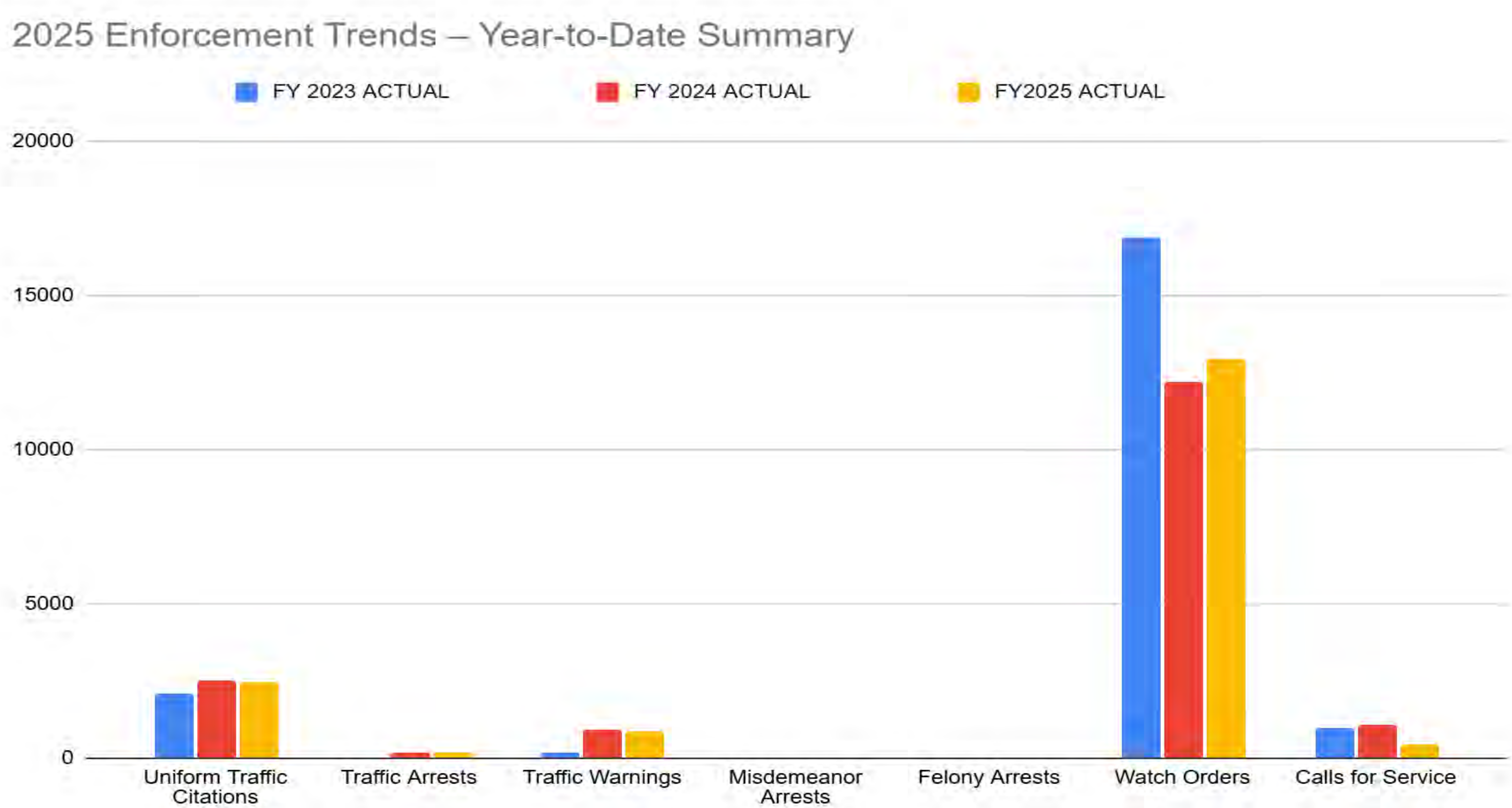
As outlined in our vision, we are committed to maintaining the highest standards of professional ethics and to the continued development of innovative policing strategies. By valuing the cultural diversity and unity of our Village, we aim to build trust, promote safety, and ensure that every resident and visitor experiences a safe and welcoming environment.

Through proper staffing, continual training, and effective resource management, the Biscayne Park Police Department remains focused on delivering modern, community-driven law enforcement services. Our ultimate goal is to **safeguard our Village while enhancing the quality of life** for all who live, work, and visit here.

POLICE DEPARTMENT ACTIVITY REPORT

ACTIVITY	FY 2023 ACTUAL Jan to Dec	FY 2024 ACTUAL Jan to Dec	FY2025 ACTUAL Jan to July
Uniform Traffic Citations	2080	2519	2475
Traffic Arrests	12	163	156
Traffic Warnings	167	906	888
Misdemeanor Arrests	11	10	11
Felony Arrests	13	14	11
Watch Orders	16,865	12,187	12,962
Calls for Service	973	1059	451

2025 Enforcement Trends – Year-to-Date Summary



2025 Enforcement Trends – Year-to-Date Summary

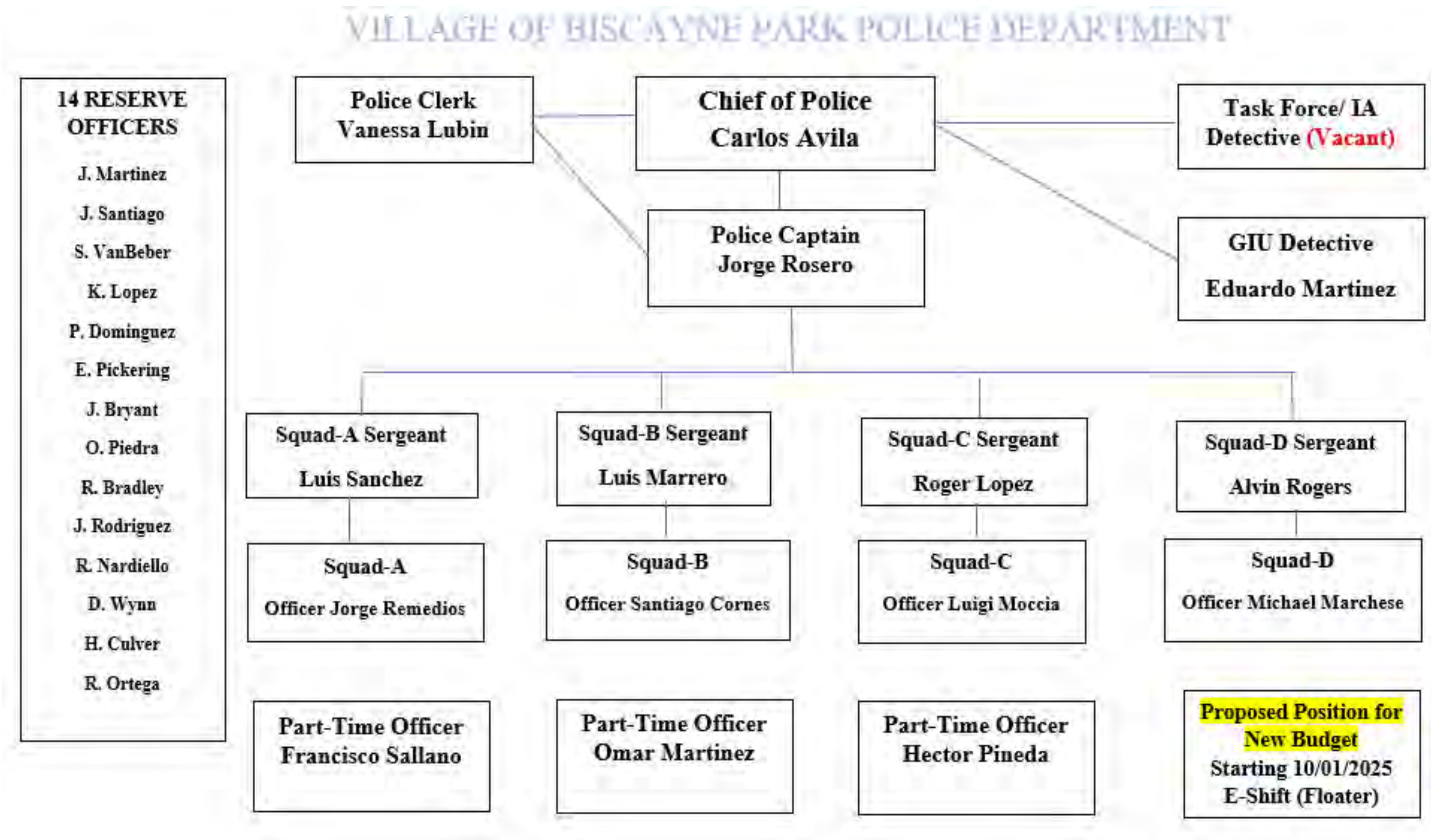
Based on data from January through July 2025, the Village of Biscayne Park Police Department is experiencing one of the most active enforcement periods in recent history, with several categories already approaching or surpassing full-year totals from prior years.

Key Highlights:

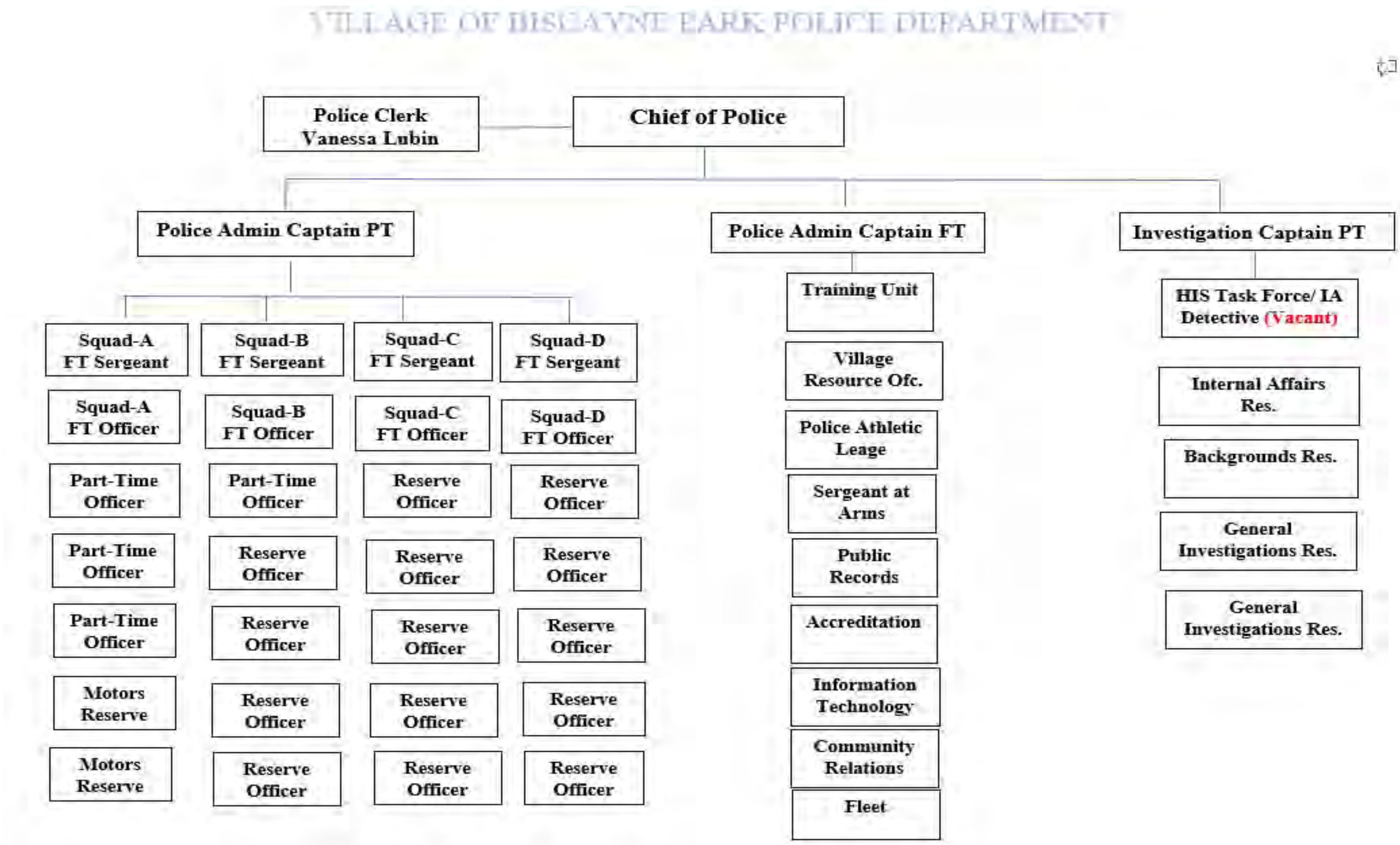
- **Uniform Traffic Citations** have continued their steady upward trend, with 2,475 citations issued in the first seven months of 2025, already matching 98% of the total issued in all of 2024 and far exceeding the pace set in 2023.
- **Traffic Arrests** remain high, with 156 recorded so far in 2025, nearly equaling last year's total of 163 and representing a dramatic increase compared to just 12 in 2023.
- **Traffic Warnings** are being issued at a substantially higher rate than in 2023, with 888 already issued this year. just shy of the 906 total for all of 2024.
- **Misdemeanor Arrests** have reached 11, surpassing last year's total and matching the 2023 level with five months remaining in the year.
- **Felony Arrests** stand at 11, already close to the total annual figures from both 2023 and 2024.
- **Watch Orders** have surged, with 12,962 conducted in the first seven months of 2025, already exceeding the 2024 total and showing a strong commitment to proactive patrol and community engagement.
- **Calls for Service** total 451 so far in 2025, marking a decline from 1,059 in 2024 and 973 in 2023, possibly reflecting increased deterrence and proactive enforcement measures.

Summary:
Enforcement activity in 2025 is on track to surpass recent years, particularly in traffic-related categories such as citations, warnings, and arrests. The data reflects a department-wide emphasis on roadway safety, proactive policing, and visible community presence. With several categories already near or above last year's totals, 2025 is shaping up to be one of the most active enforcement years for the Village of Biscayne Park Police Department.

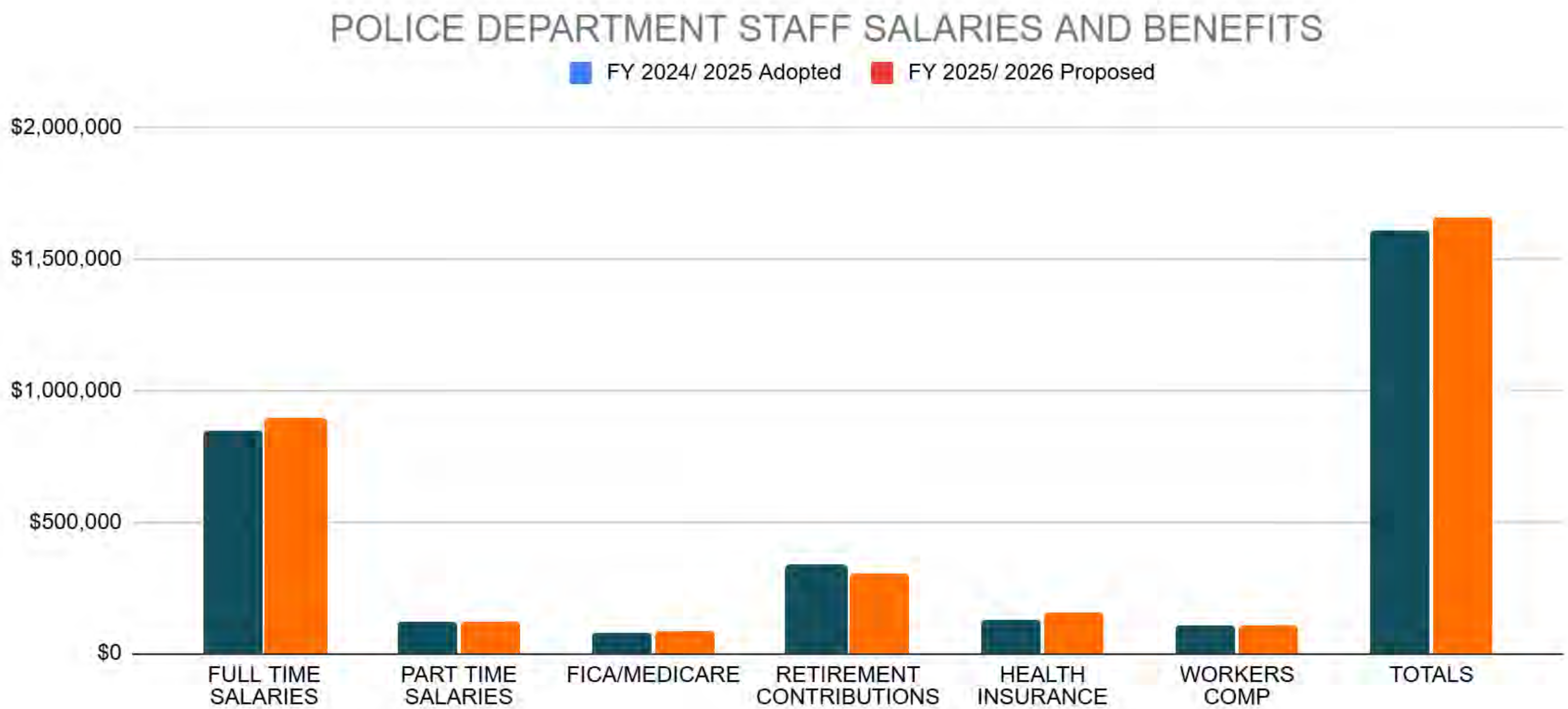
PERSONNEL – FY 2025/2026



PERSONNEL FY 2024/2025



COMPENSATION – 2024/2025 -vs- 2025/2026



FY 2024-2025 Adopted	**$849,545**	**$119,600**	**$78,834**	**$329,987**	**$125,735**	**$104,414**	**$1,608,115**
FY 2025-2026 Proposed	**$888,004**	**$123,188**	**$82,050**	**$305,509**	**$155,106**	**$104,414**	**$1,658,271**

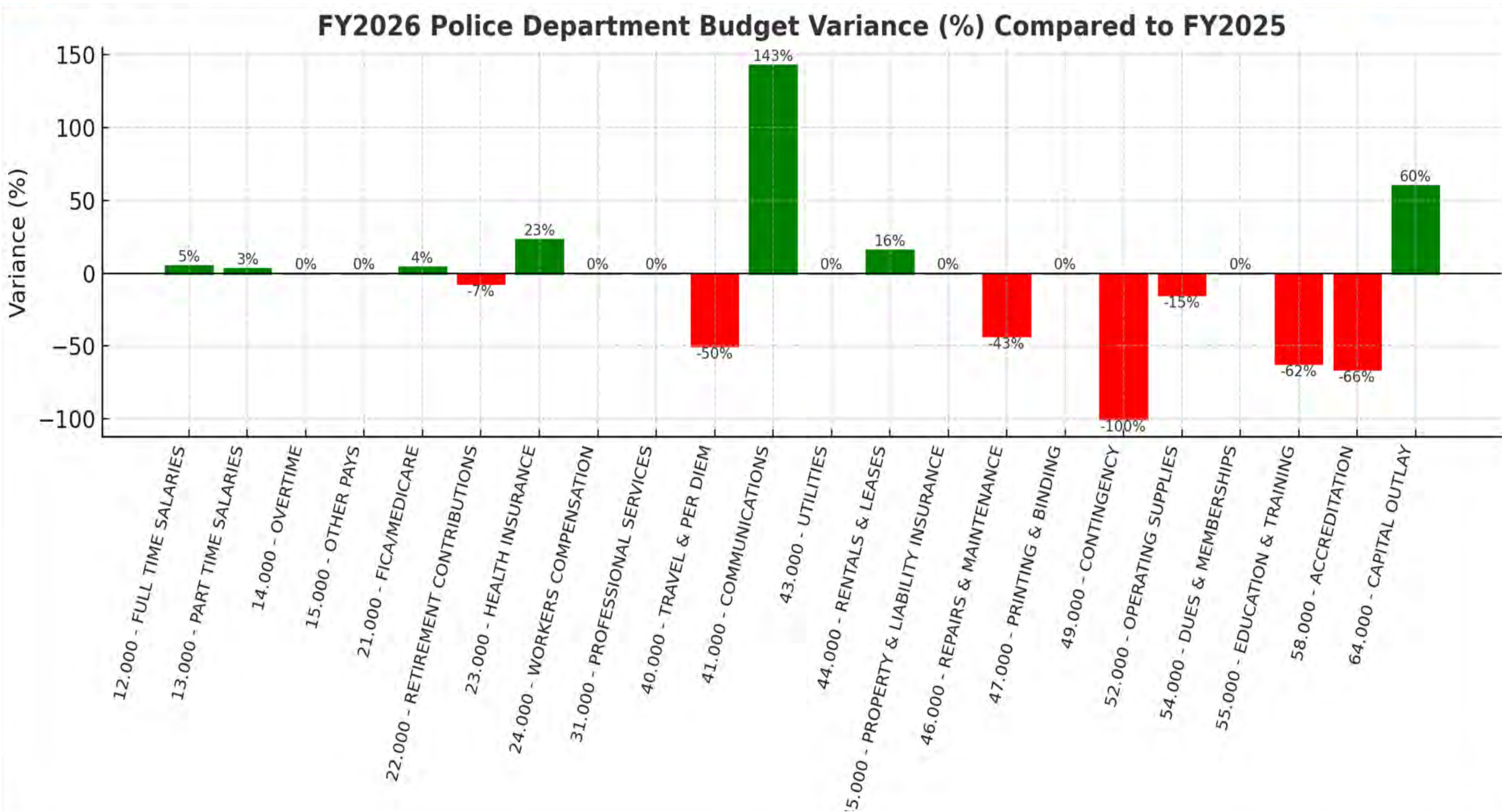
BISCAYNE PARK POLICE DEPARTMENT – BUDGET PROPOSAL FY 2025-2026

Financial Overview

	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Actual	5/31/25 YTD	Projected Next 4 Months	Total Projected 9/30/25	FY2025 Adopted	FY2026 Proposed	variance dollar	%
POLICE DEPARTMENT:											
12.000 - FULL TIME SALARIES	$577,458	$610,373	$685,929	$759,996	$498,621	$249,311	$747,932	$849,545	$888,004	$38,458	5%
13.000 - PART TIME SALARIES	$112,256	$136,999	$127,315	$113,810	$46,459	$23,230	$69,689	$119,600	$123,188	$3,588	3%
14.000 - OVERTIME	$6,919	$16,601	$42,460	$68,684	$34,100	$10,000	$44,100	$50,000	$50,000	$0	0%
15.000 - OTHER PAYS	$199,521	$442,707	$635,839	$440,519	$2,475	$1,238	$3,713	$11,360	$11,360	$0	0%
21.000 - FICA/MEDICARE	$55,005	$60,061	$67,220	$74,116	$45,525	$21,709	$67,234	$78,834	$82,050	$3,217	4%
22.000 - RETIREMENT CONTRIBUTIONS	$162,313	$191,500	$234,751	$293,398	$180,128	$93,051	$273,179	$329,987	$305,509	($24,478)	-7%
23.000 - HEALTH INSURANCE	$68,876	$47,272	$57,658	$72,606	$48,804	$33,026	$81,830	$125,735	$155,106	$29,371	23%
24.000 - WORKERS COMPENSATION	$26,244	$69,203	$46,093	$214,633	$107,447	$0	$107,447	$104,414	$104,414	$0	0%
31.000 - PROFESSIONAL SERVICES	$19,068	$26,362	$29,038	$47,505	$23,810	$11,905	$35,715	$22,412	$22,412	$0	0%
40.000 - TRAVEL & PER DIEM	$0	$953	$0	$0	$0	$0	$0	$8,000	$4,000	($4,000)	-50%
41.000 - COMMUNICATIONS	$13,747	$15,445	$21,769	$23,685	$11,829	$5,915	$17,744	$6,289	$15,289	$9,000	143%
43.000 - UTILITIES	$2,057	$2,609	$2,987	$2,981	$2,005	$1,003	$3,008	$3,740	$3,740	$0	0%
44.000 - RENTALS & LEASES	$73,784	$73,013	$70,170	$119,746	$84,281	$42,141	$126,422	$105,546	$117,482	$11,936	11%
45.000 - PROPERTY & LIABILITY INSURANCE	$16,304	$19,217	$21,449	$6,784	$17,389	$0	$17,389	$22,880	$22,880	$0	0%
46.000 - REPAIRS & MAINTENANCE	$63,666	$87,415	$108,189	$156,979	$57,384	$28,692	$86,076	$87,500	$50,000	($37,500)	-43%
47.000 - PRINTING & BINDING	$50	$413	$601	$105	$0	$0	$0	$500	$500	$0	0%
49.000 - CONTINGENCY	$9,657	$0	$15,415	$0	$1,422	$711	$2,133	$10,000	$0	($10,000)	-100%
52.000 - OPERATING SUPPLIES	$99,484	$150,573	$173,535	$156,381	$45,543	$22,771	$68,314	$179,690	$152,500	($27,190)	-15%
54.000 - DUES & MEMBERSHIPS	$1,422	$1,510	$1,075	$3,221	$1,668	$0	$1,668	$1,500	$1,500	$0	0%
55.000 - EDUCATION & TRAINING	$11,790	$1,548	$9,524	$42,028	$4,070	$0	$4,070	$46,065	$17,410	($28,655)	-62%
58.000 - ACCREDITATION	$0	$0	$0	$9,070	$16,073	$8,037	$24,110	$25,000	$8,500	($16,500)	-66%
64.000 - CAPITAL OUTLAY	$131,484	$47,427	$44,787	$221,143	$17,856	$0	$17,856	$2,500	$4,000	$1,500	60%
Total Expenses	**$1,651,106**	**$2,001,200**	**$2,395,804**	**$2,827,391**	**$1,246,891**	**$552,738**	**$1,799,629**	**$2,191,096**	**$2,139,844**	**($51,252)**	**-2%**

POLICE DEPARTMENT BUDGET HIGHLIGHTS

The proposed Police Department budget for FY 2025-2026 is 2% less than the adopted budget for FY 2024-2025



POLICE DEPARTMENT BUDGET HIGHLIGHTS

• Line items: 12.000, 21.000, 23.000, 54.000, 55.000 – Personnel Costs & Memberships/Training: Reduced primarily due to staffing adjustments and lower projected costs for benefits and training.

• Line item: 31.000 – Professional Services: This line item remains unchanged compared to FY 2024-2025; however, continued efficiencies and internal resource use will help maintain service levels without cost increases.

• Line item: 46.000 – Repairs & Maintenance: Reduced by 43% in FY 2025-2026, reflecting completion of major repair projects in FY2025 and a shift toward preventative maintenance strategies.

• Line item: 55.000 – Education & Training: Decreased by 62% due to restructured training schedules, use of online learning platforms, and a focus on in-house training programs.

• Line item: 58.000 – Accreditation: Reduced by 66% as the department completed key accreditation requirements in FY 2024-2025, with only minimal maintenance costs expected in FY 2025-2026.

• Line item: 40.000 – Travel & Per Diem: Reduced by 50% due to fewer out-of-area training events and conferences planned for

FY 2024-2025 – ACCOMPLISHMENTS

LEADERSHIP TRANSITION & ORGANIZATIONAL RECOVERY

- Between October 2024 and February 2025, the Village of Biscayne Park Police Department experienced a significant leadership shift, including the appointment of a new Interim Village Manager, the transition of the former Police Chief out of the department, and the appointment of an Acting Chief.
- Although these changes temporarily delayed certain initiatives, the prompt placement of now Chief Carlos Avila as Captain and the appointment of a full-time Police Detective rapidly steered the department back in the right direction.
- Unfortunately, the previous administration's lack of experience, attention to detail, and borderline abandonment of essential responsibilities left the department in a precarious situation. Several state and federal mandates, including requirements from the Florida Department of Law Enforcement, were not being met, placing the department on the verge of becoming nonfunctional.
- In addition, the prior administration inflated the number of "available staff" by counting volunteer reserve officers as operationally available, despite their inability to commit to Village needs due to full-time jobs elsewhere or prioritizing off-duty employment outside the Village. This misuse included the allocation of Village resources such as vehicles, fuel, and equipment.
- All these issues have since been identified, addressed, and directives implemented to ensure this does not recur.
- Most of this year's budget objectives were accomplished or met after February 2025, in a race against time to restore compliance, stability, and efficiency.

OPERATIONAL & ENFORCEMENT ACHIEVEMENTS

- **Arrests** – Increased by 146.15% (21 in 2024 to 45 in 2025).
- **Traffic Citations** – Up 139.39% (495 to 1,185).
- **Written Warnings** – Increased by 5.2% (270 to 283).
- **Criminal Traffic Summons** – Rose 208.33% (20 to 67).
- **Felony & Misdemeanor Arrests** – Felony arrests increased from 1 to 4 in April; misdemeanor arrests doubled from 8 to 16 in May.
- **Calls for Service** – Decreased by 20.6% (194 to 154), with increased enforcement productivity.
- **Community Policing** – Increased by 38.55% (Watch Orders & Park-and-Walks from 3,746 to 5,339).

COMMUNITY & INTER-AGENCY PARTNERSHIPS

- Increased collaboration with Code Enforcement to address quality-of-life issues.
- Worked closely with Public Works for removal of abandoned vehicles and debris.
- Maintained strong coordination with Miami-Dade Sheriff's Office and Emergency Management for preparedness and response.

ADMINISTRATIVE, FINANCIAL, & STRATEGIC ADVANCEMENTS

- **Equitable Sharing Program Reinstated –** Completed all 2023, 2024, and 2025 ESAC audits to qualify for federal forfeiture funds, several active DAG orders in process with projected reimbursement forthcoming
- **Off-Duty Employment Policy Implemented –** New policy requires officers to pay a surcharge for every off-duty hour worked
- **FDEM Reimbursement Claim –** Filed for 2024 Hurricane Milton deployment: projected reimbursement $56,000.00
- **Fleet Management Overhaul –** Appointed Fleet Manager; identified and scheduled return of expired lease vehicles.
- **AT&T Communications Audit –** Completed a full audit of department hotspots and assigned phone lines; identified over 40% of lines as unused and disconnected them. Continuing to explore alternatives for additional savings in this budget line item.
- **Resolution of Payroll & HR Issues –** Cleared all payroll discrepancies; implemented preventive protocols.
- **Less than Lethal Shotguns Procurement/ Return/ Reimbursement –** Secured $4,050 vendor credit for unused firearms, applied to uniforms and essential supplies.
- **Vendor Account Audits –** Reconciled all outstanding balances; renegotiating contracts for cost savings, including GEOTAB GPS, TLOxp, and Axon/Taser 5-year rates.
- **Evidence Room Reboot –** Full audit completed; on-site procedural training conducted.
- **New Officer Hired –** Full-time officer was hired in June 2025 to cover existing full-time vacant position

- **SunPass Account Reinstated** – Updated and active; collaboration ongoing with SunPass representatives.
- **Vehicle Auction Completed** – Sale of unused vehicles generated revenue for the Village.
- **Fleet Marking Project** – In approval stage; completion expected within two weeks.
- **Emergency Preparedness** – Completed required training with Miami-Dade Department of Emergency Management.
- **Code Enforcement Support** – Assisted in removal of four abandoned vehicles after multiple resident complaints.
- **Facility Security Upgrades** – Installed access control at PD; CCTV proposals received for PD and Public Works.
- **Detective Position Created** – Promoted former reserve officer with 49 years of law enforcement experience to full-time detective role.
- **FDLE–CJIS Audits** – Completed for multiple platforms; agency in full compliance.
- **Sheriff's Office Radio Communications** – Updated all users with Miami-Dade Sheriff's Office.
- **Traffic Radars** – Recalibrated all expired units.

OBJECTIVES for FY 2025-2026

The following objectives are our anticipated accomplishments for the upcoming year:

STRATEGIC COMMUNITY ENGAGEMENT

- **Implementation of a Village Community Resource Officer Program –** Assign a dedicated officer that will be known as a NRO (Neighborhood Resource Officer) to act as a liaison between the Police Department and the community, restoring and expanding engagement initiatives. Duties will include organizing neighborhood watch programs, attending community meetings, coordinating safety presentations in schools, developing youth mentorship opportunities, and proactively addressing resident concerns to build trust and cooperation.

POLICY, PROCEDURE, & ACCREDITATION PREPARATION

- **Departmental Orders Review & Rewrite –** Conduct a full review, audit, and rewrite of all departmental orders to align with industry best practices and accreditation standards. This process will include input from staff, legal review, deconfliction, and integration of policy updates to address operational needs and compliance requirements.
- **Accreditation Roadmap –** Develop a phased plan to meet the Florida Law Enforcement Accreditation (CFA) standards, with benchmarks to measure progress toward full accreditation.

OPERATIONAL EFFICIENCY & STAFFING

- **Minimal Staffing Guarantee –** Implement operational adjustments to ensure minimum staffing is maintained at all times, recognizing that consistent coverage is essential to safeguard the community and guarantee the quality of life of our residents and Police Officers.
- **Vendor Review Meetings –** Meet with every current service provider to review contracts, fees, and explore cost-saving opportunities.
- **Fleet Management Optimization –** In coordination with the Village Manager, explore replacing the current fleet program with a more cost-effective alternative, including possible participation in the Sheriff's bid program for future vehicle acquisitions.
- **Best Practices Implementation –** Identify and adopt operational practices that enhance service delivery while being cost-effective for the Village.

TECHNOLOGY & ACCOUNTABILITY ENHANCEMENTS

- Implement the state of Florida's TRAcs System with the new **MACH** Computer Aided Dispatch (CAD) capabilities, enabling automated reporting to state and federal crime reporting systems formerly known as (**UCR**) and integrating advanced features for crime statistics tracking and operational efficiency **(AT NO COST TO THE VILLAGE).**
- **Full Utilization of Power DMS –** Leverage Power DMS for daily operations, internal communication, and accountability tracking, including policy acknowledgment, online training modules, document sharing, and performance review tools.

Training Integration – Utilize the system to manage officer training schedules, track certifications, and document compliance with state-mandated training requirements.

INTER-AGENCY PARTNERSHIPS & FUNDING INITIATIVES

- **Task Force Officer Assignment** – Assign a dedicated Task Force Officer to strengthen partnerships with outside agencies and identify new funding opportunities through DAG orders and other programs. All processes will be managed by the assigned officer to guarantee all federal requirements are met.
- Grant Applications for Small Agencies – Target (Non-Matching Grants) designed for smaller police departments to secure funding for equipment, training, technology, and community programs.

- **CONCLUSION**

  In just five months, despite inheriting significant operational deficiencies, the Biscayne Park Police Department has restored compliance with state and federal mandates, implemented impactful reforms, and improved community engagement and operational efficiency. While most issues have been identified and many addressed, this remains a work in progress. Achieving the department's full operational readiness will be a timely and deliberate endeavor, requiring sustained effort, strategic planning, and ongoing resource allocation. In the meantime, we remain committed to addressing challenges promptly and effectively, with the ultimate goal of becoming 100% compliant and delivering the highest level of service to our residents. By implementing these objectives, the department will strengthen operational stability, enhance community trust, secure additional resources, and safeguard the quality of life of our residents through professional, transparent, and proactive policing.

Section 6

Expenditures: Code Compliance

Code Enforcement

Adopted Budget - FY2026

	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Actual	7/31/25 YTD	Projected Next 2 Months	Total Projected 9/30/25	FY2025 Adopted	FY2026 Adopted	variance dollar	%
CODE COMPLIANCE DEPARTMENT:											
12.000 - REGULAR SALARIES	$67,685	$72,333	$114,039	$201,180	$157,178	$31,436	$188,614	$233,180	$92,637	($140,542)	-60%
21.000 - FICA/MEDICARE	$5,178	$5,533	$3,828	$15,390	$12,024	$2,405	$14,429	$17,838	$7,087	($10,751)	-60%
22.000 - RETIREMENT CONTRIBUTIONS	$6,863	$8,038	$5,967	$26,933	$22,201	$4,285	$26,486	$31,782	$16,745	($15,037)	-47%
23.000 - HEALTH INSURANCE	$16,191	$12,503	$10,621	$23,539	$18,113	$3,670	$21,783	$44,065	$24,374	($19,691)	-45%
24.000 - WORKERS COMPENSATION	$2,405	$3,470	$4,377	$8,623	$9,083	$0	$9,083	$9,916	$9,916	$0	0%
25.000 - UNEMPLOYMENT	$3,580	$0	$0	$0	$0	$0	$0	$0	$0	$0	0%
31.000 - PROFESSIONAL SERVICES	$1,225	$0	$0	$161,800	$126,000	$24,000	$150,000	$157,000	$79,000	($78,000)	-50%
41.000 - COMMUNICATIONS	$667	$435	$1,181	$1,005	$195	$0	$195	$4,503	$2,000	($2,503)	-56%
44.000 - RENTALS & LEASES	$5,976	$5,814	$5,698	$14,417	$0	$0	$0	$0	$0	$0	0%
45.000 - PROPERTY & LIABILITY INSURANCE	$1,961	$2,312	$2,532	$2,088	$1,721	$0	$1,721	$2,401	$2,401	$0	0%
46.000 - REPAIRS & MAINTENANCE	$47	$699	$129	$5,384	$0	$500	$500	$600	$600	$0	0%
49.000 - CONTINGENCY	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0%
52.000 - OPERATING SUPPLIES	$934	$150	$0	$1,183	$0	$1,000	$1,000	$1,000	$1,000	$0	0%
54.000 - MEMBERSHIP & DUES	$300	$378	$150	$275	$0	$0	$0	$470	$85	($385)	-82%
55.000 - EDUCATION & TRAINING	$1,100	$1,300	$650	$900	$0	$0	$0	$3,759	$2,150	($1,609)	-43%
64.000 - CAPITAL OUTLAY	$0	$0	$0	$56,725	$60,340	$0	$60,340	$0	$0	$0	0%
Total Expenses	**$114,113**	**$112,965**	**$149,173**	**$519,442**	**$406,856**	**$67,295**	**$474,150**	**$506,515**	**$237,996**	**($268,519)**	**-53%**

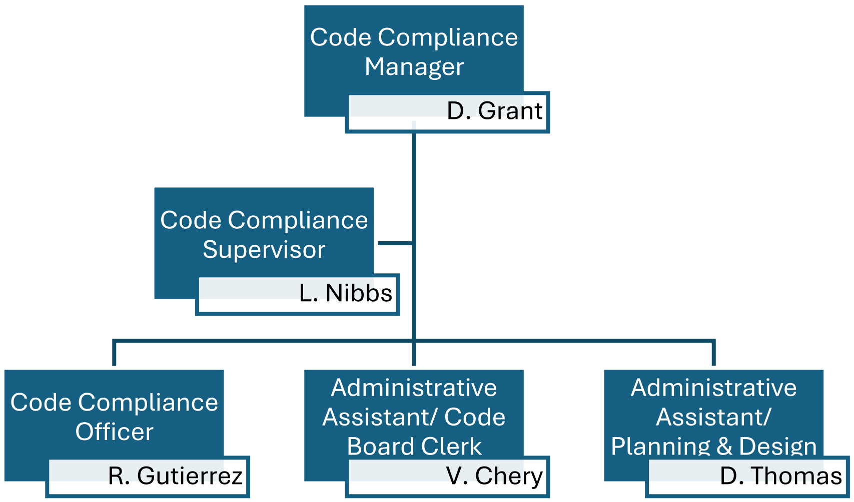
The primary goal for the Code Compliance Department is to maintain and increase the safety, health, and quality of life to which all Village residents are entitled. The Department enforces Village and County codes, sections of the Florida Building Code and applicable State Statutes. Non-compliant cases are presented before a quasi-Judicial Board for hearings. The Department also provides public records on code violations for lien searches on properties located in the Village. The Code Compliance Department is responsible for reviewing and recommending changes to the Village Code of Ordinances. We are open 5 days a week, Monday to Friday, from 9:00 AM to 5:00PM.

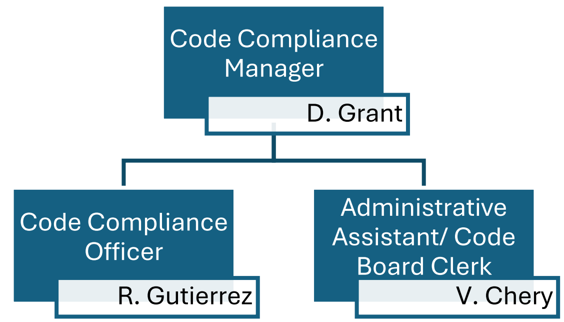
CODE COMPLIANCE ACTIVITY REPORT

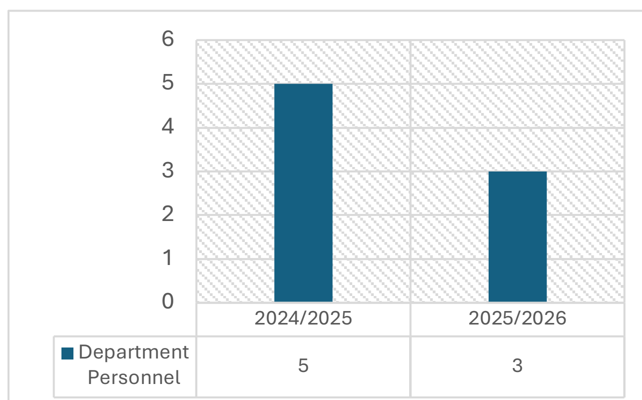
ACTIVITY	FY2024 ACTUAL Jan to Dec	FY2025 ACTUAL Jan to-date (8/7/2025)	FY2025 PROJECTED Aug to Dec	FY2025 PROJECTED TOTALS
INSPECTIONS	3,197	2,057	1,470	3,527
CODE BOARD HEARING CASES	255	159	115	274
CASES OPENED	1,008	643	460	1,003
CASES IN COMPLIANCE	792	481	345	826
LIENS	22	26	20	46

CODE COMPLIANCE DEPARTMENT – BUDGET PROPOSAL FY2026

PERSONNEL – 2024/2025 -vs- 2025/2026

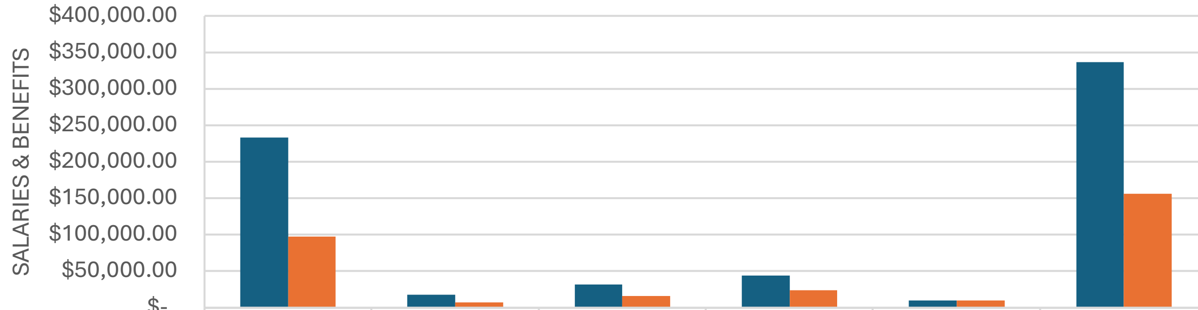




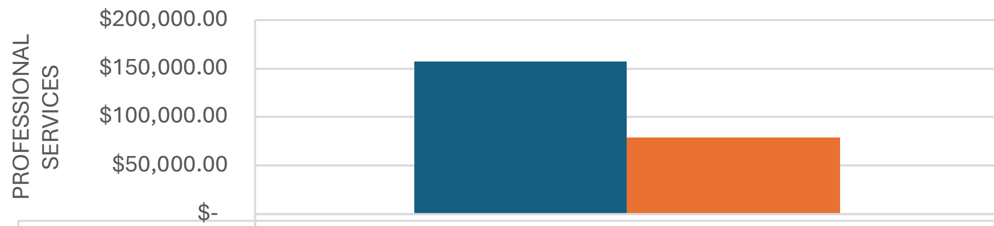


COMPENSATION – 2024/2025 -vs- 2025/2026

CODE COMPLIANCE STAFF SALARIES & BENEFITS



	REG. SAL.	FICA/MED	RET. CONT.	HEALTH INS.	WORK. COMP.	TOTALS
FY2025 ADOPTED	$233,180.00	$17,838.00	$31,782.00	$44,065.00	$9,916.00	$336,781.00
FY2026 PROPOSED	$97,980.00	$7,496.00	$16,477.00	$24,374.00	$9,916.00	$156,243.00



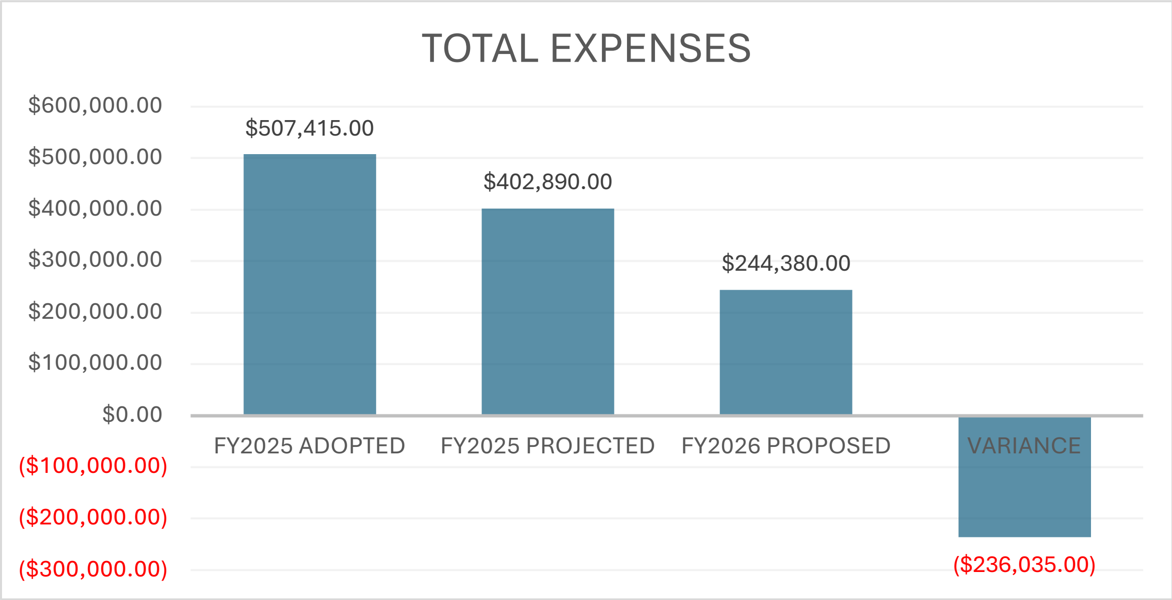
FY2025 ADOPTED	$157,000.00
FY2026 PROPOSED	$79,000.00

Financial Overview

		FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Actual	5/31/25 YTD	Projected next 4 months	Total Projected 9/30/25	FY2025 Adopted	FY2026 Proposed	Variance Dollar	Variance %
12.000	REGULAR SALARIES	$67,685	$72,333	$114,039	$201,180	$131,894	$41,273	$173,167	$233,180	$97,980	($135,199)	-58%
21.000	FICA/MEDICARE	$5,178	$5,533	$3,828	$15,390	$10,090	$3,157	$13,247	$17,838	$7,495	($10,343)	-58%
22.000	RETIREMENT CONSTRIBUTIONS	$6,863	$8,038	$5,967	$26,933	$19,685	$5,626	$25,310	$31,782	$16,477	($15,305)	-48%
23.000	HEALTH INSURANCE	$16,191	$12,503	$10,621	$23,539	$15,441	$7,339	$22,780	$44,065	$24,374	($19,691)	-45%
24.000	WORKERS COMPENSATION	$2,405	$3,470	$4,377	$8,623	$9,083	$0	$9,083	$9,916	$9,916	$0	0%
25.000	UNEMPLOYMENT	$3,580	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0%
31.000	PROFESSIONAL SERIVCES	$1,225	$0	$0	$161,800	$87,000	$63,000	$150,000	$157,000	$79,000	($78,000)	-50%
41.000	COMMUNICATIONS	$667	$435	$1,181	$1,005	$195	$0	$195	$4,503	$2,000	($2,503)	-56%
44.000	RENTALS & LEASES	$5,976	$5,814	$5,698	$14,417	$0	$0	$0	$0	$0	$0	$0%
45.000	PROPERTY & LIABILITY INSURANCE	$1,961	$2,312	$2,532	$2,088	$1,721	$0	$1,721	$2,401	$2,401	$0	$0%
46.000	REPAIRS & MAINTENANCE	$47	$699	$129	$5,384	$0	$500	$500	$600	$600	$0	$0%
49.000	CONTIGENCY	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0%
52.000	OPERATING SUPPLIES	$934	$150	$0	$1,183	$0	$1,000	$1,000	$1,900	$1,900	$0	$0%
54.000	MEMBERSHIP & DUES	$300	$378	$150	$275	$0	$0	$0	$470	$85	($385)	-82%
55.000	EDUCATION & TRAINING	$1,100	$1,300	$650	$900	$0	$0	$0	$3,759	$2,150	($1,609)	-43%
64.000	CAPITAL OUTLAY	$0	$0	$0	$56,725	$5,887	$0	$5,887	$0	$0	$0	$0
TOTAL EXPENSES	**TOTAL EXPENSES**	**$114,113**	**$112,965**	**$149,173**	**$519,442**	**$280,995**	**$121,895**	**$402,890**	**$507,415**	**$244,380**	**($263,035)**	**-52%**

CODE COMPLIANCE BUDGET HIGHLIGHTS

The Code Compliance Dept. proposed budget for FY2026 is 52% less than the adopted budget for FY2025



- Line items: 12.000, 21.000, 23.000, 54.000, 55.000 - Personnel Costs & Memberships/Training: Significantly reduced due to the departure of two employees.
- Line item: 31.000 - Professional Services – This line item has reduced by 50% in the proposed budget. 50% of the expenses have been allocated to the Building Department.
- Line items: 41.000, 52.000, 64.000 – Operations – Less equipment needed with less employees and no allocation for capital outlay requested in the proposed budget.

FY2025 – ACCOMPLISHMENTS

The following were the main achievements for the year 2024/2025:

CASE MANAGEMENT

- The Department completed the transition to the GOGov case management system. Code cases, Registrations and Licenses are issued exclusively in GOGov.

PROPERTIES WITH APPROVED VARIANCES – CONDITIONS FOR STORAGE OF RECREATIONAL VEHICLES & TRAILERS

- Reviewed and updated. Current registrations for the water vessels/recreational vehicles/Trailers were all received.

CODE OF ORDINANCES

- Sec. 16.17 - Landlord Registrations - modified to meet State requirements and is successfully being implemented.
- Sec.16.13 - Exterior Paint Color Approval - updated to meet State requirements.
- Sec. 14 -Code Compliance Board - updated to delegate authority to the Code Compliance Board to settle recorded liens.

OUTREACH

- We launched our outreach program and now send out letters of intent which pre-emptively alerts residents of a future visit/inspection by a code officer.
- Incorporated "Thank you" cards in our communications to acknowledge residents whose properties are well maintained.

UNSAFE STRUCTURES – ABATEMENTS

- 11401 NE 8 CT - Successfully abated one of the most complex and extensive public nuisances in the Village in which four abandoned vehicles were removed and the overgrown yard was cleaned up. Pest control treatments were applied over 4 months. Liens have been filed for the cost of mitigation.
- 826 NE 121 ST – Worked with the building dept to fast track securing this unsafe structure with a construction/safety fence to mitigate squatter violations. A demolition order will be in effect at the end of August, 2025 if permits for remodeling are not submitted by the property owner.
- 739 NE 111 ST – Worked with the selling Agent to assist an ailing resident sell his property by providing conditional re-occupancy certification and facilitating lien reduction through the Code Compliance Board. Conveyancing went through successfully. The Village earned $14,000 from the release of seven code compliance liens that were filed against the property over the years.

PUBLIC WORKS - ABATEMENTS

- We continue to team up with Public Works Dept. to mitigate violations on public property. Public Works has been instrumental in assisting Code abate large trash piles, trimming overgrown trees or simply picking up shopping carts dumped in the Village.

CODE COMPLIANCE DEPARTMENT – BUDGET PROPOSAL FY2026

RE-OCCUPANY CERIFICATION

- We updated the forms and declarations of facts for re-occupancy certification. The Village Attorney reviewed them, and we now use the updated forms.

DEPARTMENT POLICIES AND PROCEDURES

- Completed Standard Operating Procedures & Policies (SOPs) for Code & Planning & Design Review Boards support staff to ensure consistency and maximize efficiency.

LIEN REGISTRY

- We have created a Lien Registry of all recorded liens since July 7 2015. The Registry is on the Share Folder on the Village network and will be updated by staff once a month. An electronic record remains with our electronic filing vendor Simplifile ®

PROPERTY MAINTENANCE

- Continued enforcement efforts by increasing our sweeps for major property maintenance violations such as dirty roofs, driveways and exterior paint.

BUILDING/ZONING CODE VIOLATIONS

- We continue working with the Building Dept to enforce building and zoning code violations which account for a sizable percentage of the codes we enforce.
- We continue to assist the Building Dept. with resolving cases with expired building permits and complex unsafe structure cases.

SHORT TERM VACATION RENTALS

- We had a successful meeting and communications with officials from Miami Dade County Fire Rescue Dept. They agreed to assist the Village with fire inspections once we amend and update the code to meet with State requirements for carbon monoxide detectors and smoke detectors,
- Continued to actively work with PD to monitor, verify and issue citations to those found to be in violation of the noise ordinance, exceeding capacity, renting without licenses and/or criminal activity. Met with PD Chief Carlos Avila and discussed implementation of improved reporting on "after-hours" complaints and enforcement.

CODE COMPLIANCE DEPT. REVENUE

	FY2023	FY2024	FY2025-Jan todate	TOTALS $
Civil Citations	3,325.00	5,725.00	7,625.00	**16,675.00**
Code Board Judgements & Fine Reductions	70,355.00	37,032.00	46,881.00	**154,268.00**
Licenses, Registrations, Permit Application and Inspection fees	44,561.00	42,000.00	8,900.00	**95,461.00**
Surplus funds from the Sale of Code Vehicle RAV 4			17,000.00	**17,000.00**
TOTAL	**$ 118,241.00**	**$ 84,757**	**$ 80,406.00**	**$ 283,404.00**

OBJECTIVES FY 2026

The following objectives are our anticipated accomplishments for the upcoming year.

SIGNS

- Implement the construction sign ordinance that revolves around off-street parking, construction hours and construction site maintenance.

STANDARD OPERATING PROCEDURES

- Conduct our first annual review of the SOPs with the Village Manager and update to ensure consistency and maximize efficiency for field officers and administrative staff.

ORDINANCES

- Continue to review ordinances with the Village Manager and recommend amendments and/or changes. We will be recommending and proposing the following for review:
  - Artificial turf
  - STVR – smoke and carbon monoxide detection per MDFR & State requirements
  - STVR – Corrections/updates to the current code
  - Filming – Permitted days and hours
  - Special Events
  - Painting boarded windows & doors the same color as the exterior paint of the property

OUTSTANDING FINES/LIENS & CIVIL CITATIONS

- We will continue to actively process the collection of outstanding civil citations and fines.

ONLINE PAYMENTS

- Incorporate an online payment feature for payment of fines, civil citations, registrations, and license application fees.

OUTREACH

- Implement our first annual educational event with the Mayor, Councilmen/women and the residents.
- Team up with Parks & Recreation to launch our social media campaign to educate the community on Village Codes.

VACANT/ABANDONED PROPERTY REGISTRY

- Create and implement a Registry of all vacant and abandoned properties in the Village. Recommend codifying the registration of vacant properties by properties owners with the Village.
-

COMMUNICATION

- Develop initiatives to improve communication with Village residents as it pertains to aesthetic enhancements and beautification of the Village.

Section 7

Expenditures: Public Works

Public Works

Adopted Budget - FY2026

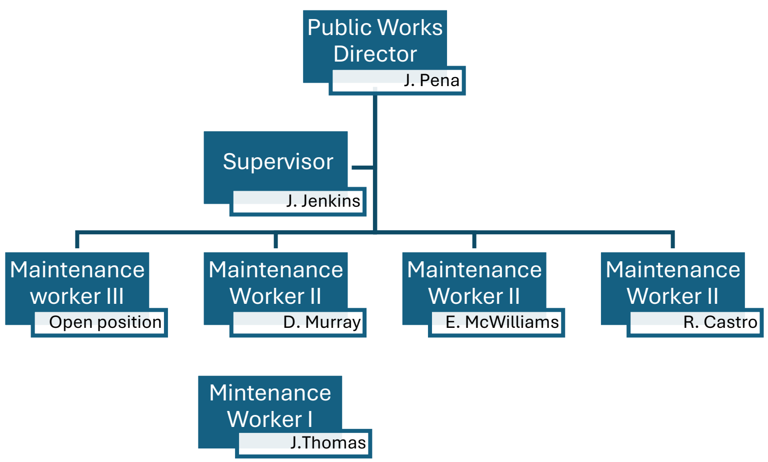
Operating Expenses	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Actual	7/31/25 YTD	Projected Next 2 Months	Total Projected 9/30/25	FY2025 Adopted	FY2026 Adopted	variance dollar	variance %
12.000 - REGULAR SALARIES	$196,658	$205,155	$182,898	$191,039	$158,139	$31,628	$189,767	$231,772	$252,068	$20,296	9%
14.000 - OVERTIME	$4,519	$1,708	$3,285	$830	$1,125	$0	$1,125	$5,000	$5,000	$0	0%
15.000 - EMPLOYEE BONUSES	$2,000	$1,500	$1,500	$2,500	$2,000	$0	$2,000	$3,100	$3,100	$0	0%
21.000 - FICA/MEDICARE	$12,177	$15,908	$11,674	$15,417	$11,559	$2,312	$13,871	$18,350	$19,903	$1,553	8%
22.000 - RETIREMENT CONTRIBUTIONS	$15,948	$22,915	$17,835	$26,819	$22,308	$4,462	$26,770	$31,782	$35,646	$3,863	12%
23.000 - HEALTH INSURANCE	$36,016	$40,168	$30,531	$34,318	$33,982	$6,796	$40,778	$44,143	$60,935	$16,792	38%
24.000 - WORKERS COMPENSATION	$12,020	$17,343	$21,879	$43,096	$45,397	$0	$45,397	$49,561	$49,561	$0	0%
34.000 - CONTRACT SERVICES	$10,865	$10,982	$12,159	$16,100	$10,725	$2,145	$12,870	$12,870	$12,870	$0	0%
40.000- TRAVEL & PER DIEM	$900	$3,600	$600	$2,250	$0	$0	$0	$0	$0	$0	0%
41.000 - COMMUNICATIONS	$3,571	$4,606	$4,098	$4,619	$3,947	$789	$4,736	$4,303	$3,731	($572)	-13%
43.000 - UTILITIES	$21,283	$18,768	$13,597	$25,348	$16,725	$3,345	$20,070	$22,331	$22,331	$0	0%
44.000 - RENTALS & LEASES	$16,133	$12,444	$2,956	$3,355	$15,935	$3,187	$19,122	$54,100	$15,600	($38,500)	-71%
45.000 - PROPERTY & LIABILITY INSURANCE	$8,839	$10,201	$10,837	$9,552	$14,097	$0	$14,097	$16,489	$14,332	($2,156)	-13%
46.000 - REPAIRS & MAINTENANCE	$36,288	$32,586	$15,233	$67,886	$9,664	$1,933	$11,597	$40,000	$40,000	$0	0%
46.200 - LANDSCAPE MAINTENANCE	$77,150	$53,061	$33,148	$11,873	$99,250	$0	$99,250	$81,000	$81,000	$0	0%
49.000 - OTHER CURRENT CHARGES - STORM PREP	$0	$13,273	$0	$13,275	$0	$0	$0	$29,500	$38,500	$9,000	31%
52.000 - OPERATING SUPPLIES	$29,393	$26,146	$18,768	$58,312	$34,903	$6,981	$41,883	$28,010	$25,510	($2,500)	-9%
54.000 - DUES & MEMBERSHIPS	$0	$210	$0	$2,259	$0	$0	$0	$500	$500	$0	0%
55.000 - EDUCATION & TRAINING	$299	$59	$0	$0	$0	$0	$0	$500	$500	$0	0%
64.000 - CAPITAL OUTLAY	$3,292	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	0%
Total Public Works Expenses	**$487,351**	**$498,134**	**$380,998**	**$528,846**	**$479,756**	**$63,577**	**$543,333**	**$673,310**	**$681,087**	**$7,777**	**1%**

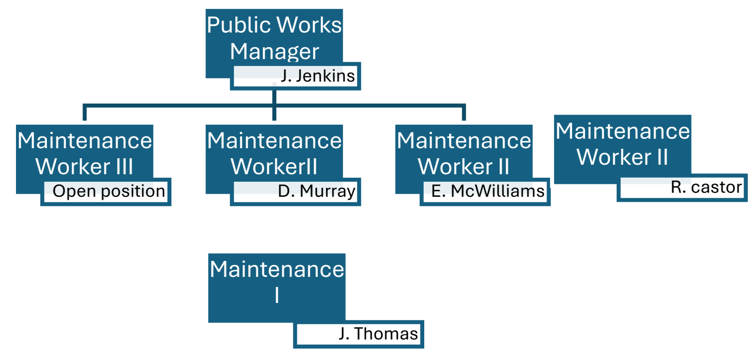
The Mission of the Public Works Department (PWD) is to construct, maintain and preserve a safe, functional and aesthetically pleasing public infrastructure in the Village of Biscayne Park for our residents and visitors while providing the highest levels of customer service and responsiveness.

PUBLIC WORKS ACTIVITY REPORT

ACTIVITY	ON-GOING MAINTENANCE	COMPLETED
MEDIAN ON 6TH AVENUE	On-going	
Pressure cleaning of village buildings		Completed
SPRINKLERS – NE 6 AVE, Griffin Park, Public Works building and Rec Center, Butterfly Park at 109 street & 10th Avenue	On-going	
Removing Australian Pines (Contracted out)		Completed
Road Maintenance – potholes, leaning signs, down signs, signs blocked by vegetation	On-going	
General Maintenance – Village wide.	On-going	
Contacting the North Miami Water & Sewer Department whenever there's a leak in the Medians.	On-going	
Hurricane preparation – sand & sandbags.		Completed
Improve landscaping at Village Entrance		Completed
Repair all existing sprinkler systems		Completed

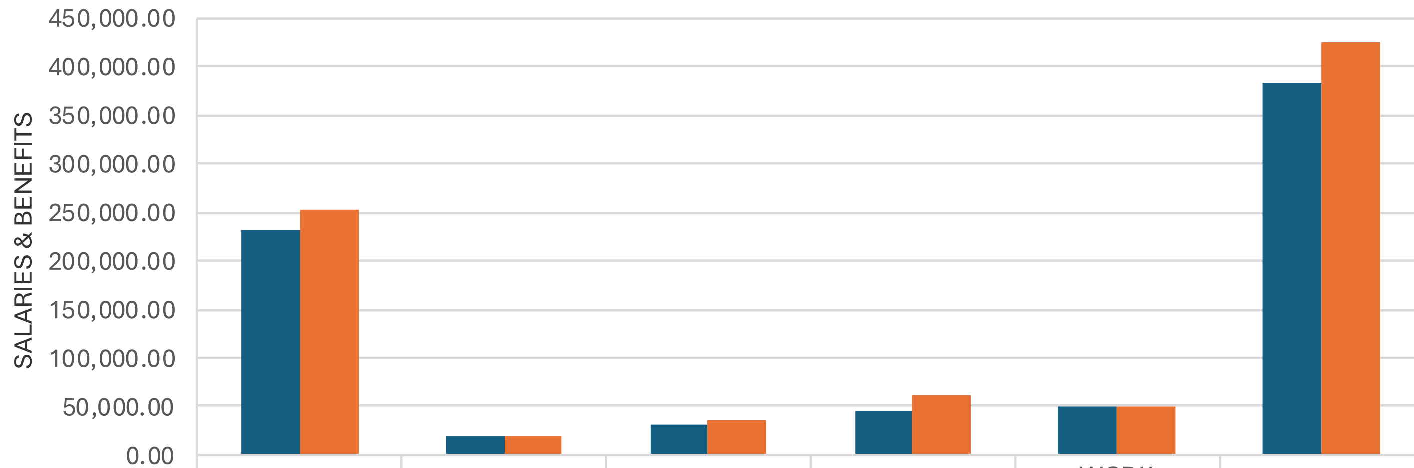
PERSONNEL – 2024/2025 -vs- 2025/2026





COMPENSATION – 2024/2025 -vs- 2025/2026

PUBLIC WORKS STAFF SALARIES & BENEFITS



	REG. SAL.	FICA/MED	RET. CONT.	HEALTH INS.	WORK. COMP.	TOTALS
FY2025 ADOPTED	231,772.00	18,350.00	31,782.00	44,143.00	49,561.00	383,708.00
FY2026 PROPOSED	252,068.00	19,903.00	35,646.00	60,935.00	49,561.00	426,213.00

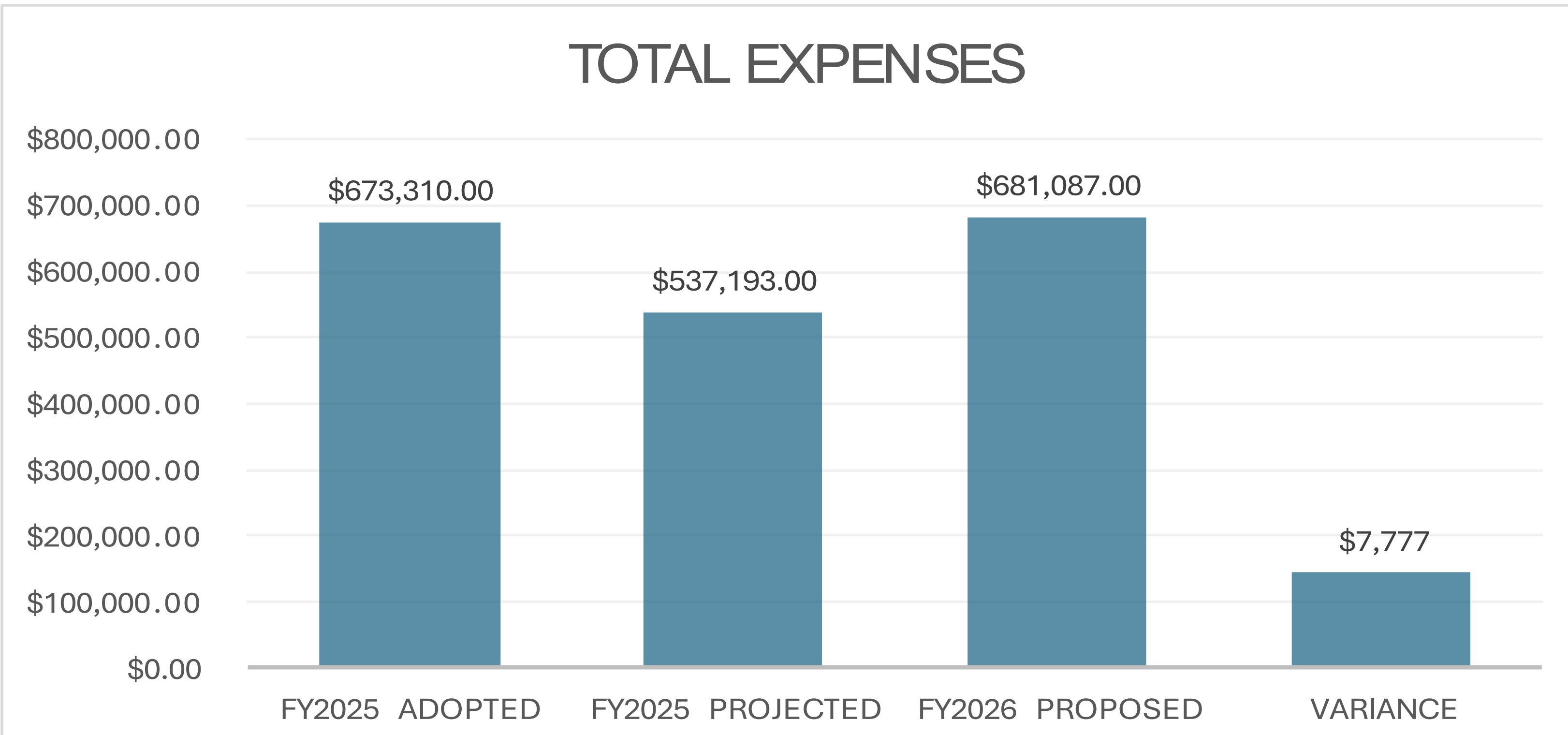
Difference in Budget 2024-25 VS 2025-26

Fund Type	FY 2024-25 (Adopted)	FY 2025-26 (Proposed)	Increase/Decrease (%)
Regular Salaries	$231,772	$252,068	+9%
FICA/MICA	$18,350	$19,903	+8%
Retirement Contributions	$31,782	$35,646	+12%
Health Insurance	$44,143	$60,935	+38%
Communications	$4,303	$3,731	-13%
Rental & Leases	$54,100	$15,600	- 71%
Insurance	$16,489	$14,332	-13%

Storm Prep	$29,500	$38,500	+31%
Supplies	$28,010	$25,510	-9%
Total Public Works Expense	**$673,310**	**$681,087**	**+1%**

PUBLIC WORKS BUDGET HIGHLIGHTS

The Public Works Deptartment projected final expenditure for FY 2024-25 allows for a surplus of **$136,117.00.** The proposed budget for FY2025-26 is **$7,777** higher than the adopted budget of 2024-25.



ACCOMPLISHMENTS

The following were the main achievements for the year 2024/2025:

REQUESTS

- The Department now processes requests for invoices and payments through GOGov
- Working with each Department to accomplish a Team Environment
- Respond to after-hours emergency in boarding of home that was struck by a car
- Remove fallen Australian Pine tree that was blocking roadway, respond on emergency basis

CODE COMPLIANCE DEPT - ABATEMENTS

- We continue to team up with Code Dept. to mitigate violations on public property to abate large trash piles, trimming overgrown trees or simply picking up shopping carts dumped in the Village.

Preparation for Hurricane Season

- Obtain agreement for Storm- Drains to be cleaned twice a year so that floods remain at a minimum.

GOALS & OBJECTIVES FY 2025-26

The following goals & objectives are our anticipated accomplishments for the upcoming fiscal 2025-26year.

LOG CABIN

- Update the roof

TREES

- Tree planting (where Australian pines were removed)

SATURDAY COVERAGE

- Assign employee for Saturday coverage to maintain the medians free of trash and debris and remove debris from roadways. Be able to respond to requests for service.

TREE MAINTENANCE PROGRAM

- Develop Tree Maintenance Program for tree canopy

PUBLIC WORKS BUILDING

- Demolish/ Replacement of Roof

PUBLIC WORKS FACILITY

- Clean- up exterior, organize the equipment and supplies

ENTRANCE SIGNS

- Installing remaining entrance signs

LANDSCAPE IMPROVEMENTS

- Improve the overall look of the exterior of all Village Buildings with landscape enhancements

Section 8

Expenditures: Parks & Recreation

Parks & Recreation

Adopted Budget - FY2026

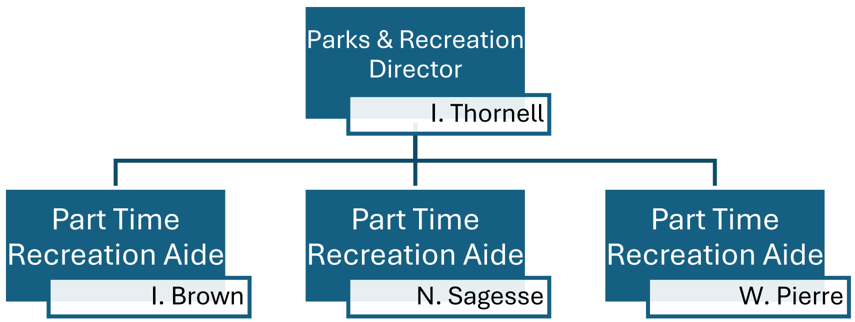
Operating Expenses	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Actual	7/31/25 YTD	Projected Next 2 Months	Total Projected 9/30/25	FY2025 Adopted	FY2026 Adopted	variance dollar	variance %
12.000 - FULL TIME SALARIES	$49,410	$52,809	$60,491	$69,187	$66,009	$12,307	$78,316	$80,000	$121,400	$41,400	52%
13.000 - PART TIME SALARIES	$31,438	$32,049	$30,643	$33,437	$32,194	$6,386	$38,580	$53,580	$32,563	($21,017)	-39%
21.000 - FICA/MEDICARE	$6,185	$6,492	$6,972	$7,851	$7,509	$1,430	$8,939	$10,219	$11,778	$1,559	15%
22.000 - RETIREMENT CONTRIBUTIONS	$8,232	$9,568	$12,057	$14,016	$13,859	$2,548	$16,406	$25,570	$21,601	($3,969)	-16%
23.000 - HEALTH INSURANCE	$9,649	$8,456	$8,757	$11,154	$8,367	$1,835	$10,201	$11,016	$24,297	$13,280	121%
24.000 - WORKERS COMPENSATION	$158	$228	$288	$567	$597	$0	$597	$652	$652	$0	0%
34.000 - CONTRACTUAL SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0%
41.000 - COMMUNICATIONS	$3,820	$4,127	$4,534	$5,000	$1,998	$400	$2,397	$2,975	$2,975	$0	0%
43.000 - UTILITIES	$3,680	$5,092	$6,266	$6,093	$5,306	$1,061	$6,368	$6,588	$6,588	$0	0%
44.000 - RENTALS & LEASES	$1,974	$2,117	$1,481	$1,013	$591	$118	$710	$0	$0	$0	0%
45.000 - PROPERTY & LIABILTY INSURANCE	$5,551	$6,151	$6,724	$5,874	$7,181	$0	$7,181	$7,587	$7,587	$0	0%
46.000 - REPAIRS & MAINTENANCE	$11,771	$13,558	$13,231	$81,256	$8,639	$1,728	$10,367	$27,000	$27,000	$0	0%
48.000 - SPECIAL EVENTS-VILLAGE	$9,208	$19,916	$31,272	$34,389	$22,596	$4,000	$26,596	$33,700	$33,500	($200)	-1%
48.100 - SPECIAL EVENTS-ARTS BOARD	$0	$0	$0	$0	$2,489	$0	$2,489	$7,000	$6,000	($1,000)	-14%
49.000 - OTHER CURRENT CHARGES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	#DIV/0!
52.000 - OPERATING SUPPLIES	$1,173	$666	$1,444	$2,977	$1,778	$356	$2,133	$1,500	$1,500	$0	0%
54.000 - MEMBERSHIP & DUES	$0	$160	$140	$160	$170	$0	$170	$500	$500	$0	0%
55.000 - EDUCATION & TRAINING	$946	$1,170	$1,964	$834	$375	$0	$375	$2,000	$2,000	$0	0%
63.000 - INFRASTRUCTURE IMPROVEMENTS	$6,290	$0	$12,409	$6,624	$0	$0	$0	$0	$0	$0	0%
Total Parks & Recreation Expenses	**$149,486**	**$162,559**	**$198,672**	**$280,431**	**$179,657**	**$32,169**	**$211,826**	**$269,886**	**$299,940**	**$30,053**	**11%**

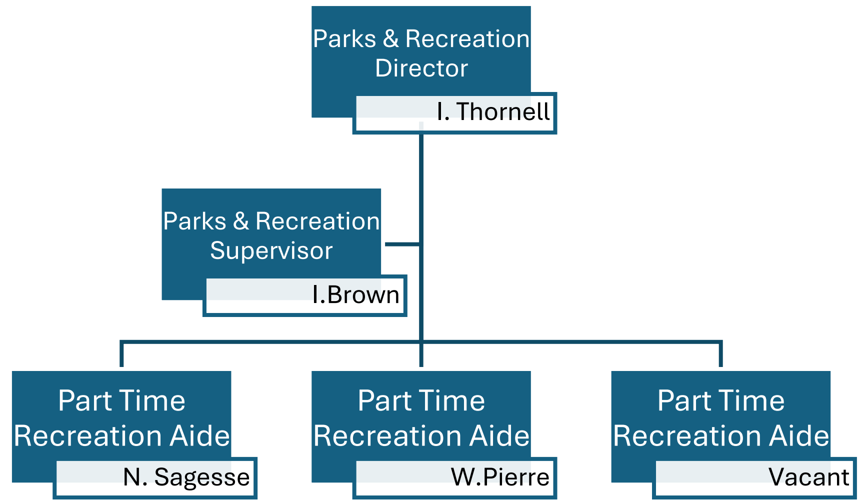
The purpose of "Parks and Recreation" is to provide public spaces and recreational activities for people of all ages to enjoy leisure time, promote physical health, foster community engagement, and enhance the quality of life within a community by managing parks, courts, playgrounds, and other outdoor facilities, often including organized programs like sports leagues, educational classes, and special events.

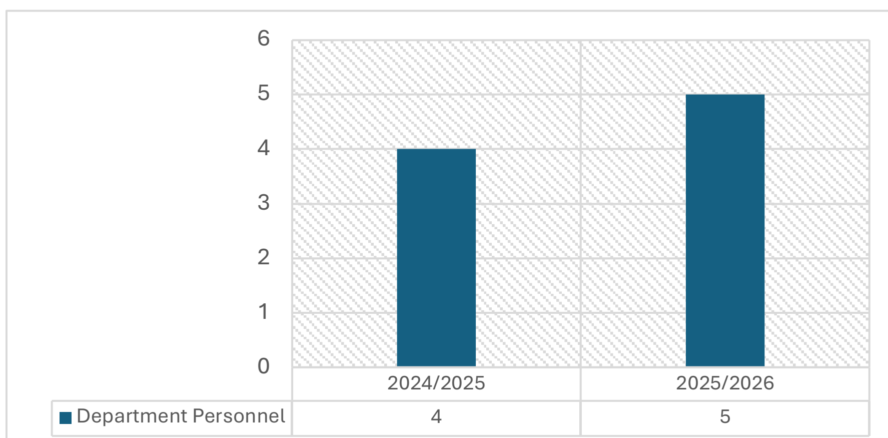
PARKS AND RECREATION ACTIVITY REPORT

ACTIVITY	FY2023-2024	FY2024-2025 YTD	FY2025- 2026 PROJECTED
PROGRAMS	6	9	11
SPECIAL EVENTS	5	7	7
OPERATING DAYS	7 Days	7 Days	7 Days

PERSONNEL – 2024/2025 -vs- Proposed 2025/2026

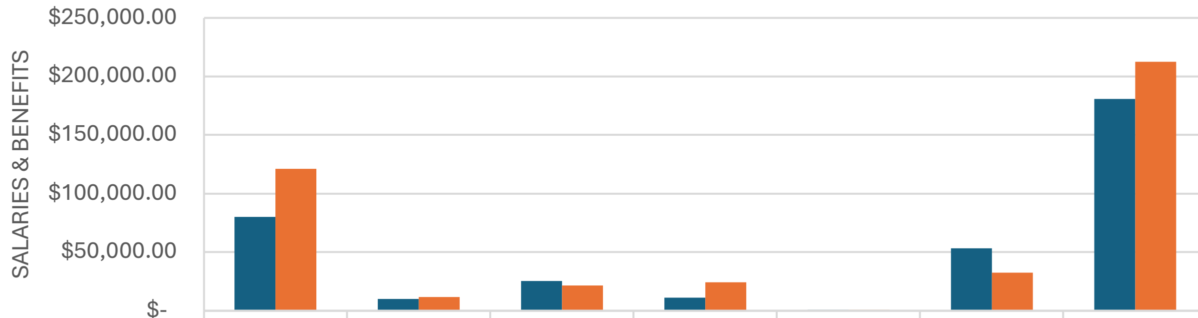




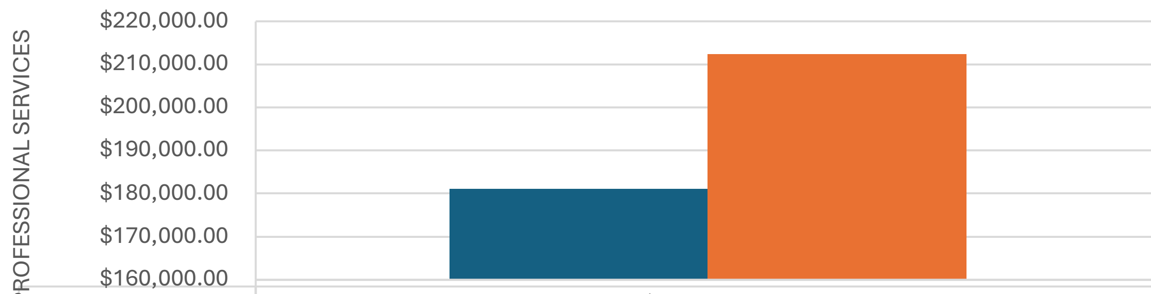


COMPENSATION – 2024/2025 -vs- 2025/2026

PARKS & RECREATION STAFF SALARIES & BENEFITS



	REG. SAL.	FICA/MED	RET. CONT.	HEALTH INS.	WORK. COMP.	PART TIME	TOTALS
FY2025 ADOPTED	$80,000.00	$10,219.00	$25,570.00	$11,016.00	$652.00	$53,580.00	$181,037.0
FY2026 PROPOSED	$121,400.0	$11,778.00	$21,601.00	$24,297.00	$652.00	$32,563.00	$212,291.0



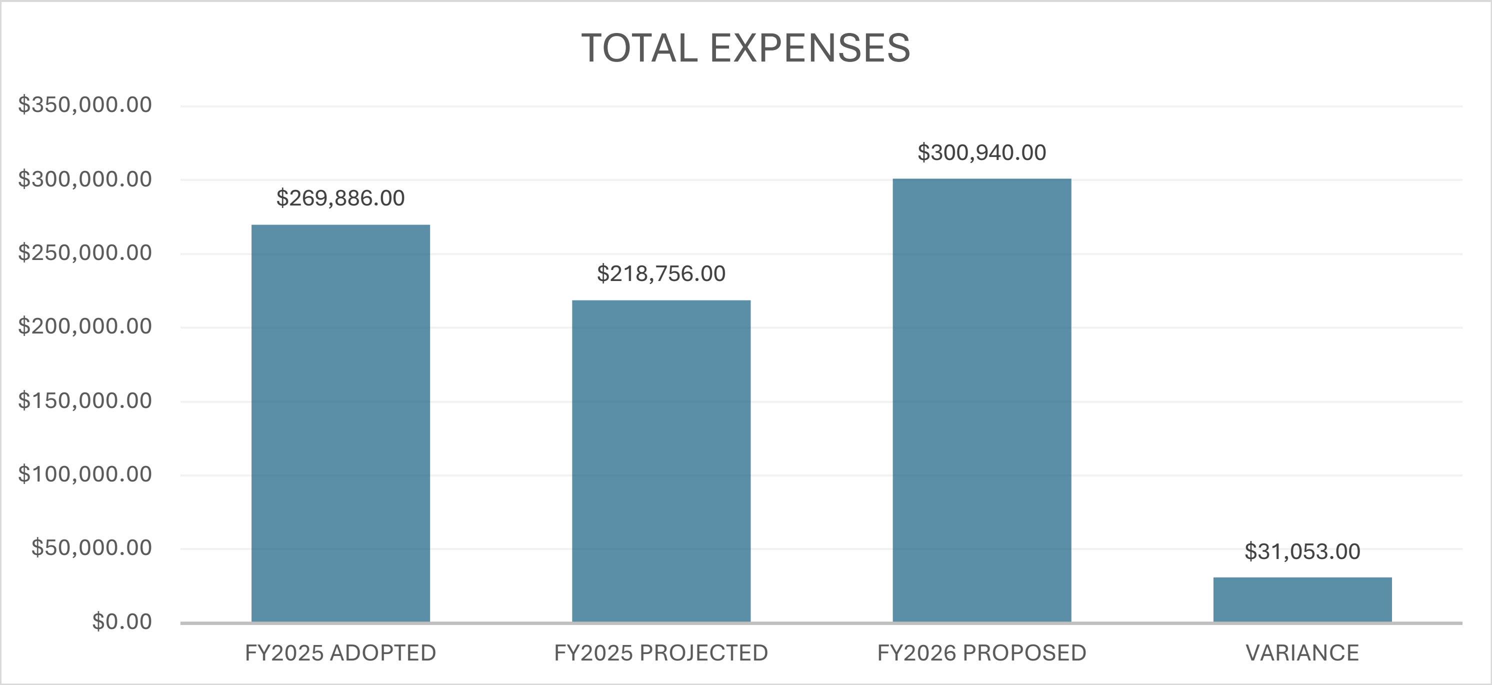
FY2025 ADOPTED	$181,037.00
FY2026 PROPOSED	$212,291.00

PARKS AND RECREATION DEPARTMENT – BUDGET PROPOSAL FY2026

Operating Expenses	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Actual	5/31/25 YTD	Projected Next 4 Months	Total Projected 9/30/25	FY2025 Adopted	FY2026 Adopted	variance dollar	%
12.000 - FULL TIME SALARIES	$49,410	$52,809	$60,491	$69,187	$50,471	$27,691	$78,162	$80,000	$121,400	$41,400	52%
13.000 - PART TIME SALARIES	$31,438	$32,049	$30,643	$33,437	$24,214	$12,773	$36,987	$53,580	$32,563	($21,017)	-39%
21.000 - FICA/MEDICARE	$6,185	$6,492	$6,972	$7,851	$5,710	$3,095	$8,805	$10,219	$11,778	$1,559	15%
22.000 - RETIREMENT CONTRIBUTIONS	$8,232	$9,568	$12,057	$14,016	$11,226	$5,515	$16,742	$25,570	$21,601	($3,969)	-16%
23.000 - HEALTH INSURANCE	$9,649	$8,456	$8,757	$11,154	$6,605	$3,670	$10,274	$11,016	$24,297	$13,280	121%
24.000 - WORKERS COMPENSATION	$158	$228	$288	$567	$597	$0	$597	$652	$652	$0	0%
34.000 - CONTRACTUAL SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0%
41.000 - COMMUNICATIONS	$3,820	$4,127	$4,534	$5,000	$1,480	$740	$2,220	$2,975	$2,975	$0	0%
43.000 - UTILITIES	$3,680	$5,092	$6,266	$6,093	$3,942	$1,971	$5,913	$6,588	$6,588	$0	0%
44.000 - RENTALS & LEASES	$1,974	$2,117	$1,481	$1,013	$460	$230	$690	$0	$0	$0	0%
45.000 - PROPERTY & LIABILTY INSURANCE	$5,551	$6,151	$6,724	$5,874	$7,181	$0	$7,181	$7,587	$7,587	$0	0%
46.000 - REPAIRS & MAINTENANCE	$11,771	$13,558	$13,231	$81,256	$6,399	$3,200	$9,599	$27,000	$27,000	$0	0%
48.000 - SPECIAL EVENTS-VILLAGE	$9,208	$19,916	$31,272	$34,389	$22,619	$10,000	$32,619	$33,700	$33,500	($200)	-1%
48.100 - SPECIAL EVENTS-ARTS BOARD	$0	$0	$0	$0	$2,265	$4,500	$6,765	$7,000	$7,000	$0	0%
49.000 - OTHER CURRENT CHARGES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	#DIV/0!
52.000 - OPERATING SUPPLIES	$1,173	$666	$1,444	$2,977	$1,355	$677	$2,032	$1,500	$1,500	$0	0%
54.000 - MEMBERSHIP & DUES	$0	$160	$140	$160	$170	$0	$170	$500	$500	$0	0%
55.000 - EDUCATION & TRAINING	$946	$1,170	$1,964	$834	$0	$0	$0	$2,000	$2,000	$0	0%
63.000 - INFRASTRUCTURE IMPROVEMENTS	$6,290	$0	$12,409	$6,624	$0	$0	$0	$0	$0	$0	0%
Total Parks & Recreation Expenses	**$149,486**	**$162,559**	**$198,672**	**$280,431**	**$144,694**	**$74,062**	**$218,756**	**$269,886**	**$300,940**	**$31,053**	**12%**

PARKS AND RECREATION BUDGET HIGHLIGHTS

The Parks and Recreation Dept. proposed budget for FY2026 is 12% higher than the adopted budget for FY2025



- Line item: 12.000 – Full Time Salaries – This line item is increased by 52% with a proposed personnel increase of one and proposed raise increase for Director.
- Line item: 13.000 – Part Time Salaries – This line item has been reduced by 39% in the proposed budget. Coverage will be offset by the addition of a full-time employee.
- Line item: 23.000 – Health Insurance – This line item is increased by 121% with the proposed addition of a full- time employee.

FY2025 – ACCOMPLISHMENTS

The following were the main achievements for the year 2024/2025:

PROGRAMS

- The Department is responsible for overseeing all contracted services. This fiscal 3 new programs were added, to bring the total to 8 contracted programs.
  Pilates, Yoga, Tunes for Tots.
  Youth Flag Football program is run in house.

SPECIAL EVENTS

- The Department was responsible for planning and executing 5 successful community events throughout the fiscal year. This does not include events the department assist with hosted by community boards. Movie Night was canceled due to scheduling conflicts. Director is constructing a special events calendar to include all Village events for the new fiscal.

FACILITY RENOVATIONS

- The Department, in collaboration with the BP Foundation, performed multiple recreation center upgrades. Interior painting, front room furniture additions, 3 screen additions, wall mirror installation. Exterior painting planned for September 2025.

CITT

- Director was responsible for submitting Quarterly Reports, Annual Report, Municipal Questionnaire, and all additional documentation per our agreement with CITT. For our contracted - On Demand service with FREEBEE.Additionally, attends meetings and presents on behalf of the Village.

FDOT

- The Director was responsible for representing the Village during our first ever Triennial Review per our grant agreement with FDOT for our On Demand service with FREEBEE. Though deficiencies were found, most have been rectified to date, the Village successfully renewed our grant agreement with FDOT this fiscal. The Director is working closely with FREEBEE and FDOT's representation to close out the review.

Park Grounds and Equipment

- Perimeter and interior tree trimming completed with the assistance of Public Works.
- Playground mulch delivered and installed in both play areas.

PARKS AND RECREATION DEPARTMENT REVENUE 2025

	FY2023	FY2024	FY2025 5/31 YTD	TOTALS $
PROGRAMS	20,172.00	21,661.00	6,305.00	**48,138.00**
FACILITY RENTALS	9,174.00	10,978.00	11,385.00	**31,537.00**
CONCESSION SALES	573.00	289.00	455.00	**1,317.00**
TOTAL	**$29,919.00**	**$32,928.00**	**$18,145.00**	**$80,992.00**

OBJECTIVES FY 2026

The following objectives are our anticipated goals for the upcoming year.

PROGRAMS

- Add two new programs to better accommodate the needs/wants of the community.

SPECIAL EVENTS

- Create Event calendar for all village community events.
- Incorporate new exciting aspects to existing events.

GRANTS

- Successfully submit application for the FRDAP Grant with the goal of funding the replacement of our large playground.
- Work with the grant writers to find funding for building, equipment and grounds improvements/upgrades.

INVENTORY CHART

- Create a timeline detailing the purchase date and expected replacement date of all major equipment. Including repair cost and maintenance. To better budget for future department purchases.

FACILITY RENTALS

- Re-introduce picnic area as a rentable area through new furnishings. Tree replacements are now providing adequate shade.
- Evaluation of rental cost.

OUTREACH

- Work with all village departments to better communicate with the community through our social media accounts.

Section 9

Capital Projects Fund

Capital Projects Fund

Adopted Budget - FY2026

Operating Revenues	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Actual	7/31/25 YTD	Projected Next 2 Months	Total Projected 9/30/25	FY2025 Adopted	FY2026 Adopted	variance dollar	%
331.000 - GRANTS	$0	$0	$0	$0	$0	$0	$0	$0	$493,106	$493,106	100%
381.000 - INTERFUND TRANSFER	$0	$0	$103,656	$677,000	$2,637	$129,156	$131,793	$129,156	$1,216,403	$1,087,247	100%
Total Revenues	**$0**	**$0**	**$103,656**	**$677,000**	**$2,637**	**$129,156**	**$131,793**	**$129,156**	**$1,709,509**	**$1,580,353**	**100%**
60.000 - CAPITAL OUTLAY	$0	$0	$0	$268,717	$3,565	$0	$3,565	$129,156	$2,408,106	$2,278,950	100%
Total Expenses	**$0**	**$0**	**$0**	**$268,717**	**$3,565**	**$0**	**$3,565**	**$129,156**	**$2,408,106**	**$2,278,950**	**100%**
Excess (Revenues)/Expenditures	**$0**	**$0**	**$103,656**	**$408,283**	**($928)**	**$129,156**	**$128,228**	**($0)**	**($698,597)**	**($698,597)**	**$0**
Fund Balance - Beginning	**$58,431**	**$58,431**	**$58,431**	**$162,087**	**$0**	**$0**	**$570,370**	**$698,597**	$698,597		
Fund Balance - Ending	**$58,431**	**$58,431**	**$162,087**	**$570,370**	**($928)**	**$129,156**	**$698,597**	**$698,597**	**$0**	**($698,597)**	**$0**

American Rescue Plan Fund

American Rescue Plan Fund

Adopted Budget - FY2026

Operating Revenues	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Actual	7/31/25 YTD	Projected Next 2 Months	Total Projected 9/30/25	FY2025 Adopted	FY2026 Adopted	variance dollar	%
331.000 - GRANTS	$0	$0	$0	$0	$388,676	$0	$388,676	$0	$1,148,450	$1,148,450	100%
381.000 - INTERFUND TRANSFER	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	100%
Total Revenues	**$0**	**$0**	**$0**	**$0**	**$388,676**	**$0**	**$388,676**	**$0**	**$1,148,450**	**$1,148,450**	
60.000 - CAPITAL OUTLAY	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	100%
58.000 - INTERFUND TRANSFER	$0	$0	$0	$0	$388,676	$0	$388,676	$0	$1,148,450	$1,148,450	100%
Total Expenses	**$0**	**$0**	**$0**	**$0**	**$388,676**	**$0**	**$388,676**	**$0**	**$1,148,450**	**$1,148,450**	
Excess (Revenues)/Expenditures	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
Fund Balance - Beginning	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	$0		
Fund Balance - Ending	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	

Vehicles Purchased	$	(179,552.00)
Special Pay	$	(11,000.00)
Consultant	$	(15,000.00)
Design Build	$	(183,124.00)
STORMWATER	$	(1,091,992.00)
	$	(50,000.00)

Special Revenues Fund

Section 10

Road Fund

Road Fund

Adopted Budget - FY2026

Operating Revenues	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Actual	7/31/25 YTD	Projected Next 2 Months	Total Projected 9/30/25	FY2025 Adopted	FY2026 Adopted	variance dollar	%
312.000 - LOCAL OPTION GAS TAX	$72,061	$76,085	$73,617	$61,187	$57,850	$19,474	$77,325	$79,723	$79,723	$0	0%
361.000 - INTEREST	$0	$16	$0	$0	$0	$0	$0	$0	$0	$0	0%
335.000 - STATE REVENUE SHARING - MUNICIPAL	$23,743	$28,282	$29,910	$29,062	$20,895	$4,056	$24,950	$27,892	$27,892	$0	0%
360.000 - FDOT 6 AVE MEDIAN MAINTENANCE	$2,856	$2,856	$3,570	$2,856	$2,142	$714	$2,856	$2,856	$2,856	$0	0%
381.000 - OPERATING TRANSFER IN	$26,912	$26,000	$23,800	$25,022	$0	$27,125	$27,125	$27,125	$27,125	$0	0%
Total Revenues	**$125,573**	**$133,239**	**$130,897**	**$118,128**	**$80,887**	**$51,369**	**$132,256**	**$137,596**	**$137,596**	**$0**	**0%**
12.000 - REGULAR SALARIES	$75,281	$80,496	$86,481	$94,625	$37,084	$6,858	$43,942	$96,636	$94,116	($2,521)	-3%
14.000 - OVERTIME	$676	$2,495	$1,708	$3,223	$980	$0	$980	$1,000	$1,000	$0	0%
15.000 - EMPLOYEE BONUSES	$1,000	$1,000	$1,000	$1,500	$500	$0	$500	$1,000	$1,000	$0	0%
21.000 - FICA/MEDICARE	$5,887	$6,431	$6,971	$7,600	$3,137	$525	$3,662	$7,546	$7,353	($193)	-3%
22.000 - RETIREMENT CONTRIBUTIONS	$7,740	$9,214	$10,105	$13,380	$5,325	$935	$6,260	$13,308	$13,345	$37	0%
23.000 - HEALTH INSURANCE	$17,904	$15,433	$18,600	$19,092	$8,635	$1,835	$10,469	$21,026	$24,374	$3,348	16%
24.000 - WORKERS COMPENSATION	$6,013	$8,675	$10,944	$21,558	$22,709	$0	$22,709	$24,792	$24,792	$0	0%
41.000 - COMMUNICATIONS	$480	$480	$480	$450	$240	$0	$240	$480	$480	$0	0%
44.000 - RENTALS & LEASES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0%
45.000 - PROPERTY & LIABILITY INSURANCE	$1,922	$2,265	$2,481	$2,046	$2,108	$0	$2,108	$2,941	$2,941	$0	0%
46.000 - REPAIRS & MAINTENANCE	$2,457	$0	$0	$0	$0	$0	$0	$0	$0	$0	0%
52.000 - OPERATING SUPPLIES	$7,648	$2,881	$3,529	$4,251	$6,486	$1,297	$7,783	$3,466	$9,770	$6,304	182%
54.000 - DUES & MEMBERSHIPS	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0%
55.000 - EDUCATION & TRAINING	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0%
Total Expenses	**$127,008**	**$129,370**	**$142,299**	**$167,724**	**$87,204**	**$11,449**	**$98,653**	**$172,194**	**$179,170**	**$6,975**	**4%**
Excess (Revenues)/Expenditures	**($1,436)**	**$3,869**	**($11,403)**	**($49,596)**	**($6,317)**	**$39,920**	**$33,603**	**($34,599)**	**($41,574)**		
Fund Balance Appropriation/(Reservation)	168147.07	$166,711	$170,580	$159,177	$109,581	$0	$109,581	$34,599	**$41,574**		
Excess (Revenues)/Expenditures	**$166,711**	**$170,580**	**$159,177**	**$109,581**	**$103,264**	**$39,920**	**$143,184**	**$0**	**$0**		

Section 11

Building Fund

Building Fund

Adopted Budget - FY2026

Operating Revenues	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Actual	7/31/25 YTD	Projected Next 2 Months	Total Projected 9/30/25	FY2025 Adopted	FY2026 Adopted	variance dollar	%
322.000 - BUILDING PERMITS	$170,971	$180,899	$412,954	$549,906	$417,671	$83,534	$501,205	$75,000	$75,000	$0	0%
322.100 - ELECTRIC PERMITS	$28,031	$27,381	$40,592	$41,713	$27,835	$5,567	$33,402	$10,000	$10,000	$0	0%
322.200 - PLUMBING PERMITS	$39,410	$38,235	$34,642	$35,903	$34,919	$6,984	$41,902	$12,000	$12,000	$0	0%
322.300 - MECHANICAL PERMITS	$17,786	$12,560	$22,600	$22,284	$21,718	$4,344	$26,061	$7,500	$7,500	$0	0%
322.400 - PAINTING PERMITS	$0	$25	$0	$0	$0	$0	$0	$0	$0	$0	0%
322.500 - GARAGE SALE PERMITS	$319	$275	$231	$273	$112	$0	$112	$300	$300	$0	0%
322.600 - FILM PERMITS	$0	$1,000	$500	$0	$1,650	$0	$1,650	$0	$0	$0	0%
322.700 - PORTABLE STORAGE UNITS	$0	$300	$1,150	$550	$150	$0	$150	$0	$0	$0	0%
329.000 - OTHER FEES - PLAN REVIEW	$13,540	$11,110	$7,385	$0	$150	$0	$150	$5,000	$5,000	$0	0%
329.100 - OTHER FEES - PERMIT APPLICATION FEES	$22,960	$14,715	$18,750	$29,615	$18,995	$3,799	$22,794	$10,000	$10,000	$0	0%
329.200 - OTHER FEES - HOME OCCUPATION	$2,707	$2,525	$2,670	$1,450	$911	$182	$1,093	$1,500	$1,500	$0	0%
329.300 - OTHER FEES - VARIANCE APPLICATION FEE	$1,550	$750	$2,660	$1,125	$0	$0	$0	$450	$450	$0	0%
329.400 - OTHER FEES - LANDLORD APPLICATION	$48,025	$40,560	$49,637	$45,145	$11,915	$2,383	$14,298	$25,000	$25,000	$0	0%
369.000 - MISCELLANEOUS INCOME	$6,394	$6,560	$15,354	$16,489	$8,264	$1,653	$9,917	$2,250	$2,250	$0	0%
381.100 - INTERFUND TRANSFER IN	$0	$0	$26,142	$0	$0	$0	$0	$0	$0	$0	0%
271.100 - CARRYFORWARD SURPLUS	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0%
Total Revenues	**$256,515**	**$336,895**	**$635,267**	**$744,453**	**$544,289**	**$108,445**	**$652,734**	**$149,000**	**$149,000**	**$0**	**0%**
Expenditures											
12.000 - REGULAR SALARIES	$32,984	$34,835	$38,917	$0	$0	$0	$0	$0	$26,715	$26,715	0%
15.000 - SPECIAL PAY	$0	$0	$0	$250	$0	$0	$0	$0	$0	$0	0%
21.000 - FICA/MEDICARE	$2,523	$2,665	$1,227	$0	$0	$0	$0	$0	$2,044	$2,044	0%
22.000 - RETIREMENT CONTRIBUTIONS	$3,363	$3,866	$1,972	$0	$0	$0	$0	$0	$3,748	$3,748	0%
23.000 - HEALTH INSURANCE	$9,766	$8,109	$3,771	$0	$0	$0	$0	$0	$3,656	$3,656	0%
24.000 - WORKERS COMPENSATION	$65	$94	$118	$233	$0	$0	$0	$0	$0	$0	0%
25.000 - UNEMPLOYMENT COMPENSATION	$275	$0	$0	$0	$0	$0	$0	$0	$0	$0	0%
31.000 - PROFESSIONAL SERVICES-INSPECTIONS (CAP)	$123,466	$120,055	$551,620	$477,954	$374,921	$74,984	$449,905	$121,000	$199,000	$78,000	64%
31.000 - PROFESSIONAL SERVICES-CLERICAL (CAP)	$0	$0	$0	$96,637	$103,370	$20,674	$124,044	$92,110	$92,110	$0	0%
45.000 - INSURANCE	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0%
49.000 - CONTINGENCY	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0%
51.000 - OFFICE TECHNOLOGY	$0	$117,202	$77,056	$65,195	$18,458	$0	$18,458	$42,700	$42,700	$0	0%
52.000 - SUPPLIES	$1,863	$293	$0	$150	$0	$0	$0	$500	$500	$0	0%
55.000 - EDUCATION & TRAINING	$0	$305	$100	$150	$0	$0	$0	$1,000	$1,000	$0	0%
91.100 - INTERFUND TRANSFER	$0	$37,474	$0	$0	$0	$0	$0	$0	$0	$0	0%
Total Expenditures	**$174,305**	**$324,899**	**$674,780**	**$640,569**	**$496,749**	**$95,658**	**$592,407**	**$257,310**	**$371,473**	**$114,163**	**44%**

	Total Projected 9/30/25	FY2025 Adopted	FY2026 Adopted
Excess (Revenues)/Expenditures	**$60,327**	**($108,310)**	**($222,473)**
Fund Balance Appropriation/(Reservation)	$442,535	**$108,310**	**$222,473**
Excess (Revenues)/Expenditures	**$502,862**	**$0**	**$0**

Section 12

Citizens Independent Trust (CITT)

CITT Fund

(Citizens Independent Transportation Trust)

Adopted Budget - FY2026

Operating Revenues	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Actual	7/31/25 YTD	Projected Next 2 Months	Total Projected 9/30/25	FY2025 Adopted	FY2026 Adopted	variance dollar	%
331.100 - GRANTS	$0	$0	$389,333	$45,000	$15,000	$30,000	$45,000	$0	$0	$0	100%
338.000 - TRANSPORTATION/TRANSIT SURTAX	$0	$66,500	$381,237	$0	$136,444	$508,819	$645,263	$186,030	$186,891	$861	0%
361.000 - INTEREST INCOME	$1,790	$531	$106	$0	$0	$0	$0	$0	$0	$0	0%
381.000 - INTERFUND TRANSFER IN	$0	$0	$0	$0	$0	$0	$0	$0	$82,622	$82,622	0%
271.000 - CARRYFORWARD SURPLUS		$0	$0	$25,413	$0	$0	$0	$0	$0	$0	0%
Total Revenues	**$1,790**	**$67,031**	**$770,676**	**$70,413**	**$151,444**	**$538,819**	**$690,263**	**$186,030**	**$269,513**	**$83,483**	**45%**
43.000 - STREETLIGHTING	$24,458	$26,595	$28,972	$29,054	$24,941	$4,988	$29,929	$32,057	$32,057	$0	0%
64.000 - TRANSPORTATION PROJECTS (80%)	$108,810	$128,825	$869,502	$127,819	$157,185	$0	$157,185	$33,973	$117,456	$83,483	246%
64.100 - TRANSIT PROJECTS (20%)	$2,500	$50,000	$120,000	$120,000	$100,000	$20,000	$120,000	$120,000	$120,000	$0	0%
91.000 - INTERFUND TRANSFER OUT	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	100%
Total Expenses	**$135,767**	**$205,420**	**$1,018,474**	**$276,873**	**$282,126**	**$24,988**	**$307,114**	**$186,030**	**$269,513**	**$83,483**	**45%**
Total Reserves	**$594,196**	**$460,219**	**$321,830**	**$74,033**	**($132,427)**	**$0**	**($132,427)**	**$0**	**$0**	**$0**	
Excess (Revenues)/Expenditures	**$460,219**	**$321,830**	**$74,033**	**($132,427)**	**($263,109)**	**$513,831**	**$250,723**	**$0**	**$0**		

Section 13

Police Forfeiture Fund

Police Forfeiture Fund

Adopted Budget - FY2026

Operating Revenues	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Actual	7/31/25 YTD	Projected Next 2 Months	Total Projected 9/30/25	FY2025 ADOPTED	FY2026 Adopted	variance dollar	%
354.000 - FINES AND FORFEITURES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00	100%
361.000 - INTEREST INCOME	$0	$30	$0	$0	$0	$0	$0	$0	$0	0.00	0%
Total Revenues	**$0**	**$30**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00**	**0%**
58.100 - INTERFUND TRANSFER OUT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00	100%
Total Expenses	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00**	**100%**
Excess (Revenues)/Expenditures	**$0**	**$30**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**		

Section 14

Police Fund

Police Fund

Adopted Budget - FY2026

Operating Revenues	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Actual	7/31/25 YTD	Projected Next 2 Months	Total Projected 9/30/25	FY2025 Adopted	FY2026 Adopted	variance dollar	%
349.102 - OFF DUTY INCOME	$0	$0	$0	$0	$205,216	$0	$205,216	$0	$0	0.00	100%
349.103 - TASK FORCE REVENUES	$0	$30	$0	$0	$0	$0	$0	$0	$0	0.00	0%
Total Revenues	**$0**	**$30**	**$0**	**$0**	**$205,216**	**$0**	**$205,216**	**$0**	**$0**	**0.00**	**0%**
12.123 - TASK FORCE PAYROLL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00	100%
12.126 - OFF DUTY PAYROLL	$0	$0	$0	$0	$191,990	$0	$191,990	$0	$0	0.00	100%
12.210 - TASK FORCE PAYROLL TAXES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00	100%
44.100 - TASK FORCE RENTALS	$0	$0	$0	$0	$1,400	$0	$1,400	$0	$0	0.00	100%
Total Expenses	**$0**	**$0**	**$0**	**$0**	**$193,390**	**$0**	**$193,390**	**$0**	**$0**	**0.00**	**100%**
Excess (Revenues)/Expenditures	**$0**	**$30**	**$0**	**$0**	**$11,826**	**$0**	**$11,826**	**$0**	**$0**		

Section 15

Sanitation Fund

Village of Biscayne Park

Sanitation Fund

Adopted Budget - FY 2026

General Ledger Code/Description	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Actual	7/31/25 YTD	Projected Next 2 Months	Total Projected 9/30/25	FY2025 Adopted	FY2026 Adopted	variance	
Revenues											
SANITATION ASSESSMENT	$589,593	$823,611	$808,368	$970,313	$973,882	$0	$973,882	$973,824	$973,824	0%	$0
OTHER INCOME	$2,670	$39	$2,690	$560	$0	$0	$0	$0	$0	0%	$0
OPERATING TRANSFERS IN	$159,040	$0	$0	$0	$0	$0	$0	$0	$0	0%	$0
Total Sanitation Revenues	**$751,303**	**$823,651**	**$811,058**	**$970,873**	**$973,882**	**$0**	**$973,882**	**$973,824**	**$973,824**	**0.00%**	**$0**
Expenditures											
OTHER CONTRACTUAL SERVICES	$643,757	$716,496	$716,726	$788,753	$657,294	$131,459	$788,753	$874,842	$860,061	-2%	($14,781)
OTHER CURRENT CHARGES	$453	$0	$0	$0	$0	$0	$0	$1,000	$1,000	0%	$0
OPERATING TRANSFERS OUT	$94,256	$94,790	$94,471	$97,982	$0	$105,028	$105,028	$105,028	$112,763	7%	$7,735
Total Sanitation Expenses	**$738,466**	**$811,286**	**$811,197**	**$886,734**	**$657,294**	**$236,487**	**$893,781**	**$980,870**	**$973,824**	**-1%**	**($7,046)**
Total Reserves	**($10,605)**	**$2,232**	**$14,597**	**$14,458**	**$14,458**	**$0**	**$98,596**	**$7,046**	**$0**	**0%**	**$0**
Excess (Revenues)/Expenditures	**$2,232**	**$14,597**	**$14,458**	**$98,596**	**$331,046**	**($236,487)**	**$178,698**	**$0**	**$0**		

Fiscal Year 2026 Budget

August 8, 2025

Dunes
Community Development District

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Dunes

Community Development District **General Fund**

Expense Code	Description	Actuals thru 9/30/2024	Adopted Budget FY 2025	Actual Thru 6/30/2025	Projected Next 3 Months	Total Projected 9/30/2025	Proposed Budget FY 2026	
REVENUES								
001.300.31900.10000	Maintenance Assessments	$378,399	$378,070	$378,070	$0	$378,070	$464,265	
TOTAL REVENUES		$378,399	$378,070	$378,070	$0	$378,070	$464,265	
EXPENDITURES								
Administrative								
001.310.51300.11000	Supervisor Fees	$11,200	$14,000	$8,400	$3,000	$11,400	$14,000	
001.310.51300.21000	FICA Expense	$857	$1,071	$643	$230	$872	$1,071	
001.310.51300.31100	Engineering/***Software Services***	$727	$15,000	$0	$5,000	$5,000	$15,000	
001.310.51300.31500	Attorney	$32,389	$25,000	$12,359	$6,180	$18,539	$25,000	
001.310.51300.32000	Collection Fees, Uncollectable & Early Payment Discount	$18,398	$20,000	$20,620	$0	$20,620	$21,000	
001.310.51300.32200	Annual Audit	$3,420	$3,600	$5,615	$0	$5,615	$3,655	
001.310.51300.34000	Management Fees	$10,290	$10,805	$8,104	$2,701	$10,805	$10,627	
001.310.51300.35100	Computer Time	$1,000	$1,050	$788	$263	$1,050	$2,000	
001.310.51300.40000	Travel Expenses	$143	$1,000	$0	$0	$0	$1,000	
001.310.51300.42000	Postage & Express Mail	$2,883	$4,000	$2,357	$786	$3,143	$5,000	
001.310.51300.42500	Printing	$1,250	$2,500	$1,072	$357	$1,429	$2,500	
001.310.51300.45000	Insurance **##**	$40,854	$35,012	$22,949	$7,650	$30,599	$33,659	
001.310.51300.48000	Advertising Legal & Other	$1,964	$2,000	$1,303	$870	$2,174	$2,000	
001.310.51300.49000	Bank Charges	$11	$1,000	$303	$101	$403	$1,000	
001.310.51300.49100	Contingencies	$7,405	$9,000	$3,820	$1,273	$5,093	$9,000	
001.310.51300.51000	Office Supplies	$1,382	$2,000	$629	$210	$839	$2,000	
001.310.51300.54000	Dues, Licenses & Subscriptions	$623	$1,000	$175	$825	$1,000	$1,000	
001.320.53800.12000	Salaries	$111,254	$115,108	$97,074	$30,042	$127,115	$127,368	
001.320.53800.12100	Consulting Fees	$0	$0	$0	$0	$0	$1,500	
001.320.53800.21000	FICA Taxes	$8,229	$10,567	$7,306	$2,298	$9,604	$11,807	
001.320.53800.22000	Pension Expense	$10,367	$11,511	$8,845	$2,675	$11,520	$12,737	
001.320.53800.23000	Health Insurance Benefits **#**	$14,050	$17,899	$10,716	$4,847	$15,563	$16,526	**#**
001.320.53800.24000	Workers Comp Insurance	$1,865	$1,330	$1,272	$421	$1,693	$1,871	
ADMINISTRATIVE		$280,559	$304,453	$214,349	$69,727	$284,076	$321,321	
General System Maintenance								
001.320.53800.46000	Building Maintenance	$34,072	$35,000	$49,228	$16,409	$65,637	$35,000	
001.320.53800.46200	Landscaping	$40,064	$35,000	$45,076	$5,400	$50,476	$40,000	
001.320.53800.46300	Tree & Shrub Removal	$4,900	$2,500	$2,750	$0	$2,750	$2,500	
001.320.53800.49300	Repair and Replacement Equipment	$440	$500	$0	$0	$0	$500	
001.320.53800.49200	Reserves	$0	$52,045	$0	$0	$0	$0	
001.320.53800.64002	Consultant Fees	$0	$0	$0	$0	$0	$0	
GENERAL SYSTEM MAINTENANCE		$79,476	$125,045	$97,054	$21,809	$118,863	$78,000	
TOTAL EXPENDITURES		$360,035	$429,498	$311,403	$91,537	$402,939	$399,321	

Dunes

Community Development District **General Fund**

Expense Code	Description	Actuals thru 9/30/2024	Adopted Budget FY 2025	Actual Thru 6/30/2025	Projected Next 3 Months	Total Projected 9/30/2025	Proposed Budget FY 2026
EXCESS REVENUES (EXPENDITURES)		$18,364	($51,428)	$66,667	($91,537)	($24,869)	$64,944
Non Operating Revenue (Expenses)							
001.300.36100.11000	Interest Income	$2,723	$2,500	$3,578	$2,556	$6,134	$3,482
001.300.36900.10200	Non Operating Revenue - from Gen Fund Surplus Accou	$0	$83,928	$0	$0	$0	($33,426)
001.320.53800.64000	Capital Improvements ***(See Capital Improvements)***	$0	($35,000)	$0	$0	$0	$ (35,000)
001.310.51300.64001	Contribution to Reserves	$0	$0	$0	$0	$0	$0
001.300.38100.10000	Transfer from Water & Sewer Fund Surplus Account	$0	$0	$0	$0	$0	$0
001.300.38100.10000	Transfer from Bridge Fund Surplus Account	$0	$0	$0	$0	$0	$0
TOTAL NON OPERATING REVENUE (EXPENSES)		$2,723	$51,428	$3,578	$2,556	$6,134	($64,944)
NET EXCESS REVENUES AND NON OPERATING REVENUES (EXPENSES AND NON OPERATING EXPENSES)		$21,087	$0	$70,245	($88,981)	($18,736)	$0
BEGINNING BALANCE		$31,752	$0	$52,839	$0	$52,839	$34,103
ENDING BALANCE		$52,839	$0	$123,084	($88,981)	$34,103	$67,530

	Assessments FY 2026	Assessments FY 2025	Increase/ (Decrease)
Gross Assessments*	$464,265	$378,070	$86,195
Units	3439	3437	2
Gross Per Unit	$135.00	$110.00	$25.00

BUDGET HIGHLIGHTS FY 2026

1. **#** Health Insurance is now based on a calendar year due to the ACA. We won't get new rates until November. The amount is an estimate of the cost.
2. ## Liability Insurance premium is an estimate, but it should be very close to the final cost.
4. ### Represents amount of prior year funds required to balance budget.

Dunes

Community Development District — **Water and Sewer Fund**

Expense Code	Description	Actuals thru 9/30/2024	Adopted Budget FY 2025	Actual Thru 6/30/2025	Projected Next 3 Months	Total Projected 9/30/2025	Proposed Budget FY 2026
OPERATING REVENUES							
041.300.34300.30000	Water Revenue	$1,083,563	$1,245,941	$897,964	$347,978	$1,245,941	$1,432,225
041.300.34300.50000	Sewer Revenue	$958,947	$1,101,842	$804,153	$297,688	$1,101,842	$1,194,059
041.300.34300.76000	Irrigation/Effluent	$1,329,937	$1,876,334	$1,334,764	$541,570	$1,876,334	$2,277,799
041.300.34300.10000	Meter Fees	$34,640	$25,000	$39,587	$13,196	$52,783	$25,000
041.300.34300.10100	Connection Fees - W, S & I	$36,000	$23,000	$23,220	$7,740	$30,960	$23,000
041.300.36900.10000	CPC Effluent Agreement	$40	$40	$0	$0	$0	$72,000
041.300.34900.10200	Backflow Preventor/Misc.	$3,936	$2,504	$2,378	$793	$3,171	$2,504
041.300.33700.30000	Grant Income	$0	$0	$0	$0	$0	$0
041.300.36900.10000	Misc. Income / Penalty	$20,728	$20,000	$19,873	$127	$20,000	$20,000
TOTAL REVENUES		$3,467,791	$4,294,662	$3,121,940	$1,209,091	$4,331,031	$5,046,588
OPERATING EXPENSES							
Administrative							
041.310.51300.31100	Engineering	$0	$50,000	$7,185	$2,395	$9,580	$50,000
041.310.51300.31500	Attorney	$15,494	$10,000	$0	$10,000	$10,000	$10,000
041.310.51300.32200	Annual Audit	$6,740	$8,100	$7,355	$0	$7,355	$8,170
041.310.51300.34000	Management Fees	$23,153	$24,311	$18,233	$6,078	$24,311	$23,755
041.310.51300.40000	Travel Expenses	$17,412	$16,000	$11,651	$3,884	$15,535	$16,000
041.310.51300.42000	Postage & Express Mail	$3,994	$4,000	$3,383	$1,128	$4,511	$4,000
041.310.51300.42500	Printing & Mailing Utility Bills	$18,494	$15,000	$10,908	$3,636	$14,544	$15,000
041.310.51300.48000	Advertising Legal & Other	$2,959	$2,000	$2,360	$787	$3,146	$3,000
041.310.51300.49000	Bank Charges	$334	$1,000	$78	$26	$104	$1,000
041.310.51300.49100	Contingencies	$9,143	$7,000	$5,272	$1,757	$7,030	$7,000
041.310.51300.51000	Office Supplies and Equipment	$10,765	$13,000	$10,313	$3,438	$13,750	$13,000
041.310.51300.54000	Dues, Licenses & Subscriptions	$9,312	$11,000	$10,973	$3,658	$14,631	$15,000
041.310.51300.54200	Permits Fees WTP & WWTP	$11,600	$10,000	$4,600	$1,533	$6,133	$8,000
041.310.51300.55000	Land Leases & Easement Fees	$14,449	$14,000	$0	$14,000	$14,000	$14,000
041.310.53600.12000	Salaries Including Overtime	$949,081	$1,067,487	$860,018	$256,090	$1,116,108	$1,133,760
041.310.53600.12100	Consulting Fees	$0	$0	$0	$0	$0	$1,500
041.310.53600.21000	FICA Taxes	$68,155	$97,995	$65,022	$19,591	$84,613	$104,194
041.310.53600.22000	Pension Plan	$82,915	$106,749	$69,118	$23,039	$92,158	$113,376
041.310.53600.23000	Insurance Benefits (Medical)#	$93,119	$165,993	$87,072	$29,024	$116,096	$147,104 #
041.310.53600.24000	Workers Compensation Insurance	$16,447	$12,339	$11,221	$3,740	$14,961	$16,653
041.310.53600.25000	Unemployment Benefits	$0	$1,000	$0	$0	$0	$500
041.310.53600.32480	Bad Debt Expense	$0	$1,000	$0	$0	$0	$500
041.310.53600.41000	Telephone/IT Support	$53,660	$52,000	$46,077	$15,359	$61,436	$62,000
041.310.53600.49001	Payment Processing Service	$15,477	$16,000	$13,418	$4,473	$17,891	$18,000
041.310.53600.44000	Equipment Rentals & Leases	$9,933	$10,000	$9,513	$3,171	$12,684	$10,000
041.310.53600.45000	Insurance **##**	$126,716	$192,565	$126,221	$42,074	$168,295	$185,125
041.310.53600.46100	Repair and Maintenance for Vehicles	$16,807	$15,000	$30,176	$10,059	$40,234	$20,000
041.310.53600.52000	Supplies/Equipment General	$2,092	$5,000	$1,589	$530	$2,118	$4,000
041.310.53600.52055	Uniforms/Supplies/Services	$15,512	$20,000	$20,835	$6,945	$27,780	$20,000
041.310.53600.52100	Fuel for Vehicles	$14,221	$16,000	$8,955	$2,985	$11,940	$16,000
041.310.53600.52000	Tools	$8,325	$4,000	$1,965	$655	$2,620	$4,000
041.310.53600.54100	Training & Education	$5,496	$7,000	$3,404	$1,135	$4,539	$6,000
ADMINISTRATIVE		$1,621,803	$1,975,539	$1,446,916	$471,187	$1,918,103	$2,050,637

Dunes

Community Development District

Water and Sewer Fund

Expense Code	Description	Actuals thru 9/30/2024	Adopted Budget FY 2025	Actual Thru 6/30/2025	Projected Next 3 Months	Total Projected 9/30/2025	Proposed Budget FY 2026
Water System							
041.320.53600.34800	Water Quality Testing	$28,950	$25,000	$20,109	$6,703	$26,812	$25,000
041.320.53600.43000	Electric	$134,258	$149,000	$95,982	$31,994	$127,976	$149,000
041.320.53600.43100	Bulk Water Purchases	$10,272	$30,000	$2,629	$876	$3,505	$20,000
041.320.53600.44000	Equipment Rentals & Leases	$0	$500	$0	$0	$0	$500
041.320.53600.46000	Plant Maintenance Repair and Equipment	$257,833	$280,000	$180,480	$60,160	$240,641	$260,000
041.320.53600.46050	Distribution System Maintenance Repair and Equ	$52,821	$49,000	$25,958	$8,653	$34,610	$50,000
041.320.53600.52000	Plant Operating Supplies	$20,249	$25,000	$9,781	$3,260	$13,042	$23,000
041.320.53600.52200	Chlorine & Other Chemicals	$335,145	$350,000	$256,532	$85,511	$342,042	$385,250
041.320.53600.61000	Meters New & Replacement	$30,957	$60,000	$34,113	$11,371	$45,483	$60,000
WATER SYSTEM		$870,485	$968,500	$625,584	$208,528	$834,112	$972,750
Sewer System							
041.330.53600.34800	Water Quality Testing	$24,952	$28,000	$12,892	$4,297	$17,189	$28,000
041.330.53600.34900	Sludge Disposal	$87,675	$190,000	$76,731	$25,577	$102,308	$190,000
041.330.53600.43000	Electric	$97,620	$100,000	$57,194	$19,065	$76,258	$115,000
041.330.53600.44000	Equipment Rentals & Leases	$0	$1,000	$0	$0	$0	$500
041.330.53600.46000	Plant Maintenance Repair and Equipment	$179,098	$160,000	$176,002	$58,667	$234,670	$190,000
041.330.53600.46050	Collection System Maintenance Repair and Equip	$20,986	$25,000	$9,274	$3,091	$12,365	$25,000
041.330.53600.46075	Lift Station Repair and Maintenance	$54,806	$50,000	$34,878	$11,626	$46,504	$50,000
041.330.53600.52000	Plant Operating Supplies	$4,406	$12,000	$3,541	$1,180	$4,721	$12,000
041.330.53600.52200	Chlorine & Other Chemicals	$44,361	$60,000	$27,810	$9,270	$37,080	$50,000
SEWER SYSTEM		$513,903	$626,000	$398,322	$132,774	$531,096	$660,500
Irrigation System							
041.340.53600.34800	Water Quality Testing	$0	$500	$0	$500	$500	$500
041.340.53600.43000	Electric	$53,123	$66,000	$50,287	$16,762	$67,049	$70,000
041.340.53600.43300	Effluent (Reclaimed Water) Purchases	$202,072	$180,000	$162,446	$54,149	$216,595	$220,000
041.340.53600.44000	Equipment Rentals & Leases	$21,764	$35,000	$7,647	$2,549	$10,196	$35,000
041.340.53600.46000	Plant Maintenance Repair and Equipment	$146,691	$120,000	$134,540	$44,847	$179,387	$140,000
041.340.53600.46050	Distribution System Maintenance Repair and Equ	$75,933	$48,000	$22,141	$7,380	$29,521	$30,000
041.340.53600.61000	Meters New & Replacement	$4,861	$60,000	$3,471	$1,157	$4,628	$50,000
IRRIGATION SYSTEM		$504,443	$509,500	$380,532	$127,344	$507,875	$545,500
TOTAL EXPENSES		$3,510,635	$4,079,539	$2,851,353	$939,833	$3,791,186	$4,229,387

Dunes

Community Development District **Water and Sewer Fund**

Expense Code	Description	Actuals thru 9/30/2024	Adopted Budget FY 2025	Actual Thru 6/30/2025	Projected Next 3 Months	Total Projected 9/30/2025	Proposed Budget FY 2026
EXCESS REVENUES (EXPENDITURES)		($42,843)	$215,123	$270,587	$269,258	$539,845	$817,201
Non-Operating Revenue (Expenses)							
041.300.36100.10000	Interest Income	$175,703	$170,000	$73,610	$24,537	$98,146	$60,000
041.300.36900.10200	Non Operating Revenue - from W&S Surplus Acc	$0	$1,031,877	$0	$0	$0	$437,862
041.310.51300.64000	Capital Improvements **(See Capital Improvemen**	($2,239,830)	($1,397,000)	($540,535)	($856,465)	($1,397,000)	($1,293,063)
041.300.22300.10000	Connection Fees - (W/S paid to HDOA)	$0	($20,000)	$0	$0	$0	($22,000)
041.300.33700.30000	Grant Income -Hurricane Nicole	$1,056,162	$0	$0	$0	$0	$0
041.310.51300.64001	Contribution to Reserves	$0	$0	$0	$0	$0	$0
041.300.58100.10000	Contribution to General Fund	$0	$0	$0	$0	$0	$0
NON-OPERATING REVENUES (EXPENSES)		($1,007,965)	($215,123)	($466,925)	($831,928)	($1,298,854)	($817,201)
NET OPERATING AND NON OPERATING REVENUES (OPERATING AND NON OPERATING EXPENSES)		($1,050,808)	$0	($196,338)	($562,670)	($759,008)	$0
BEGINNING BALANCE		$1,050,808	$0	$3,374,702	$0	$3,374,702	$2,615,694
ENDING BALANCE		($0)	$0	$3,178,364	($562,670)	$2,615,694	$2,177,832

BUDGET HIGHLIGHTS FY 2026

1.Transfer ## from W & S Fund Surplus to General Fund per Opinion of Counsel and Grau's letter.
2. **#** Health Insurance is now based on a calendar year due to the ACA. We won't get new rates until November. The amount is an estimate of the cost.

3. **##** Liability Insurance premium is an estimate, but it should be very close to the final cost.

4. ### Represents amount of prior year funds required to balance budget.

NOTES:

Dunes

Community Development District

Bridge Fund

Expense Code	Description	Actuals thru 9/30/2024	Adopted Budget FY 2025	Actual Thru 6/30/2025	Projected Next 3 Months	Total Projected 9/30/2025	Proposed Budget FY 2026
OPERATING REVENUES							
042.300.34900.10000	Toll Collections	$2,192,443	$2,725,000	$2,025,158	$712,318	$2,737,475	$2,725,000
042.300.36900.10000	Miscellaneous	$54,154	$30,000	$30,724	$0	$30,724	$35,000
TOTAL REVENUES		$2,246,597	$2,755,000	$2,055,882	$712,318	$2,768,199	$2,760,000
OPERATING EXPENSES							
Administrative							
042.310.51300.31100	Engineering	$0	$5,000	$16,628	$0	$16,628	$5,000
042.310.51300.31500	Attorney	$3,715	$5,000	$0	$5,000	$5,000	$5,000
042.310.51300.32200	Annual Audit	$5,520	$6,300	$6,665	$0	$6,665	$6,235
042.310.51300.34000	Management Fees	$18,008	$18,908	$14,181	$4,727	$18,908	$18,129
042.310.51300.49000	Bank Charges	$499	$3,000	$1,939	$646	$2,585	$3,000
042.310.51300.49100	Contingencies	$1,390	$5,000	$807	$269	$1,076	$5,000
ADMINISTRATIVE		$29,132	$43,208	$40,220	$10,642	$50,862	$42,364
Operating Expenses - Toll Facility							
042.320.54900.12000	Salaries Including Overtime	$704,704	$787,564	$573,435	$169,776	$743,211	$839,762
042.320.54900.12100	Consulting Fee	$0	$0	$0	$0	$0	$1,500
042.320.54900.15000	open	$0	$0	$0	$0	$0	$0
042.320.54900.21000	FICA Taxes	$53,045	$68,915	$43,223	$12,988	$56,210	$73,597
042.320.54900.22000	Pension Plan	$44,168	$56,641	$36,295	$12,098	$48,394	$60,394
042.320.54900.23000	Insurance Benefits (Medical) **#**	$53,915	$88,076	$52,980	$17,660	$70,640	$78,361 **#**
042.320.54900.24000	Workers Compensation Insurance	$9,071	$6,547	$6,189	$2,063	$8,252	$8,871
042.320.54900.34300	Contractual Support	$149,676	$86,000	$37,338	$12,446	$49,783	$124,970
042.320.54900.34500	Payroll Processing Fee	$37,481	$38,000	$29,321	$9,774	$39,095	$40,000
042.320.54900.34600	Credit Card Processing Fee	$60,917	$58,000	$62,522	$20,841	$83,362	$58,000
042.320.54900.40000	Travel Expenses	$143	$500	$0	$0	$0	$500
042.320.54900.41000	Telephone	$12,787	$15,000	$10,181	$3,394	$13,575	$15,000
042.320.54900.42500	Printing	$5,719	$8,000	$2,998	$999	$3,997	$6,000
042.320.54900.43000	Utility Services	$22,444	$23,000	$18,536	$6,179	$24,715	$28,000
042.320.54900.45000	Insurance ##	$165,977	$175,059	$114,747	$38,249	$152,996	$168,295
042.320.54900.45001	Insurance Claims	$0	$0	$0	$0	$0	$0
042.320.54900.46000	Repairs & Maintenance	$116,287	$130,000	$79,935	$26,645	$106,580	$130,000
042.320.54900.46002	Repairs & Maintenance-Parkway	$177,071	$200,000	$163,164	$54,388	$217,552	$200,000
042.320.54900.46100	DOT mandated Bridge Inspection ***(Required in 2025)***	$0	$31,000	$30,399	$0	$30,399	$0
042.320.54900.51000	Office Supplies	$4,000	$4,500	$4,389	$1,463	$5,852	$6,000
042.320.54900.52000	Operating Supplies	$15,139	$22,000	$14,982	$4,994	$19,976	$22,000
OPERATING EXPENSES		$1,632,545	$1,798,801	$1,280,633	$393,956	$1,674,589	$1,861,250
TOTAL EXPENSES		$1,661,677	$1,842,010	$1,320,853	$404,598	$1,725,451	$1,903,613

Dunes

Community Development District

Bridge Fund

Expense Code	Description	Actuals thru 9/30/2024	Adopted Budget FY 2025	Actual Thru 6/30/2025	Projected Next 3 Months	Total Projected 9/30/2025	Proposed Budget FY 2026
EXCESS REVENUES (EXPENDITURES)		$404,587	$912,990	$735,028	$307,720	$1,042,748	$856,387
Non Operating Revenue (Expenses)							
042.300.36100.11000	Interest Income	$436,453	$450,000	$392,423	$90,000	$482,423	$280,000
042.300.36900.10200	Non Operating Revenue - from Bridge Surplus Account ##	$0	$832,010	$0	$0	$0	($971,387)
042.320.54900.64000	Capital Improvements	($398,250)	($2,170,000)	($875,468)	($1,294,532)	($2,170,000)	($140,000)
042.300.38100.10000	Transfer to General Fund	$0	$0	$0	$0	$0	$0
042.310.51300.64002	Parkway Capital Expenditures	$0	($25,000)	$0	$0	$0	($25,000)
TOTAL NON OPERATING REVENUE (EXPENSES)		$38,203	($912,990)	($483,046)	($1,204,532)	($1,687,578)	($856,387)
NET EXCESS REVENUES AND NON OPERATING REVENUES (EXPENSES AND NON OPERATING EXPENSES)		$442,791	$0	$251,983	($896,812)	($644,829)	($0)
BEGINNING BALANCE		$9,971,592	$0	$10,414,382	$0	$10,414,382	$9,769,553
ENDING BALANCE		$10,414,382	$0	$10,666,365	($896,812)	$9,769,553	$10,740,939

BUDGET HIGHLIGHTS FY 2026

1. Transfer $0 from Bridge Surplus Account to General Fund.
2. **#** Health Insurance is now based on a calendar year due to the ACA. We won't get new rates until November. The amount is an estimate of the cost.
3. **##** Liability Insurance premium is an estimate, but it should be very close to the final cost.
4. ### Represents amount of prior year funds required to balance budget.

NOTES:

Dunes

Community Development District — **Stormwater Fund**

Expense Code	Description	Actuals thru 9/30/2024	Adopted Budget FY 2025	Actual Thru 6/30/2025	Projected Next 3 Months	Total Projected 9/30/2025	Proposed Budget FY 2026
REVENUES							
043.300.34300.90000	Stormwater Fees	$443,457	$459,516	$351,532	$117,714	$469,246	$469,536
043.300.34300.10000	Stormwater Assessment (Outside District)	$0	$0	$2,605	$0	$2,605	$2,700
043.300.36900.10043	Misc. Income / Penalty	$0	$0	$0	$0	$0	$0
043.300.38100.10000	Transfer to General Fund	$0	$0	$0	$0	$0	$0
TOTAL REVENUES		$443,457	$459,516	$354,137	$117,714	$471,851	$472,236
EXPENDITURES							
Administrative							
043.310.51300.31100	Engineering/***Software Services***	$0	$25,000	$14,145	$4,715	$18,860	$25,000
043.310.51300.31500	Attorney	$15,939	$5,000	$1,373	$3,627	$5,000	$5,000
043.310.51300.32000	Collection Fees, Uncollectable & Early Payment Discount	$0	$1,000	$0	$0	$0	$1,000
043.310.51300.32200	Annual Audit	$3,820	$4,200	$5,365	$0	$5,365	$3,440
043.310.51300.34000	Management Fees	$5,250	$5,513	$4,135	$1,378	$5,513	$10,002
043.310.51300.35100	Computer Time	$0	$500	$0	$0	$0	$1,000
043.310.51300.40000	Travel Expenses	$143	$1,000	$0	$0	$0	$1,000
043.310.51300.42000	Postage & Express Mail	$0	$500	$0	$0	$0	$500
043.310.51300.42500	Printing	$338	$500	$0	$0	$0	$500
043.310.51300.45000	Insurance **##**	$37,025	$35,012	$22,949	$7,650	$30,599	$33,659
043.310.51300.48000	Advertising Legal & Other	$833	$1,000	$0	$0	$0	$1,000
043.310.51300.49000	Bank Charges	$358	$600	$86	$75	$161	$600
043.310.51300.49100	Contingencies	$1,244	$5,000	$1,774	$3,226	$5,000	$5,000
043.310.51300.51000	Office Supplies	$0	$1,000	$0	$0	$0	$1,000
043.310.51300.54000	Dues, Licenses & Subscriptions	$0	$1,000	$0	$0	$0	$1,000
043.320.53600.12000	Salaries	$94,554	$103,415	$81,059	$24,184	$105,243	$110,996
043.320.53600.12100	Consulting Fees	$0	$0	$0	$0	$0	$1,500
043.320.53600.21000	FICA Taxes	$6,952	$9,494	$6,081	$1,850	$7,931	$10,304
043.320.53600.22000	Pension Expense	$9,325	$10,342	$8,291	$2,764	$11,055	$11,100
043.320.53600.23000	Health Insurance Benefits **#**	$12,040	$16,081	$9,750	$3,250	$13,000	$14,402 **#**
043.320.53600.24000	Workers Comp Insurance	$1,681	$1,195	$1,147	$379	$1,526	$1,630
ADMINISTRATIVE		$189,502	$227,351	$156,155	$53,097	$209,252	$239,633

Dunes

Community Development District | **Stormwater Fund**

Expense Code	Description	Actuals thru 9/30/2024	Adopted Budget FY 2025	Actual Thru 6/30/2025	Projected Next 3 Months	Total Projected 9/30/2025	Proposed Budget FY 2026
Stormwater System Maintenance							
043.320.53600.43000	Electric **(7 Aerators)**	$12,003	$18,000	$9,922	$3,307	$13,229	$18,000
043.320.53600.46200	Landscaping	$1,624	$5,000	$0	$5,000	$5,000	$5,000
043.320.53600.46500	Lake Maintenance	$64,728	$79,499	$48,983	$16,328	$65,310	$70,000
043.320.53600.46700	Storm Drain System Maintenance	$12,925	$60,000	$32,067	$10,689	$42,756	$60,000
043.320.53600.49300	Repair and Replacement Equipment	$33,738	$5,000	$8,288	$2,763	$11,050	$5,000
043.320.53600.49200	Repair and Replacement Floating Aerators	$0	$10,000	$0	$5,000	$5,000	$10,000
043.320.53600.52100	Grass Carp/Fish-Nuisance Removal	$0	$3,000	$2,550	$0	$2,550	$3,000
043.320.53600.49200	Contingency	$14,772	$0	$4,580	$1,527	$6,107	$5,000
STORMWATER MAINTENANCE SYSTEM		$139,790	$180,499	$106,388	$44,613	$151,001	$176,000
TOTAL EXPENDITURES		$329,292	$407,850	$262,543	$97,710	$360,253	$415,633
EXCESS REVENUES (EXPENSES)		$114,165	$51,666	$91,594	$20,004	$111,598	$56,603
Non Operating Revenue (Expenses)							
043.300.36100.11000	Interest Income	$16,165	$15,000	$15,392	$5,131	$20,523	$21,068
043.300.36900.10200	Non Operating Revenue - from SW Surplus Account##	$0	($16,666)	$0	$0	$0	($27,671)
043.320.53600.64000	Capital Improvements ***(See Capital Improvements List)***	($6,044)	($50,000)	($12,993)	($37,007)	($50,000)	($50,000)
TOTAL NON OPERATING REVENUE (EXPENSES)		$10,121	($51,666)	$2,399	($31,876)	($29,477)	($56,603)
NET EXCESS REVENUES AND NON OPERATING REVENUES (EXPENSES AND NON OPERATING EXPENSES)		$124,286	($0)	$93,993	($11,872)	$82,121	($0)
BEGINNING BALANCE		$495,862	$0	$620,149	$0	$620,149	$702,269
ENDING BALANCE		$620,149	$0	$714,142	($11,872)	$702,269	$729,940

BUDGET HIGHLIGHTS FY 2025

1. See Capital Improvements List.
2. ## Represents amount of prior year funds required to balance budget.

NOTES:

DUNES COMMUNITY DEVELOPMENT DISTRICT
EMPLOYEE SCHEDULE FY 2026

				Adopted Previous FY					Estim.	Estim.	2025 - 2026 Annual Budget Distribution			
Name	Position	FT/PT	Anniv. Date	Current Rate	Date Due	Pay Raise Amt.	New Rate	Eligible For Ins.- I, Ret.- R	Weekly Hours	Annual Wage	Utility	General Fund	Bridge	Stormwater
Alvarado, Maribel	W/WW, OM	FTE	4/9/2007	3,703.41	4/26	222.20	3,925.61	I,R	1	102,076	56,142	20,415	20,415	5,104
Myers, Antonio	W/WW	FT	3/19/2025	25.00	1/26	1.50	26.50	I,R	40	55,120	55,120			
Earl Nash	W/WW, PS	FTE	9/20/2021	4,864.68	9/25	291.88	5,156.56	I,R	1	134,082	134,082			
Morales,Tracy	Admin. Assist.	FT	7/6/2016	21.61	7/26	1.30	22.91	I,R	40	47,632	26,198	11,908	4,763	4,763
Ricci, Linda	Admin. Assist.	FT	2/10/2021	21.65	2/26	1.30	22.95	I,R	32	38,168	20,992	9,542	3,817	3,817
Brill, Cory	W/WW, FS	FTE	2/21/2006	4,754.20	5/26	285.25	5,039.45	I,R	1	131,014	78,608	13,101	19,652	19,652
Mendonsa,Justin	W/WW	FT	4/27/2016	35.38	4/25	2.12	37.50	I,R	40	78,000	58,500	7,800		11,700
Huckle, Chris	W/WW	FT	7/14/2000	28.92	7/25	1.74	30.65	I,R	40	63,752	47,814	6,375		9,563
Oakes, Jason	W/WW	FT	9/27/2021	26.50	10/25	1.59	28.09	I,R	40	58,448	58,448			
Ridnour, Jordan	W/WW	FT	5/13/2025	24.00	4/25	1.44	25.44	I,R	40	52,936	52,936			
Peugh,Gregory	Dist. Mgr.	FTE	8/21/2017	8,407.67	8/25	504.46	8,912.13	I,R	1	231,715	115,858	23,172	69,515	23,172
Hamilton, Justin	W/WW	FT	6/13/2022	23.89	6/25	1.43	25.32	I,R	40	52,676	47,408	5,268		
David Ponitz	Utility Mgr	FTE	8/10/2018	6,497.40	8/25	389.84	6,887.24	I,R	1	179,068	134,301	17,907	8,953	17,907
Scheilding, Robert	W/WW	FT	4/11/2025	24.25	4/26	1.46	25.71	I,R	40	53,456	53,456			
Schellhammer, Donald	Electrician	FT	9/20/2024	41.87	9/26	2.51	44.38	I,R	40	92,300	92,300			
McMillen, Austin	W/WW	FT	11/14/2016	31.20	10/25	1.87	33.07	I,R	40	68,796	51,597	6,880		10,319
OVERTIME AND SPECIAL PAY FOR BRIDGE AND WATER/WASTEWATER										90,000	50,000	5,000	30,000	5,000
Barnes, Jennifer	Toll Coll.	PT	5/13/2025	15.50	10/25	2.00	17.50		8	7,280			7,280	
Miller, Caroline	Toll Coll.	FT	11/17/2020	20.29	10/25	2.99	23.28	I,R	40	48,412			48,412	
Bryant, Susan	Toll Coll.	PT	11/9/2022	16.44	10/25	1.59	18.03		24	22,516			22,516	
Faber, Fred	Toll Coll.	FT	7/11/2024	17.97	10/25	2.72	20.69	I,R	40	43,056			43,056	
Cheseldine, Ann	Toll Coll.	PT	9/9/2014	21.46	10/25	2.07	23.53		8	9,776			9,776	
Borer, Alan	Toll Coll.	PT	2/6/2024	15.97	10/25	1.53	17.50		8	7,280			7,280	
DeFranco, Charles	Toll Coll.	FT	6/25/2019	20.90	10/25	3.08	23.98	I,R	40	49,868			49,868	
Forsythe, Frank	Toll Coll.	PT	10/26/2023	15.97	10/25	1.53	17.50		16	14,560			14,560	
Friedberg, Alan	Toll Coll.	PT	11/9/2021	17.45	10/25	1.68	19.13		16	15,912			15,912	
Hagenberg, William	Toll Coll.	PT	1/21/2003	31.62	10/25	2.92	34.54		16	28,756			28,756	
Dewey, Randy	Toll Coll.	PT	3/24/2025	15.50	10/25	3.56	19.06		8	7,904			7,904	
Hylton, Leonardo	Toll Coll.	FT	8/18/2017	24.32	10/25	1.46	25.78	I,R	40	53,612			53,612	
Keith, Dee	Toll Coll.	FT	4/24/2019	22.41	10/25	2.80	25.21	I,R	40	52,416			52,416	
Lumbra, Michael	Bridge Mgr.	FT	11/28/2016	3,484.56	7/26	209.07	3,693.63	I,R	1	96,034			96,034	
Hubbard, Sabena	Toll Coll.	PT	6/24/2024	15.97	10/25	1.53	17.50		24	21,840			21,840	
Munroe, Gary	Toll Coll.	PT	2/2/2024	15.97	10/25	1.53	17.50		8	7,280			7,280	
Oberle, Raymond	Toll Coll.	PT	11/8/2012	22.76	10/25	2.20	24.96		16	20,748			20,748	
Open	Toll Coll.	PT		15.50	10/25	2.00	17.50		16	14,560			14,560	
Schaefer, Alan	Toll Coll.	PT	2/1/2024	15.97	10/25	1.53	17.50		8	7,280			7,280	
Gaboriau, Andre	Toll Coll.	PT	7/12/2024	15.97	10/25	1.53	17.50		16	14,560			14,560	
Theodorakis, Gretchen	Toll Coll.	PT	5/24/2023	16.44	10/25	1.59	18.03		16	14,976			14,976	
Open	Toll Coll.	PT		15.50	10/25	2.00	17.50		8	7,280			7,280	
Urban, Jessica	Asst. Br Mgr	FT	2/13/2023	26.82	10/25	1.61	28.43	I,R	40	59,124			59,124	
Vardakas, Harry	Toll Coll.	PT	8/24/2020	17.97	10/25	1.73	19.70		13	13,312			13,312	
Wisniewski, Michael	Toll Coll.	FT	6/2/2022	19.34	10/25	1.97	21.31	I,R	40	44,304			44,304	
									510					
								Total Year		$2,211,886	$1,133,760	$127,368	$839,762	$110,996
								Percent of Total						

FY 2026 Budget assumes all highlighted employees receive an increase at inception of fiscal year.

Bridge Scheduling:		hrs/day	hrs/wk
6:00am-2:30pm shift	1 supr - 2 coll (7 days per week)	24	168.00
2:00pm-10:30pm shift	1 supr - 2 coll (7 days per week)	24	168.00
10:00 pm - 6:30 am shift	1 coll (7 days per week)	8	56.00
Additional help as needed/special circumstances			118.00
Total hours per week			**510.00**

Retirement Contribution	$197,607	Percent
W/WW Budget	113,376	57%
Bridge Budget	60,394	31%
General Fund	12,737	6%
Stormwater Fund	11,100	6%
Subtotal=	$197,607	100%
Employees Covered by Med. Ins.	23	
W/WW Budget	17	
Bridge Budget	6	
Budgeted weekly hours Bridge	549	

Employee Classification for Worker Compensation Insurance (No Overtime included)

Waterworks Operations	840,580		
Clerical office		694,694	
Bridge Operations			586,612
		Total=	**2,121,886**

DCDD FY 2026
CAPITAL IMPROVEMENTS

WATER AND SEWER BUDGET			
	Current FY Capital Improvements:		**Cost**
W-1	RO FEED PUMP DESIGN	$	188,062.50
W-2	RO FEED PUMP CONSTRUCTION/CEI	$	780,000.00
W-3	Pump Station Rehabilitation Approximately 1 every year ($175,000 per PS)	$	175,000.00
W-4	Vehicle Replacements	$	-
W-5	RO Building Beam Repairs	$	50,000.00
W-6	Train 2 Filter Rehab	$	100,000.00
W-7			
	Current FY Capital Improvements Total=	**$**	**1,293,062.50**
	Next 5 Years Capital Improvements		
W-A	SEE DETAILED CIP		
	Next 5 Years Capital Improvements Total=	**$**	**-**

DCDD FY 2026
CAPITAL IMPROVEMENTS

BRIDGE BUDGET			
	Current FY Capital Improvements:		**Cost**
B-1	Vehicle Replacements	$	140,000.00
B-2			
	Current FY Capital Improvements Total=	**$**	**140,000.00**
	Next 5 Years Capital Improvements		
B-A	Signalization Construction/Engineering/CEI	$	2,010,000.00
B-B	Potential switch to Sunpass Type System	TBD	
B-C	Replace Parkway/Bridge Lights	TBD	
B-D	Vehicle/Equipment Replacement next 5 years	$	-
	Next 5 Years Capital Improvements Total=	**$**	**2,010,000.00**

DCDD FY 2026
CAPITAL IMPROVEMENTS

GENERAL FUND BUDGET			
	Current FY Capital Improvements:		**Cost**
G-1	Server	$	35,000.00
	Current FY Capital Improvements Total=	**$**	**35,000.00**
	Next 5 Years Capital Improvements		
G-A	Office Carpet Replacement	$	10,000.00
G-B	Conference Room Chairs	$	4,000.00
G-C	Conference Room Furniture	$	6,000.00
	Next 5 Years Capital Improvements Total=	**$**	**20,000.00**

DCDD FY 2026
CAPITAL IMPROVEMENTS

STORMWATER FUND BUDGET			
	Current FY Capital Improvements:		**Cost**
S-1	Cleaning and Televising the System	$	50,000.00
S-2			
	Current FY Capital Improvements Total=	**$**	**50,000.00**
	Next 5 Years Capital Improvements		
S-A	Cleaning and Televising the System	$	250,000.00
	Next 5 Years Capital Improvements Total=	**$**	**250,000.00**

DUNES COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET ASSESSMENT SUMMARY
FY 2026
COUNTY TAX YEAR 2025

	PHASE $
MAINTENANCE ASSESSMENT	***464,265***
TRANSFERS IN	***0***
	0
TOTAL REVENUES	***464,265***
SUBTOTAL ADMIN. EXPENDITURES	***321,321***
SUBTOTAL MAINTENANCE EXPENDITURES	***78,000***
NON OPERATING REVENUE (EXPENSE)	64,944
TOTAL EXPENDITURES	***464,265***

	UNITS	DOLLARS	2026 $/UNIT	2024/25 $/UNIT
ADMINISTRATIVE ASSESSMENT PER UNIT- ALL UNITS-	3439	***$464,265***	**$135.00**	**$110.00**
PHASE I & II MAINTENANCE ASSESSMENT PER UNIT	3100	**$0**	**$0.00**	**$0.00**
PHASE III MAINTENANCE ASSESSMENT PER UNIT	339	$0	**$0.00**	**$0.00**
TOTAL EXPENSES		***$464,265***	**$135.00**	**$110.00**

	2026 $/UNIT	2024/25 $/UNIT
PHASE 1 TOTAL PER UNIT/LOT/ACRE	**$135.00**	**$110.00**
PHASE 2 TOTAL PER UNIT/LOT/ACRE	**$135.00**	**$110.00**
PHASE 3 TOTAL PER UNIT/LOT/ACRE	**$135.00**	**$110.00**

	ACTUAL $ ASSESSMENT
ADMINISTRATIVE ASSESSMENT PER UNIT ALL PHASES (3437 units x assessment)	**$464,265**
MAINTENANCE ASSESSMENT PER UNIT PHASES 1&2 ONLY (3098 units x assessment)	**$0**
TOTAL ACTUAL ASSESSMENT	**$464,265**

DCDD VEHICLE/EQUIPMENT REPLACEMENT SCHEDULE

Water/Sewer Fund Vehicles

NO.	EQUIPMENT	IN SERVICE DATE	ANTICIPATED REPLACEMENT CYCLE (YEARS)	ORIGINAL COST	COMMENTS	FY26	FY27	FY28	FY29	FY30	FY31
1	FORD F-450 UTILITY TRUCK W/AUTOCRANE	2019	10	71,000						71,000	
2	GATOR 2	2020	10	9,000							16,000
3	GATOR	09-10	10	11,000				16,000			
4	JOHN DEERE BACKHOE/LOADER	07-08	15	48,000			120,000				
5	PICKUP TRUCK 5 - 2017 CHEVY SILVERADO F250	2017	10	26,000							
6	SKIFF MOTOR AND TRAILER - Carolina skiff w/Magic tilt	2009	15+	6,000							25,000
7	PICKUP TRUCK 6 - PAUL'S OLD TRUCK	2018	10	28,000					28,000		
8	GENERATOR 1 - Generac*	2001	N/A	19,000							
9	PORTABLE PUMP 1 - Godwin	2013	10	36,000							
10	VACTOR TRAILER	2005	N/A	18,000							
11	Wach Valve Turner/Vactor	2021	10	80,000							
12	TOTE TRAILER - BIG TEX 5X8 1 AXLE	2021	10	2,000							
13	JETTER TRAILER - AMERICAN PRIDE/HUSTLER 10'	2016	10	25,000			25,000				
14	MINI TRACKHOE	2019	10	64,000						64,000	
15	DUMPTRUCK	2019	10	78,000						78,000	
16	PICKUP TRUCK 7 - 2020 CHEVY COLORADO (4X4)	2020	10	31,000							31,000
17	TRACKHOE TRAILER	2019	10	7,000						7,000	
18	Chevy 1500 CREW CAB PICKUP	2021	10	35,000							
19	60 KW Trailer Generator	2024	20	75,000							
	TOTALS=			**669,000**		**-**	**145,000**	**16,000**	**28,000**	**220,000**	**72,000**

Bridge Fund Vehicles

NO.	EQUIPMENT	IN SERVICE DATE	ANTICIPATED REPLACEMENT CYCLE (YEARS)	ORIGINAL COST	COMMENTS	FY26	FY27	FY28	FY29	FY30	FY31
B-1	PICKUP TRUCK - 2017 GMC SIERRA	2017	10	26,000			40,000				
B-2	Vacuum Excavator	2026	10	140,000		140,000					
	TOTALS=			**166,000**		**140,000**	**40,000**	**-**	**-**	**-**	**-**

DCDD PUMP STATION REHABILITATION SCHEDULE

L/S No.	PUMP STATION	IN SERVICE DATE	ANTICIPATED COST	COMMENTS	FY26	FY27	FY28	FY29	FY30	FY31
1	Granada Dr.	1990	$ -							
2	Granada Dr. and Vilano Ct.	1990	$ -							
3	Rue Grande Mer	1990	$ -							
4	Camino Del Mar (Main Road)	1990	$ 175,000					$ 175,000		
5	300 Camino Del Sol (Calle Del Sur)	1990	$ -	Need to Raise						
6	Camino Del Rey (Triplex)	1990	$ -							
7	La Costa	1995	$ 175,000				$ 175,000			
8	Madeira	1991	$ 175,000	Need To Raise						
9	Hammock Dunes Sales Center	1993	$ -							
10	34 Island Estates Parkway	1990	$ -	Rehabbed in 2021						
11	84 Island Estates Parkway	1990	$ 175,000			$ 175,000				
12	128 Island Estates Parkway	1990	$ 175,000	Helps Reclaimed Flushing						
13	172 Island Estates Parkway	1990	$ 175,000	Helps Reclaimed Flushing	$ 175,000					
14	San Gabriel	1990	$ -							
15	Ocean Way South (Atlantic)	2000	$ -							
16	Ocean Waay North (Cinnamon Beach)	2000	$ -							
17	Northshore Ave	2000	$ -							
18	Ocean Crest Way (C-5)	2000	$ -							
19	Hammock Beach Parkway	2000	$ 50,000						$ 50,000	
20	North Oceanshore Blvd (A1A)	2000	$ -							
21	Ocean Oaks Lane	2000	$ -							
22	Yacht Harbor Drive North (Entrance)	2000	$ -							
23	Yacht Harbor Drive South (By Condo)	2000	$ -							
24	Island Estates (Pep Tank Guard House)	2000	$ -							
25										
26										
27										
	TOTALS=		**$ 1,100,000**		**$ 175,000**	**$ 175,000**	**$ 175,000**	**$ 175,000**	**$ 50,000**	**$ -**

DCDD PONY PUMP INSTALLATION SCHEDULE

L/S No.	PUMP STATION	IN SERVICE DATE	ANTICIPATED REPLACEMENT FY	ANTICIPATED COST	COMMENTS	FY26	FY27	FY28
19	Hammock Beach Parkway	1990	2026	$ 150,000				$ 150,000
4	Camino Del Mar		2025	$ 150,000			$ 150,000	
	TOTALS=			**$ 300,000**		**$ -**	**$ 150,000**	**$ 150,000**

Viera East
Community Development District

Adopted Budget
FY 2026

Viera East
Community Development District

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Viera East
Community Development District
General Fund
Aopted Operating Budget
Fiscal Year 2026

	Actuals FY 2024	Adopted Budget FY 2025	Actuals As Of 6/30/25	Projected Next 3 Months	Total Projected @ 9/30/25	Adopted Budget FY 2026
Revenues						
Maintenance Assessments	$1,392,551	$1,378,973	$1,388,671	$0	$1,388,671	$1,378,973
Golf Course Administrative Services	$56,280	$56,280	$42,210	$15,829	$58,039	$56,280
Donations for Park Materials	$0	$5,000	$0	$0	$0	$0
Miscellaneous Income - Farmers Market	$4,166	$20,000	$7,049	$2,643	$9,692	$10,000
Interest Income	$1	$100	$14,489	$5,433	$19,922	$5,000
Total Revenues	**$ 1,452,998**	**$ 1,460,353**	**$ 1,452,419**	**$ 23,905**	**$ 1,476,324**	**$ 1,450,253**
Administrative Expenditures						
Supervisors Fees	$23,142	$30,519	$18,442	$6,916	$25,358	$30,519
Engineering Fees	$16,850	$5,000	$0	$1,000	$1,000	$5,000
Attorney's Fees	$6,629	$20,000	$2,988	$1,120	$4,108	$20,000
Dissemination	$1,000	$1,050	$788	$295	$1,083	$1,082
Trustee Fees	$673	$5,600	$3,030	$1,136	$4,167	$6,160
Annual Audit	$13,482	$14,000	$10,996	$4,123	$15,119	$15,022
Collection Agent	$0	$2,500	$0	$2,500	$2,500	$2,575
Management Fees	$109,754	$115,242	$86,432	$32,412	$118,843	$118,700
Postage	$745	$2,000	$12	$500	$512	$2,000
Printing & Binding	$380	$2,500	$325	$122	$447	$2,500
Insurance - Liability	$9,121	$15,229	$7,320	$2,745	$10,065	$12,804
Legal Advertising	$752	$2,500	$299	$112	$411	$2,500
Other Current Charges	$1,295	$1,200	$247	$93	$340	$1,200
Office Supplies	$1,848	$2,000	$103	$39	$142	$2,000
Dues & Licenses	$175	$175	$175	$0	$175	$175
Information Technology	$4,605	$4,735	$3,551	$1,332	$4,883	$4,972
Total Administrative	**$ 190,452**	**$ 224,250**	**$ 134,707**	**$ 54,445**	**$ 189,152**	**$ 227,208**
Operating Expenditures						
Salaries	$171,624	$178,500	$133,810	$50,179	$183,988	$187,425
Administration Fee	$1,053	$1,436	$1,690	$634	$2,324	$1,508
FICA Expense	$13,603	$14,155	$10,236	$3,839	$14,075	$14,338
Health Insurance	$6,076	$5,000	$1,039	$390	$1,429	$5,250
Workers Compensation	$2,810	$3,790	$2,039	$764	$2,803	$4,169
Unemployment	$756	$1,119	$610	$229	$839	$1,119
Retirement Contribution	$0	$5,061	$0	$5,061	$5,061	$5,061
Other Contractual	$6,541	$10,000	$6,101	$2,288	$8,389	$10,000
Marketing - Lifestyle/Amenities	$85,586	$95,000	$65,916	$24,718	$90,634	$116,000
Training	$0	$500	$0	$500	$500	$500
Uniforms	$168	$0	$0	$0	$0	$0
Total Operating	**$ 288,217**	**$ 314,561**	**$ 221,441**	**$ 88,601**	**$ 310,042**	**$ 345,370**
Maintenance Expenditures						
Canal Maintenance	$16,551	$14,000	$0	$14,000	$14,000	$14,000
Lake Bank Restoration	$257,423	$164,000	$170,620	$0	$170,620	$164,000
Lake Bank Education Project	$0	$3,000	$0	$3,000	$3,000	$3,000
Environmental Services	$1,864	$10,000	$0	$10,000	$10,000	$10,000
Water Management System	$133,715	$134,248	$102,931	$38,599	$141,531	$148,622
Midge Control	$0	$8,000	$0	$8,000	$8,000	$8,000
Contingencies	$7,941	$10,000	$550	$206	$756	$7,500
Fire Line Management	$2,000	$3,500	$1,895	$711	$2,606	$3,500
Basin Repair	$1,100	$3,000	$0	$3,000	$3,000	$3,000
Total Maintenance	**$ 420,594**	**$ 349,748**	**$ 275,997**	**$ 77,516**	**$ 353,513**	**$ 361,622**

Viera East
Community Development District
General Fund
Aopted Operating Budget
Fiscal Year 2026

	Actuals FY 2024	Adopted Budget FY 2025	Actuals As Of 6/30/25	Projected Next 3 Months	Total Projected @ 9/30/25	Adopted Budget FY 2026
Grounds Maintenance Expenditures						
Salaries	$196,723	$232,730	$154,703	$58,014	$212,716	$244,367
Bonus Program	$41,823	$0	$59,814	$0	$59,814	$0
Administrative Fees	$2,008	$2,840	$1,650	$619	$2,269	$2,840
FICA Expense	$15,626	$19,787	$11,835	$4,438	$16,273	$18,694
Health Insurance	$27,031	$32,893	$23,303	$8,738	$32,041	$34,538
Workers Compensation	$3,211	$4,942	$2,577	$966	$3,543	$5,436
Unemployment	$1,301	$2,608	$1,254	$470	$1,724	$2,608
Retirement Contribution	$0	$6,682	$0	$6,682	$6,682	$6,682
Telephone/Internet	$15,587	$15,660	$6,940	$2,602	$9,542	$6,000
Utilities	$7,556	$15,000	$4,434	$1,663	$6,097	$8,020
Property Appraiser	$1,989	$1,990	$2,391	$0	$2,391	$2,100
Insurance - Property	$3,592	$3,344	$2,727	$1,023	$3,750	$3,711
Repairs	$20,109	$25,000	$26,682	$10,006	$36,687	$25,000
Fuel	$17,783	$21,000	$11,089	$4,159	$15,248	$18,000
Park Maintenance	$29,505	$45,000	$22,640	$8,490	$31,130	$35,000
Sidewalk Repair	$13,712	$15,000	$0	$5,000	$5,000	$15,000
Chemicals	$1,604	$4,000	$1,611	$604	$2,215	$4,000
Contingencies	$10,392	$10,000	$14,731	$5,524	$20,255	$10,000
Refuse	$10,175	$12,000	$12,604	$4,727	$17,331	$18,000
Office Supplies	$170	$0	$1,411	$529	$1,941	$2,500
Uniforms	$3,152	$4,000	$1,325	$497	$1,821	$4,000
Fire Alarm System	$3,658	$7,500	$270	$101	$371	$500
Rain Bird Pump System	$28,041	$28,041	$9,194	$3,448	$12,641	$0
Park Materials	$0	$10,000	$262	$98	$360	$10,000
Bay Hill Flow Way Maintenance	$0	$20,000	$0	$0	$0	$20,000
Maintenance Reserve - Transfer Out	$0	$31,777	$31,777	$0	$31,777	$19,058
Maintenance Reserve - Transfer Out (Excess)	$96,816	$0	$0	$0	$0	$0
Total Grounds Expenditures	**$ 551,564**	**$ 571,793**	**$ 405,223**	**$ 128,398**	**$ 533,621**	**$ 516,053**
Total Expenses	**$ 1,450,826**	**$ 1,460,353**	**$ 1,037,368**	**$ 348,960**	**$ 1,386,328**	**$ 1,450,253**
Excess Revenue/(Expenditures)	**$ 2,172**	**$ (0)**	**$ 415,051**	**$ (325,055)**	**$ 89,996**	**$ -**

	FY 2025	FY 2026
Net Assessment - General	$ 1,350,028	$ 1,350,028
Net Assessment - Recreation	$ 28,945	$ 28,945
Total Net Assessments	$ 1,378,973	$ 1,378,973
Discounts @ 6%	$ 88,020	$ 88,020
Gross Assessment	$ 1,466,993	$ 1,466,993
Assessable Units - Residential	4,204	4,204
Assessable Units - Non-Residential	1,869	1,869
Total Units	6,073	6,073
Gross Assessment per Unit - General Fund	$ 236	$ 236
Gross Assessment per Unit - Recreation	$ 129	$ 129
Gross Assessment per Unit - Debt Service	$ 139	$ 139
	$ 504	$ 504

Viera East
Community Development District
General Fund Budget

<u>Revenues:</u>

<u>Maintenance Assessments</u>

The District will levy a Non-Ad Valorem Assessment on all the assessable property within the District in order to pay for its operating and maintenance expenditures incurred during the fiscal year.

<u>Golf Course Administrative Services</u>

Represents Golf Course Fund portion of salary and benefits for employees paid from the General Fund.

Description	Annual Amount	
Base	$	75,000.00
10% of Maintenance Supervisor	$	(7,280.00)
50% of Labor Position	$	(11,440.00)
Total	**$**	**56,280.00**

<u>Miscellaneous Income - Farmers' Market</u>

Miscellaneous income received by the District including income from the Farmers' Market.

<u>Interest Income</u>

The District will earn interest on balances invested during the year.

<u>Administrative Expenditures:</u>

<u>Supervisors Fees</u>

The amount paid to each supervisor for the time devoted to District business and meetings is determined by Chapter 190, Florida Statutes, at $200 per meeting. Amount is based on five supervisors receiving fees for two meetings per month.

<u>Engineering Fees</u>

The District's engineer, Robb & Taylor Engineering Solutions Inc, will be providing general engineering services to the District, which includes preparation and attendance of monthly board meetings.

<u>Attorney Fees</u>

<u>Legal Counsel:</u> ***Shutts and Bowen LLP***
300 South Orange Avenue
Suite 300
Orlando, FL 32801
Telephone: (407) 835-6759
Fax: (407) 849-7288

The District's legal counsel, Shutts and Bowen, will be providing general services, which include attendance and preparation for monthly board meetings. Also, services include reviewing contracts, agreements, resolutions, rule amendments, etc.

<u>Dissemination</u>

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 un-rated bond issues.

- Series 2020 Special Assessment Revenue Bond $ 1,081.50

Trustee Fees

The District will pay annual trustee fees for the Series 2020 Special Assessment Revenue Bond.

Annual Audit

The District is required to annually have its financial records audited by an independent Certified Public Accounting Firm. The estimated cost of the audit is based on the prior fiscal year and will be shared with the Recreational Fund.

Collection Agent

Fees incurred by GMS-Central Florida, LLC for calculating, levying and certification of the District's Non-Ad valorem Maintenance Assessments with the Brevard County Tax Collector.

Contractor	Services	Monthly	Annual
GMS-Central Florida ,LLC	Assessments	$ 214.58	$ 2,575.00

Management Fees

The District has contracted with GMS-Central Florida, LLC to provide Accounting and Administrative Services for the District. The services include, but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, financial reporting, annual audits, etc.

Postage

Mailing of Board Meeting agendas, checks for vendors, overnight deliveries and any other required correspondence. Amount is based on prior year's cost.

Printing & Binding

Printing and binding agenda packages for board meetings, printing of computerized checks, District brochures, correspondence, stationary, envelopes etc.

Insurance - Liability

The District's general liability, public official's liability, and automobile insurance coverage is provided by EGIS Insurance & Risk Advisors.

Description	Admin. Amount	Field Amount	Annual Amount
General Liability	$ 7,784	$ -	$ 7,784
POL/EPLI	$ 5,020	$ -	$ 5,020
Property	$ -	$ 3,711	$ 3,711
Total	**$ 12,804**	**$ 3,711**	**$ 16,515**

Legal Advertising

Advertising of monthly board meetings, public hearings, and any other legal advertising that may be required.

Other Current Charges

Any miscellaneous expenses incurred by the District that were not previously budgeted.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g. paper, minute books, file folders, labels, paper clips, etc.

Dues & Licenses

The District is required to pay an annual fee to the Department of Community Affairs for $175. This is the only anticipated expenditure for this category.

Information Technology

Costs related to the District's accounting and information systems; District's website creation and maintenance; electronic compliance with Florida Statutes and other electronic data requirements.

Operating Expenditures:

Salaries

The District currently has a General Manager and 1 full-time employee to handle the operations of the District. The proposed amount includes a 5% cost of living increase for qualifying full-time employees.

Administration Fee

Represents the fees to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of $18 per employee.

FICA Expense

Represents the estimated amount due for Social Security (6.2%) and Medicare (1.45%) based upon the proposed salaries and wages.

Health Insurance

Full-time District employees are eligible for the following health benefits.

Provider	Policy Number	Insurance Description
United Healthcare	591637	Health, Accidental Death, Dental, Vision, Life & Long-Term Disability
Colonial Life	E3682663	Life, Accident, Short-Term Disability
Combined	007394312	Accident & Disability

Workers Compensation

The District provides Workers Compensation Insurance for each of its employee's based upon statutory requirements and rates determined by Applied Business Solutions.

Unemployment

The District pays State and Federal unemployment for each employee based upon current rate structures.

Retirement Contribution

Contribution to the retirement account for eligible employees.

Other Contractual

Miscellaneous fees and contracts incurred for the District.

Description	Annual Amount
Ecolab Pest Elimination	$ 5,697
Xelar Copier	$ 1,876
Additional Contract Funds	$ 2,427
Total	**$ 10,000**

Marketing- Lifestyle/Amenities

The District is in contract with Unique Webb Consulting to provide lifestyle and marketing services which include, but are not limited to social media publications, strategy planning, blogging, videography, photography, event planning, and marketing. This also includes all ads in the Viera Voice for the CDD golf course.

Training

Expenses for providing training to staff.

Maintenance Expenditures:

Canal Maintenance

Represents costs associated with the maintenance of the canals located east and west of I-95. The canals east of I-95 are maintained by various contractors paid by the District on an "as needed" basis. The canals west of I-95 are maintained by A. Duda & Sons and billed to the District.

Lake Bank Restoration
Allocation of funds dedicated for lake bank restoration throughout the District.

Lake Bank Education Project
Allocation of funds dedicated for the lake bank education project.

Environmental Services

The District will incur the following costs related to maintaining and managing the various conservation areas (wetlands and uplands), which are the responsibility of the District. The amount is based upon the current contract with Kevin L. Erwin, plus an allowance for additional services from other providers that may be required. Services provided under this budget item may include the following:

Wetland monitoring reports as required by SJRWMD and USA COE.
Wetland maintenance and removal of exotic species as required to conform to permit requirements.

Habitat management including burns of preserved areas as required within the approved Habitat Management Plan(s).

Permit compliance and general services as required.

Water Management System
The District currently has a contract with ECOR Industries, Inc. to provide Aquatic Maintenance Service for the District's Lakes.

Description	Monthly Amount	Annual Amount
Natural Areas Management	$ 4,872	$ 58,466
Wingate & Auburn Lake Aquatic Weed Control	$ 982	$ 11,783
Bayhill Wetland Maintenance (Bi-Monthly)	$ 460	$ 2,760
Natural Vegetation Management (Bi-Monthly)	$ 230	$ 1,380
Aquatic Weed Control	$ 5,036	$ 60,433
Header Canal Maintenance (Quarterly)	$ 1,850	$ 7,400
Woodside Park Maintenance	$ 200	$ 2,400
Unanticipated Repairs / Improvements	$ -	$ 4,000
Total	**$ 13,630**	**$ 148,622**

Midge Control
Lake spraying for midge control throughout the CDD.

Contingencies
Any miscellaneous expenses incurred by the District that were not previously budgeted.

Fire Line Maintenance

Expenses related to the maintenance of the various fire lines throughout the District. This mainly includes the mechanical removal of vegetation between homeowners' properties and conservation areas in order to slow or stop the spread of wildfire.

Basin Repair

Expenses related to the repair and maintenance of the drainage structures at District Basins III, IV, and V. The drainage structures that get repaired are the outfalls (connect lakes) and the flow ways (connect lakes to St Johns River).

Grounds Maintenance Expenditures:

Salaries

The District currently has a 4 full-time employees and 1 part time employee to handle the grounds maintenance of the District. The proposed amount includes a 5% cost of living increase for qualifying full-time employees.

Bonus Program
Represents annual bonus to be paid to eligible employees.

Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of $18 per employee.

FICA Expense

Represents the estimated amount due for Social Security (6.2%) and Medicare (1.45%) based upon the proposed salaries and wages.

Health Insurance

Full-time District employees are eligible for the following health benefits.

Provider	Policy Number	Insurance Description
United Healthcare	591637	Health, Accidental Death, Dental, Vision, Life & Long-Term Disability
Colonial Life	E3682663	Life, Accident, Short-Term Disability
Combined	007394312	Accident & Disability

Workers Compensation

The District provides Workers Compensation insurance for each of its employees based upon statutory requirements and rates determined by Applied Business Solutions.

Unemployment

The District pays State and Federal unemployment for each employee based upon current rate structures.

Retirement Contribution

Contribution to the retirement account for eligible employees.

Telephone/Internet

Expenses incurred for the telephone, fax machine and internet.

Utilities

The District has the following utility account with Florida Power and Light to provide electricity for the maintenance building.

Vendor	Account	Monthly Amount	Annual Amount
FPL	83490-45156	$ 585	$ 7,020
Contingency			$ 1,000
Total			**$ 8,020**

Property Appraiser

Fees incurred for the Brevard County Property Appraiser performing work in support of processing and distributing non-ad valorem assessment information. The cost for FY2026 is estimated to be $2,100.

Insurance - Property

Represents the amount paid for the property portion of the insurance premium with Egis Insurance & Risk Advisors. The property includes vehicles, equipment, etc.

Description	Admin. Amount	Field Amount	Annual Amount
General Liability	$ 7,784	$ -	$ 7,784
POL/EPLI	$ 5,020	$ -	$ 5,020
Property	$ -	$ 3,711	$ 3,711
Total	**$ 12,804**	**$ 3,711**	**$ 16,515**

Repairs

Any costs related to miscellaneous repairs and maintenance that occur during the fiscal year.

Fuel

Costs related to fuel purchased for grounds maintenance machinery that occur during the fiscal year.

Park Maintenance
Represents costs associated with the maintenance of the parks and trails located within the district.

Sidewalk Repair
Represents costs associated with the repair of the sidewalks located within the district.

Chemicals
Includes fungicide applications, herbicide applications and insecticide applications needed to maintain the grounds.

Contingencies
Represents any miscellaneous expenses incurred by the District that were not previously budgeted.

Refuse
Estimated costs for refuse services to empty dumpster(s) twice monthly by Berry Disposal is:

Contractor	Services	Monthly	Annual
Berry Disposal	Empty Dumpster	$ 1,435	$ 17,220
Contingency			$ 780
			$ 18,000

Office Supplies
Costs for items used in the office.

Uniforms
The District is in contract with Unifirst to supply uniforms for the maintenance staff. Unifirst comes to the District weekly to deliver clean uniforms to the staff.

Vendor	Monthly Amount	Annual Amount
Unifirst	$ 300	$ 3,600
Contingency		$ 400
Total		**$ 4,000**

Fire Alam System
The District is in contract with Everon, LLC to provide monthly fire and burglary alarm system monitoring and maintenance. The services will be split between the Golf Course and Operations.

Park Materials
Costs for items used for the park.

Bay Hill Flow Way Maintenance
Expenses incurred related to the maintenance of Bay Hill flow way.

Maintenance Reserves – Transfer Out
Funds allocated annually to insure available cash for ongoing operations of the District and for major repair or replacement of capital items.

Viera East
Community Development District
Capital Reserve Fund
Adopted Budget FY 2026

	Adopted Budget FY 2025	Actuals As Of 6/30/25	Projected Next 3 Months	Total Projected @ 9/30/25	Adopted Budget FY 2026
Revenues					
Beginning Fund Balance	$1,660,412	$1,582,623	$0	$1,582,623	$ 1,407,203
Interest Income	$500	$16,023	$6,009	$22,031	$2,500
Reserve Funding - Transfer In (General)	$31,777	$31,777	$0	$31,777	$19,058
Reserve Funding - Transfer In (Golf)	$84,410	$84,410	$0	$84,410	$166,149
Reserve Funding - Transfer In (General Excess)	$0	$0	$0	$0	$0
Reserve Funding - Transfer In (Golf Excess)	$0	$0	$0	$0	$0
Total Revenues	**$ 1,777,098**	**$ 1,714,833**	**$ 6,009**	**$ 1,720,841**	**$ 1,594,910**
Expenditures					
Capital Outlay	$80,000	$278,638	$0	$278,638	$0
Capital Outlay - General	$0	$0	$0	$0	$84,180
Capital Outlay - Golf	$0	$0	$0	$0	$154,741
Truck Maintenance	$25,000	$0	$0	$0	$25,000
Sign Project	$20,000	$0	$0	$0	$20,000
Vehicle Purchase	$20,000	$35,000	$0	$35,000	$0
Bank Fees	$0	$0	$0	$0	$0
Total Expenditures	**$ 145,000**	**$ 313,638**	**$ -**	**$ 313,638**	**$ 283,921**
Excess Revenues (Expenditures)	**$ 1,632,098**	**$ 1,401,195**	**$ 6,009**	**$ 1,407,203**	**$ 1,310,989**

Potential Capital Reserve Split

	General Fund	Golf Course	Total
Beginning Balance - 9/30/25	$ 580,243	$ 1,002,380	$ 1,582,623
FY25 Interest Income	$ 8,077	$ 13,954	$ 22,031
FY25 Contributions	$ 31,777	$ 84,410	$ 116,187
FY25 Projected Excess	$ -	$ -	$ -
FY25 Expenses	$ (42,740)	$ (270,897)	$ (313,638)
FY24 Bank Fees	$ -	$ -	$ -
Projected Excess Revenue Fund End of FY25	**$ 577,357**	**$ 829,847**	**$ 1,407,203**

Viera East
Community Development District
Debt Service Fund
Series 2020
Adopted Budget FY 2026

	Adopted Budget FY 2025	Actuals As Of 6/30/25	Projected Next 3 Months	Total Projected @ 9/30/25	Adopted Budget FY 2026
Revenues					
Special Assessments	$ 655,615	$ 660,226	$ -	$ 660,226	$ 655,615
Interest Income	$ 500	$ 17,115	$ 6,418	$ 23,533	$ 5,000
Beginning Fund Balance	$ 132,287	$ 357,224	$ -	$ 357,224	$ 379,668
Total Revenues	**$ 788,402**	**$ 1,034,565**	**$ 6,418**	**$ 1,040,983**	**$ 1,040,283**
Expenditures					
Series 2020					
Interest-11/1	$ 80,658	$ 80,658	$ -	$ 80,658	$ 75,658
Principal- 5/1	$ 500,000	$ 500,000	$ -	$ 500,000	$ 795,000
Interest-5/1	$ 80,658	$ 80,658	$ -	$ 80,658	$ 75,658
Total Expenditures	**$ 661,315**	**$ 661,315**	**$ -**	**$ 661,315**	**$ 946,315**
Excess Revenues (Expenditures)	**$ 127,087**	**$ 373,250**	**$ 6,418**	**$ 379,668**	**$ 93,968**

* Excess Revenues needed to pay the 11/1/26 Interest Payment $ 67,708

Land Use	ERU	Units	Total ERU	Percentage	Net Per Unit	Net Assessments
Residential	1.00	4,204.00	4,204.00	84%	$ 130.57	$ 548,913.70
Commercial	4.00	204.30	817.20	16%	$ 522.28	$ 106,701.30
Net Annual Assessment		**4,408.30**	**5,021.20**			**$ 655,615.00**

Viera East
Community Development District
Debt Service - Series 2020
Amortization Schedule

Date	Bond Balance	Interest	Principal		Interest		Fiscal Year Total
11/01/20				$	52,497.38	$	52,497.38
05/01/21	7,685,000			$	90,307.50		
11/01/21				$	90,307.50	$	180,615.00
05/01/22	7,685,000			$	90,307.50		
11/01/22				$	90,307.50	$	180,615.00
05/01/23	7,685,000	2.000%	$475,000	$	90,307.50		
11/01/23				$	85,557.50	$	650,865.00
05/01/24	7,210,000	2.000%	$490,000	$	85,557.50		
11/01/24				$	80,657.50	$	656,215.00
05/01/25	6,720,000	2.000%	$500,000	$	80,657.50		
11/01/25				$	75,657.50	$	656,315.00
05/01/26	6,220,000	2.000%	$795,000	$	75,657.50		
11/01/26				$	67,707.50	$	938,365.00
05/01/27	5,425,000	2.000%	$380,000	$	67,707.50		
11/01/27				$	63,907.50	$	511,615.00
05/01/28	5,045,000	2.000%	$385,000	$	63,907.50		
11/01/28				$	60,057.50	$	508,965.00
05/01/29	4,660,000	2.000%	$395,000	$	60,057.50		
11/01/29				$	56,107.50	$	511,165.00
05/01/30	4,265,000	2.125%	$400,000	$	56,107.50		
11/01/30				$	51,857.50	$	507,965.00
05/01/31	3,865,000	2.600%	$410,000	$	51,857.50		
11/01/31				$	46,527.50	$	508,385.00
05/01/32	3,455,000	2.600%	$425,000	$	46,527.50		
11/01/32				$	41,002.50	$	512,530.00
05/01/33	3,030,000	2.600%	$435,000	$	41,002.50		
11/01/33				$	35,347.50	$	511,350.00
05/01/34	2,595,000	2.600%	$445,000	$	35,347.50		
11/01/34				$	29,562.50	$	509,910.00
05/01/35	2,150,000	2.750%	$455,000	$	29,562.50		
11/01/35				$	23,306.25	$	507,868.75
05/01/36	1,695,000	2.750%	$470,000	$	23,306.25		
11/01/36				$	16,843.75	$	510,150.00
05/01/37	1,225,000	2.750%	$485,000	$	16,843.75		
11/01/37				$	10,175.00	$	512,018.75
05/01/38	740,000	2.750%	$740,000	$	10,175.00		
			$ 7,685,000	**$**	**1,992,585**	**$**	**8,927,410**

Viera East
Community Development District
Golf Course & Restaurant
Aopted Operating Budget
Fiscal Year 2026

	Actuals FY 2024	Adopted Budget FY 2025	Actuals As Of 6/30/25	Projected Next 3 Months	Total Projected @ 9/30/25	Adopted Budget FY 2026
Revenues						
Golf Course Revenue						
Greens Fees	$1,999,683	$1,994,243	$1,767,802	$662,926	$2,430,728	$2,250,000
Gift Cards - Sales & Usage	$5,953	$26,523	$5,193	$1,947	$7,140	$0
Gift Cards - Usage	$0	($26,523)	$0	$0	$0	$0
Season Advance/Trail Fees	$117,319	$125,000	$67,747	$25,405	$93,152	$100,000
Loyalty Program	$26,245	$25,000	$20,284	$7,606	$27,890	$25,000
Driving Range	$93,469	$84,872	$81,633	$30,612	$112,246	$87,418
Golf Lessons	$14,957	$7,000	$14,174	$5,315	$19,490	$15,000
Miscellaneous Income	$6,271	$15,000	$17,817	$6,681	$24,498	$15,000
Assessments - Recreation Operating	$18,239	$18,239	$38,609	$14,478	$53,088	$18,239
Pro Shop Revenue						
Merchandise Sales	$145,705	$122,004	$106,238	$39,839	$146,078	$125,664
Restaurant Revenue						
Food Sales	$449,273	$404,923	$335,140	$143,632	$478,772	$466,211
Snack Sales	$9,935	$11,000	$566	$242	$808	$0
Beverage Sales	$52,995	$34,106	$29,296	$12,555	$41,851	$37,516
Beer Sales	$176,664	$197,054	$178,051	$76,307	$254,358	$236,465
Wine Sales	$7,228	$13,642	$14,823	$6,353	$21,176	$20,463
Liquor Sales	$147,337	$101,442	$155,612	$66,691	$222,303	$202,884
Miscellaneous Income	$968	$0	$2,106	$903	$3,008	$0
Total Revenues	**$ 3,272,241**	**$ 3,153,525**	**$ 2,835,092**	**$ 1,101,495**	**$ 3,936,586**	**$ 3,599,861**
General Expenditures						
Other Contractual Services	$13,710	$20,000	$13,420	$5,033	$18,453	$20,000
Telephone	$4,065	$4,058	$8,955	$3,358	$12,313	$20,392
Utilities	$4,244	$5,400	$3,252	$1,219	$4,471	$5,348
Repairs & Maintenance	$6,288	$15,000	$17,441	$6,540	$23,981	$15,000
Bank Charges	$66,211	$55,000	$61,722	$23,146	$84,867	$75,000
Office Supplies	$2,663	$4,500	$3,659	$1,372	$5,031	$4,500
Operating Supplies	$8,338	$5,000	$10,628	$3,985	$14,613	$12,000
Dues, Licenses & Subscriptions	$14,729	$12,000	$12,601	$4,725	$17,326	$14,502
Drug Testing - All Departments	$0	$500	$0	$0	$0	$500
Training, Education & Employee Relations	$245	$9,000	$3,040	$1,140	$4,181	$5,000
Contractual Security	$3,147	$4,000	$7,529	$2,823	$10,352	$8,400
IT Services	$3,377	$3,000	$6,017	$2,256	$8,273	$8,400
Total Golf Course Expenditures	**$ 127,017**	**$ 137,458**	**$ 148,263**	**$ 55,599**	**$ 203,861**	**$ 189,042**
Golf Course Operations						
Salaries	$316,736	$314,250	$265,527	$99,573	$365,100	$383,355
Administrative Fee	$14,005	$16,848	$10,752	$4,032	$14,784	$16,848
FICA Expense	$24,897	$26,671	$20,313	$7,617	$27,930	$29,327
Health Insurance	$9,575	$10,500	$2,742	$1,028	$3,770	$10,500
Workers Compensation	$4,697	$7,077	$4,381	$1,643	$6,024	$7,077
Unemployment	$7,609	$10,935	$6,096	$2,286	$8,382	$10,935
Golf Printing	$1,920	$2,500	$2,610	$979	$3,589	$4,500
Utilities	$16,623	$22,500	$13,671	$5,127	$18,798	$18,980
Repairs	$2,948	$1,000	$449	$168	$618	$3,400
Pest Control	$666	$1,300	$0	$0	$0	$1,300
Supplies	$14,186	$15,000	$5,880	$2,205	$8,086	$10,000
Uniforms	$130	$1,500	$1,675	$628	$2,303	$1,750
Training, Education & Employee Relations	$920	$9,000	$1,308	$491	$1,799	$2,500
Cart Lease	$119,228	$135,196	$103,284	$38,731	$142,015	$137,684
Cart Maintenance	$6,246	$5,000	$1,836	$688	$2,524	$5,000
Driving Range Supplies	$6,721	$10,000	$2,277	$854	$3,131	$5,000
Total Golf Operation Expenditures	**$ 547,106**	**$ 589,277**	**$ 442,802**	**$ 166,051**	**$ 608,853**	**$ 648,155**

Viera East
Community Development District
Golf Course & Restaurant
Aopted Operating Budget
Fiscal Year 2026

	Actuals FY 2024	Adopted Budget FY 2025	Actuals As Of 6/30/25	Projected Next 3 Months	Total Projected @ 9/30/25	Adopted Budget FY 2026
Golf Course Maintenance						
Salaries	$428,276	$474,149	$ 361,872	$135,702	$497,575	$497,856
Administrative Fees	$5,210	$6,616	$ 4,202	$1,576	$5,778	$6,616
FICA Expense	$33,705	$43,881	$ 27,683	$10,381	$38,064	$38,086
Health Insurance	$36,600	$38,513	$ 46,872	$17,577	$64,450	$67,672
Workers Compensation	$6,918	$10,462	$ 5,941	$2,228	$8,169	$10,462
Unemployment	$4,111	$6,418	$ 3,681	$1,380	$5,061	$6,418
Utilities	$31,363	$30,000	$ 23,437	$8,789	$32,226	$32,080
Repairs	$40,914	$48,000	$ 38,410	$14,404	$52,814	$48,000
Restaurant Repairs	$8,735	$10,000	$ 4,965	$1,862	$6,827	$5,000
Fuel & Oil	$34,353	$40,000	$ 22,415	$8,405	$30,820	$35,000
Pest Control	$2,995	$2,000	$ 3,013	$1,130	$4,143	$4,600
Irrigation/Drainage	$10,782	$20,000	$ 10,513	$3,942	$14,455	$20,000
Sand/Topsoil	$11,504	$26,500	$ 11,463	$4,299	$15,762	$26,500
Flowers/Mulch	$1,592	$7,000	$ 3,858	$1,447	$5,304	$7,000
Fertilizer	$168,566	$175,000	$ 84,589	$31,721	$116,309	$175,000
Seed/Sod	$0	$10,000	$ 272	$102	$374	$10,000
Trash Removal	$2,414	$3,000	$ 2,326	$872	$3,198	$3,462
Contingencies	$6,563	$7,500	$ 2,587	$970	$3,557	$7,500
First Aid	$259	$800	$ 277	$104	$380	$800
Operating Supplies	$8,636	$20,000	$ 10,907	$4,090	$14,997	$15,000
Training	$1,432	$9,000	$ 718	$269	$987	$2,500
Janitorial Supplies	$207	$1,000	$ 742	$278	$1,020	$1,200
Janitorial Services	$27,188	$13,956	$ 9,683	$3,631	$13,314	$13,956
Soil & Water Testing	$0	$1,000	$ -	$0	$0	$1,000
Uniforms	$10,421	$10,000	$ 8,618	$3,232	$11,850	$11,550
Equipment Rental	$6,696	$2,000	$ 5,187	$1,945	$7,132	$4,606
Equipment Lease	$220,829	$216,000	$ 168,374	$63,140	$231,514	$243,144
Total Golf Course Maintenance	**$ 1,110,267**	**$ 1,232,795**	**$ 862,601**	**$ 323,475**	**$ 1,186,077**	**$ 1,295,008**
Merchandise Sales						
Cost of Goods Sold	$100,277	$90,000	$73,278	$27,479	$100,757	$87,965
Total Merchandise Sales	**$ 100,277**	**$ 90,000**	**$ 73,278**	**$ 27,479**	**$ 100,757**	**$ 87,965**
Restaurant Expenditures						
Restaurant Manager Contract	$10,833	$0	$0	$0	$0	$0
Salaries	$301,530	$320,250	$252,337	$108,144	$360,481	$336,263
Administrative Fee	$7,639	$7,956	$6,248	$2,678	$8,926	$8,354
FICA Expense	$34,584	$29,041	$28,639	$12,274	$40,912	$25,724
Health Insurance	$17,211	$14,000	$10,829	$4,641	$15,471	$14,700
Workers Compensation	$4,608	$7,300	$3,700	$1,586	$5,286	$7,300
Unemployment	$5,939	$6,882	$5,037	$2,159	$7,196	$6,882
Telephone	$4,808	$5,250	$0	$0	$0	$0
Utilities	$8,245	$11,000	$7,540	$3,231	$10,771	$12,100
Pest Control	$666	$1,200	$0	$0	$0	$1,200
Merchant Fees	$25,084	$27,500	$19,969	$8,558	$28,527	$32,208
Equipment Lease	$1,230	$1,500	$1,285	$551	$1,835	$1,750
Kitchen Equipment & Supplies	$4,480	$3,000	$10,842	$4,646	$15,488	$0
Paper & Plastic Supplies	$13,561	$15,000	$10,745	$4,605	$15,350	$15,000
Operating Supplies	$20,301	$20,000	($20)	$500	$480	$23,043
Entertainment	$585	$0	$767	$329	$1,096	$0
Delivery/Gas	$6,184	$7,000	$3,527	$1,512	$5,038	$6,780
Dues & License	$11,195	$11,500	$10,515	$4,506	$15,021	$11,500
Total Restaurant Expenditures	**$ 478,684**	**$ 488,379**	**$ 371,960**	**$ 159,920**	**$ 531,880**	**$ 502,803**

Viera East
Community Development District
Golf Course & Restaurant
Aopted Operating Budget
Fiscal Year 2026

	Actuals FY 2024	Adopted Budget FY 2025	Actuals As Of 6/30/25	Projected Next 3 Months	Total Projected @ 9/30/25	Adopted Budget FY 2026
Cost of Goods Sold						
Food Cost	$246,026	$139,388	$185,540	$79,517	$265,056	$265,740
Snack Cost	$3,939	$5,250	$4,963	$2,127	$7,090	$0
Beverage Cost	$32,849	$16,800	$26,355	$11,295	$37,650	$33,764
Beer Cost	$65,765	$74,550	$65,874	$28,232	$94,105	$87,492
Wine Cost	$6,870	$5,250	$7,800	$3,343	$11,143	$10,846
Liquor Cost	$63,615	$32,550	$48,309	$20,704	$69,013	$62,894
Total Cost of Goods Sold	**$ 419,062**	**$ 273,788**	**$ 338,840**	**$ 145,217**	**$ 484,057**	**$ 460,736**
Administrative Expenditures						
Legal Fees	$563	$1,500	$803	$301	$1,104	$1,500
Engineering Fees	$600	$0	$0	$0	$0	$600
Arbitrage	$1,000	$600	$900	$338	$1,238	$600
Dissemination	$500	$1,050	$788	$295	$1,083	$1,103
Trustee Fees	$4,089	$4,100	$3,067	$1,150	$4,217	$4,510
Annual Audit	$4,818	$5,000	$3,929	$1,474	$5,403	$5,278
Golf Course Administrative Services	$56,280	$56,280	$42,210	$15,829	$58,039	$56,280
Insurance	$146,804	$161,889	$118,025	$44,259	$162,284	$166,132
Marketing	$0	$0	$1,100	$413	$1,513	$0
Property Taxes	$9,420	$15,000	$7,020	$2,633	$9,653	$12,000
Total Administrative Expenditures	**$ 224,073**	**$ 245,419**	**$ 177,842**	**$ 66,691**	**$ 244,532**	**$ 248,003**
Reserves						
Renewal & Replacement	$140,691	$84,410	$84,410	$0	$84,410	$166,149
Total Reserves	**$ 140,691**	**$ 84,410**	**$ 84,410**	**$ -**	**$ 84,410**	**$ 166,149**
Total Revenues	**$ 3,272,241**	**$ 3,153,525**	**$ 2,835,092**	**$ 1,101,495**	**$ 3,936,586**	**$ 3,599,861**
Total Expenditures	**$ 2,249,431**	**$ 2,379,358**	**$ 1,789,195**	**$ 639,294**	**$ 2,428,490**	**$ 3,597,861**
Operating Income (Loss)	**$ 1,022,809**	**$ 774,167**	**$ 1,045,897**	**$ 462,200**	**$ 1,508,097**	**$ 2,000**
Non Operating Revenues/(Expenditures)						
Assessments - Recreation Debt Service	$589,195	$560,250	$420,188	$157,570	$577,758	$560,250
Interest Income	$18,140	$1,000	$16,808	$6,303	$23,111	$10,000
Reserve Funding - Transfer Out (PY Excess)	$0	$0	$0	$0	$0	$0
Interfund Transfer Out - Restaurant	$0	$0	$0	$0	$0	$0
Recreation Fees	$0	$0	$0	$0	$0	$0
Interest Expense	($77,750)	($53,250)	($39,938)	($14,977)	($54,914)	($27,250)
Principal Expense	($490,000)	($520,000)	($390,000)	($146,250)	($536,250)	($545,000)
Total Non Operating Revenues/(Expenditures)	**$ 39,585**	**$ (12,000)**	**$ 7,058**	**$ 2,647**	**$ 9,704**	**$ (2,000)**
Net Non Operating Income / (Loss)	**$ 1,062,395**	**$ 762,167**	**$ 1,052,954**	**$ 464,847**	**$ 1,517,801**	**$ (0)**

Viera East
Community Development District
Recreational Operating Budget

Revenues:

Green Fees
Estimated revenue for public paid rounds of golf.

Gift Cards - Sales & Usage
Estimated amount of gift cards sold that can be used for discounted rounds of golf, merchandise or restaurant purchases. The full amount of the sale is recorded as revenue at the time of purchase. Also included is the estimated usage of gift cards once purchased. Once the gift cards have been used at the District, the amount used is recorded against the revenue.

Season Advance/Trail Fees
Estimated revenue of customers who purchase memberships to the District golf course in advance for the year.

Loyalty Program
Estimated costs of all associate memberships sold. The associate membership costs $79 and lasts for one year. The membership gets the member a 20% discount on golf rounds and other discounts on range balls, apparel, and USGA handicap service.

Driving Range
Estimated revenue from the District's driving range.

Golf Lessons
Estimated revenue from golfing lessons given at the golf course. The District leases the golf instruction program to the Mike Hogan Golf Academy.

Miscellaneous Income - Golf Course
Estimated annual revenue for various miscellaneous charges billed and collected by the golf course.

Assessments - Recreation Operations
The District will levy Non-Ad Valorem assessments on all the assessable property within the District to help fund all of the General Operating Expenditures for the fiscal year.

Merchandise Sales
Estimated revenues from clothing, equipment, and supplies sold in the District's Pro Shop.

Food & Snack Sales
Represents all food and snack sales for Hook and Eagle Tavern. Also includes all catering and banquet sales as well as snack sales from the golf course.

Beverage Sales
Represents all non-alcoholic beverage sales for Hook and Eagle Tavern. Also includes all catering and banquet sales.

Beer Sales
Represents all beer sales for Hook and Eagle Tavern. Also includes all catering and banquet sales.

Wine Sales
Represents all wine sales for Hook and Eagle Tavern. Also includes all catering and banquet sales.

Liquor Sales
Represents all liquor sales for Hook and Eagle Tavern. Also includes all catering and banquet sales.

Miscellaneous Income - Restaurant
Estimated annual revenue for various miscellaneous charges billed and collected by the restaurant.

General Expenditures:

Other Contractual Services
Estimated cost for a full-time restaurant manager at Hook and Eagle Tavern.

Vendor	Monthly Amount	Annual Amount
Charter (Cable & Internet)	$ 329	$ 3,947
Waste Management	$ 744	$ 8,924
Great American Financial	$ 156	$ 1,876
Contingency		$ 5,253
Total		**$ 20,000**

Telephone
Represents regular telephone lines, credit card, and internet access. A portion of expenses related to the District are transferred to the General Fund.

Vendor	Monthly Amount	Annual Amount
Cricket Wireless	$ 239	$ 2,868
Fusion	$ 1,271	$ 15,252
Hulu Subscription	$ 106	$ 1,272
Contingency		$ 1,000
Total		**$ 20,392**

Utilities
The District has the following utility accounts related to the operations.

Vendor	Account	Monthly Amount	Annual Amount
FPL	10579-42334	$ 190	$ 2,280
FPL	91273-57086	$ 30	$ 360
City of Cocoa	313093-70192	$ 92	$ 1,104
City of Cocoa	150351-141774	$ 92	$ 1,104
Contingency			$ 500
Total			**$ 5,348**

Repairs & Maintenance
Any miscellaneous repairs and maintenance, including electrical, plumbing, hardware, locksmiths, painting and HVAC. A portion of expenses related to the District are transferred to the General Fund.

Bank Charges
Bank charges related to credit card usage as well as account service charges for the operating checking account fund.

Office Supplies
Any supplies that may need to be purchased during the fiscal year, e.g. paper, minute books, file folders, labels, paper clips, etc.

Operating Supplies
Represents various operating supplies purchased.

Dues, Licenses & Subscriptions

The following represents the estimated cost for license, membership subscriptions and permit renewals for the fiscal year.

Vendor	Description	Annual Amount
Brevard County	Business Tax License	$ 82
City of Rockledge	Business License	$ 200
Lightspeed	Membership	$ 7,000
DBPR	License	$ 1,820
Florida State Golf Assoc.	Handicap Fees	$ 5,000
Florida State Golf Assoc.	Membership	$ 150
Contingency		$ 250
Total		**$ 14,502**

Drug Testing - All Departments

Costs incurred for drug testing.

Training, Education & Employee Relations

Costs incurred in sending District personnel to any training seminars or having personnel trained on site for different aspects to more efficiently and effectively operate the golf course. Also, any expense incurred for staff meetings and help wanted ads.

Contractual Security

Security system costs for the maintenance of clubhouse alarm systems.

IT Services

Costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Golf Course Operations:

Salaries

The District currently has a 1 full-time and 33 part-time employees to handle the golf course operations of the District. The proposed amount includes a 5% cost of living increase for qualifying full-time employees.

Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of $18 per employee.

FICA Expense

Represents the estimated amount due for Social Security (6.2%) and Medicare (1.45%) based upon the proposed salaries and wages.

Health Insurance

Full-time District employees are eligible for the following health benefits.

Provider	Policy Number	Insurance Description
United Healthcare	591637	Health, Accidental Death, Dental, Vision, Life & Long-Term Disability
Colonial Life	E3682663	Life, Accident, Short-Term Disability
Combined	007394312	Accident & Disability

Workers Compensation

The District provides Workers Compensation insurance for each of its employees based upon statutory requirements and rates determined by Applied Business Solutions.

Unemployment

The District pays State and Federal unemployment for each employee based upon current rate structures.

Golf Printing

Printing for materials needed for the course.

Utilities

Estimated cost of basic utilities for golf operations.

Vendor	Account	Monthly Amount	Annual Amount
FPL	03449-33189	$ 600	$ 7,200
FPL	07938-52104	$ 750	$ 9,000
City of Cocoa	150351-112664	$ 190	$ 2,280
Contingency			$ 500
Total			**$ 18,980**

Repairs

Any costs related to miscellaneous repairs and maintenance that occur during the fiscal year.

Pest Control

The estimated costs for Ecolab Pest Elimination to provide monthly pest control services.

Vendor	Monthly Amount	Annual Amount
Ecolab Pest Elimination	$ 95	$ 1,140
Contingency		$ 160
Total		**$ 1,300**

Supplies

Estimated costs of miscellaneous supplies that the District may need to purchase for golf operations.

Uniforms

The estimated costs of uniforms for pro shop personnel. Once hired, all employees get a District golf shirt to wear during work hours.

Training, Education & Employee Relations

The District will incur the cost of the Assistant Pro Program and any training deemed necessary for the Pro Shop staff or cart facility personnel, for example, cart mechanics training and any help wanted ads.

Cart Lease

The expense related to leasing of carts for the golf course.

Vendor	Monthly Amount	Annual Amount
The Huntington National	$ 493	$ 5,911
Yamaha	$ 197	$ 2,361
Golf Cart	$ 10,784	$ 129,412
Total		**$ 137,684**

Cart Maintenance

The expenses related to any repairs and maintenance of the golf carts that are incurred during the year.

Driving Range Supplies

Any expenses incurred related to the driving range operation, for example range balls, tokens, buckets, bag stands, clock rope and sand/water buckets.

Golf Course Maintenance:

Salaries

The District currently has a 11 full-time and 2 part-time employees to handle the golf course maintenance of the District. The proposed amount includes a 5% cost of living increase for qualifying full-time employees.

Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of $18 per employee.

FICA Expense

Represents the estimated amount due for Social Security (6.2%) and Medicare (1.45%) based upon the proposed salaries and wages.

Health Insurance

Full-time District employees are eligible for the following health benefits.

Provider	Policy Number	Insurance Description
United Healthcare	591637	Health, Accidental Death, Dental, Vision, Life & Long-Term Disability
Colonial Life	E3682663	Life, Accident, Short-Term Disability
Combined	007394312	Accident & Disability

Workers Compensation

The District provides Workers Compensation insurance for each of its employees based upon statutory requirements and rates determined by Applied Business Solutions.

Unemployment

The District pays State and Federal unemployment for each employee based upon current rate structures.

Utilities

Estimated cost of basic utilities for golf operations.

Vendor	Account	Monthly Amount	Annual Amount
FPL	83490-45156	$ 2,150	$ 25,800
City of Cocoa	313093-70192	$ 440	$ 5,280
Contingency			$ 1,000
Total			**$ 32,080**

Repairs

Any costs related to miscellaneous repairs and maintenance that occur during the fiscal year.

Restaurant Repairs

Any costs related to miscellaneous restaurant repairs and maintenance that occur during the fiscal year.

Fuel & Oil

Costs related to fuel purchased for maintenance machinery that occurs during the fiscal year.

Pest Control

The estimated costs for Ecolab Pest Elimination to provide monthly pest control services.

Vendor	Monthly Amount	Annual Amount
Ecolab Pest Elimination	$ 375	$ 4,500
Contingency		$ 100
Total		**$ 4,600**

Irrigation/Drainage

Estimated irrigation and drainage maintenance expenditures that may occur during the fiscal year.

Sand/Topsoil

Costs related to sand and topsoil expenditures that may occur during the fiscal year. The District buys all supplies from Golf Specialties, Inc. Some supplies may include top-dress sand, divot sand, and shell rock for the golf course.

Flowers/Mulch
Estimated costs of flowers and mulch for the golf course and clubhouse.

Fertilizer
Estimated costs of fertilizer, herbicide, insecticide, fungicide and other chemicals needed for the golf course.

Seed/Sod
Costs of seed and sod expenditures for the golf course that may occur during the fiscal year.

Trash Removal
Estimated costs for trash removal services to empty dumpster(s) once a month by Waste Management at the golf course.

Vendor	Monthly Amount	Annual Amount
Waste Management, Inc.	$ 226	$ 2,712
Contingency		$ 750
Total		**$ 3,462**

Contingencies
Funding of unanticipated costs.

First Aid
Costs of work gloves, ear plugs, support belts, and other first aid supplies needed during the fiscal year.

Operating Supplies
Represents various operating supplies purchased.

Training
Training seminars for golf course maintenance staff.

Janitorial Supplies
Costs of janitorial supplies that may occur during the fiscal year.

Janitorial Services
Costs of janitorial services that may occur during the fiscal year.

Soil & Water Testing
Costs for soil and water testing that may occur during the fiscal year.

Uniforms
The District is in contract with Unifirst to supply uniforms for the golf course maintenance staff. Unifirst comes to the District weekly to deliver clean uniforms to the staff.

Vendor	Monthly Amount	Annual Amount
Unifirst	$ 900	$ 10,800
Contingency		$ 750
Total		**$ 11,550**

Equipment Rental
Rental of larger capital items required for course maintenance.

Equipment Lease

The District currently has the following equipment leases for the golf course.

Vendor	Monthly Amount	Annual Amount
Dex Imaging	$ 110	$ 1,320
The Huntington National	$ 19,500	$ 234,000
Wells Fargo	$ 652	$ 7,824
Total		**$ 243,144**

Merchandise Sales:

Cost of Goods Sold

Represents the cost of clothing, equipment, and supplies sold in the Pro Shop.

Restaurant Expenditures:

Salaries

The District currently has a 1 full-time and 18 part-time employees to handle the restaurant operations of the District. The proposed amount includes a 5% cost of living increase for qualifying full-time employees.

Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of $18 per employee.

FICA Expense

Represents the estimated amount due for Social Security (6.2%) and Medicare (1.45%) based upon the proposed salaries and wages.

Health Insurance

Full-time District employees are eligible for the following health benefits.

Provider	Policy Number	Insurance Description
United Healthcare	591637	Health, Accidental Death, Dental, Vision, Life & Long-Term Disability
Colonial Life	E3682663	Life, Accident, Short-Term Disability
Combined	007394312	Accident & Disability

Workers Compensation

The District provides Workers Compensation insurance for each of its employees based upon statutory requirements and rates determined by Applied Business Solutions.

Unemployment

The District pays State and Federal unemployment for each employee based upon current rate structures.

Utilities

The District has accounts with City of Cocoa and FPL for utilities in Hook & Eagle Tavern.

Vendor	Account	Monthly Amount	Annual Amount
FPL	03449-33189	$ 650	$ 7,800
City of Cocoa	150351-112664	$ 195	$ 2,340
Contingency			$ 1,960
Total			**$ 12,100**

Pest Control

The estimated costs for Ecolab Pest Elimination to provide monthly pest control services.

Merchant Fees
The estimated cost for merchant credit card fees.

Equipment Lease
The estimated cost to Ecolab for the dish machine rental.

Vendor	Monthly Amount	Annual Amount
Ecolab	$ 143	$ 1,713
Contingency		$ 37
Total		**$ 1,750**

Paper & Plastic Supplies
Represents various operating supplies purchased such as paper towels, plastic utensils, paper plates, etc.

Operating Supplies
Represents various operating supplies purchased such as thermometers, silverware, microwave, storage cabinets, etc.

Delivery/Gas
The District has an account with Florida City Gas for natural gas for Hook & Eagle Tavern. Also includes any fuel surcharges for deliveries to the restaurant.

Vendor	Account	Monthly Amount	Annual Amount
ARC3 Gases, Inc.	83490-45156	$ 440	$ 5,280
Contingency - Delivery Fees			$ 1,500
Total			**$ 6,780**

Dues and License
Represents the cost of all restaurant operating licenses through DBPR.

Restaurant Cost of Goods Sold:

Food Cost
Represents food and snack supplies purchased for the restaurant or catering events.

Beverage Cost
Represents beverages purchased for the restaurant.

Beer Cost
Represents beer purchased for the restaurant.

Wine Cost
Represents wine purchased for the restaurant.

Liquor Cost
Represents liquor purchased for the restaurant.

Administrative Expenditures:

Legal Fees
The District's attorney will be providing general legal services to the District that are directly related to operations of the golf course, i.e. reviewing contracts, agreements, resolutions, rule amendments, etc.

Engineering Fees
The District's engineer, Robb & Taylor Engineering Solutions Inc, may provide engineering services for the golf course.

Arbitrage

The District will contract with an Independent certified public accounting firm to annually calculate the District's Arbitrage Rebate Liability on Special Assessments Revenue Bonds.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c212(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

The District issued Special Revenue Assessment Refunding Bonds, Series 2012 bonds that are deposited with a Trustee at U.S. Bank.

Annual Audit

The District is required to annually have its financial records audited by an independent Certified Public Accounting Firm.

Golf Course Administrative Services

Cost of administrative services provided for the CDD.

Description	Annual Amount	
Base	$	75,000.00
10% of Maintenance Supervisor	$	(7,280.00)
50% of Labor Position	$	(11,440.00)
Total	**$**	**56,280.00**

Insurance

Egis Insurance & Risk Advisors provide the District's general liability, property, and crime insurance coverage. Egis Insurance & Risk Advisors also provide a three year pollution policy.

Description	27536	
General Liability	$	46,967
Property	$	119,165
Total	**$**	**166,132**

Property Taxes

This amount is an estimate of property taxes that will need to be paid throughout this fiscal year.

Reserves:

Renewal & Replacement

The golf course transfers a portion of its monthly revenues to the Capital Reserve Fund to help fund for equipment replacement and other capital expenditures estimated for the fiscal year.

Viera East

Community Development District

Recreation Fund Debt Service - Series 2012

Amortization Schedule

Date	Bond Balance	Interest	Principal		Interest		Fiscal Year Total
11/01/19	3,305,000			$	78,412.50	$	559,231.25
05/01/20	3,305,000	4.375%	$410,000	$	78,412.50		
11/01/20	2,895,000			$	70,212.50	$	558,625.00
05/01/21	2,895,000	4.625%	$425,000	$	70,212.50		
11/01/21	2,470,000			$	60,915.63	$	556,128.13
05/01/22	2,470,000	5.000%	$445,000	$	60,915.63		
11/01/22	2,025,000			$	50,625.00	$	556,540.63
05/01/23	2,025,000	5.000%	$470,000	$	50,625.00		
11/01/23	1,555,000			$	38,875.00	$	559,500.00
05/01/24	1,555,000	5.000%	$490,000	$	38,875.00		
11/01/24	1,065,000			$	26,625.00	$	555,500.00
05/01/25	1,065,000	5.000%	$520,000	$	26,625.00		
11/01/25	545,000			$	13,625.00	$	560,250.00
05/01/26	545,000	5.000%	$545,000	$	13,625.00	$	558,625.00
			$ 3,305,000	**$**	**678,581**	**$**	**4,464,400**

Capital Region

Community Development District

Adopted Budget

FY 2026

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Capital Region

Community Development District

Adopted Budget

General Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
REVENUES:					
Special Assessments - On Roll	$ 1,723,304	$ 1,738,303	$ -	$ 1,738,303	$ 1,845,938
Special Assessments - Direct St Joe	287,354	239,122	47,825	286,947	278,000
Interest Income	30,000	35,190	11,320	46,510	30,509
Miscellaneous Revenue	-	-	-	-	2,000
TOTAL REVENUES	**$ 2,040,658**	**$ 2,012,615**	**$ 59,145**	**$ 2,071,760**	**$ 2,156,446**
EXPENDITURES:					
Administrative:					
Supervisor Fees	$ 12,000	$ 5,200	$ 3,000	$ 8,200	$ 12,000
FICA Taxes	918	398	230	627	918
Engineering	15,000	8,571	6,429	15,000	15,000
Attorney	37,000	24,830	12,170	37,000	37,000
Annual Audit	3,925	3,925	-	3,925	4,025
Annual Report	500	-	-	-	-
Assessment Administration	13,043	13,043	-	13,043	13,826
Arbitrage Rebate	1,800	1,800	-	1,800	1,800
Dissemination Agent	8,507	6,380	2,126	8,507	8,507
Trustee Fees	15,520	15,220	-	15,220	15,520
Management Fees	57,902	43,427	14,475	57,902	60,352
Information Technology	3,176	2,382	794	3,176	3,367
Website Maintenance	1,361	1,021	340	1,361	1,443
Record Storage	150	-	38	38	-
Telephone	300	-	75	75	-
Travel & Per Diem	2,000	156	500	656	-
Postage & Delivery	1,000	651	3,938	4,589	1,000
Insurance General Liability	13,325	12,398	-	12,398	13,957
Printing & Binding	2,000	195	150	345	200
Legal Advertising	3,500	1,413	2,087	3,500	3,500
Other Current Charges	1,987	1,596	497	2,092	2,500
Office Supplies	50	42	13	55	50
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	**$ 195,139**	**$ 142,822**	**$ 46,860**	**$ 189,682**	**$ 195,138**
Operations & Maintenance					
Field Expenditures					
Property Insurance	$ 17,014	$ 14,050	$ -	$ 14,050	$ 15,174
Management Fees	157,557	118,168	39,389	157,557	157,557
Utilities-Electric/Water	60,000	40,362	19,638	60,000	60,000
Landscape Maintenance - Contract	1,038,980	779,089	259,696	1,038,785	1,164,365
Landscape Maintenance - New Units/Street Trees	5,500	2,151	3,349	5,500	5,500
Pond Maintenance - Contract	11,172	4,852	3,060	7,912	13,512
Pond Repairs - Current Units	50,000	51,103	30,000	81,103	50,000
Irrigation Maintenance - Contract	51,621	38,716	12,906	51,622	58,200
Irrigation Maintenance - New Units	500	5	495	500	500
Irrigation Repairs - Current Units	45,000	32,917	12,083	45,000	45,000
SWMF Operating Permit Fees	2,754	1,377	-	1,377	-

Capital Region

Community Development District

Adopted Budget

General Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
Operations & Maintenance (continued)					
Preserve Maintenance	40,000	15,446	24,554	40,000	40,000
Tot Lot Inspection/Maintenance	7,500	8,925	-	8,925	4,800
Tree Removal/Trimming/Cleanup	38,000	50,679	5,000	55,679	38,000
Alleyway Maintenance	10,000	674	9,326	10,000	10,000
Miscellaneous Maintenance	7,500	10,025	5,000	15,025	20,000
Special Events	9,000	11,254	-	11,254	12,000
Other - Contingency	67,921	9,959	18,980	28,939	50,000
Capital Expenditures	25,000	29,813	-	29,813	25,000
Common Area Maintenance	12,000	27,569	5,000	32,569	23,000
Enhancement/Beautification	20,000	17,968	-	17,968	20,000
TOTAL FIELD EXPENDITURES	**$ 1,677,019**	**$ 1,265,100**	**$ 448,477**	**$ 1,713,577**	**$ 1,812,608**
TOTAL EXPENDITURES	**$ 1,872,158**	**$ 1,407,922**	**$ 495,337**	**$ 1,903,259**	**$ 2,007,747**
Other Sources/(Uses)					
Reserve for Capital - R&R	$ (168,500)	$ (168,500)	$ -	$ (168,500)	$ (148,700)
TOTAL OTHER SOURCES/(USES)	**$(168,500)**	**$(168,500)**	**$-**	**$(168,500)**	**$(148,700)**
EXCESS REVENUES (EXPENDITURES)	**$ -**	**$ 436,193**	**$ (436,193)**	**$ -**	**$ -**

Gross Assessments	$ 1,984,879
Less: Discounts & Collections 7%	138,942
Net Assessments	**$ 1,845,938**

Product	Assessable Units	Total Gross Assessment	FY25 Gross Per Unit	FY26 Gross Per Unit	Increase/ (Decrease)
Apartments	1745	$ 481,100.46	$ 262.91	$ 275.70	$ 12.80
Townhomes	298	79,061.48	252.99	265.31	12.31
Single Family 30s	53	15,400.67	277.09	290.58	13.49
Single Family 40s	332	102,762.87	295.16	309.53	14.37
Single Family 55s	371	139,438.47	358.40	375.84	17.44
Single Family 65s	382	177,356.64	442.74	464.28	21.55
Single Family 75s	209	110,895.95	505.98	530.60	24.63
Single Family 85s	111	64,099.43	550.67	577.47	26.80
Single Family 90s	26	16,970.98	622.44	652.73	30.29
Single Family 100s	205	135,971.00	632.49	663.27	30.78
1/2 Ac	160	127,349.18	758.99	795.93	36.94
1Ac	40	41,565.18	990.90	1,039.13	48.23
ACLF	101	14,062.82	132.77	139.24	6.46
Blended Commercial	143.516	444,326.47	2,952.32	3,096.01	143.69
Golf Club	1	17,001.44	16,212.38	17,001.44	789.06
Catholic School	1	16,308.85	-	16,308.85	16,308.85
Southwood House	0.39	1,207.44	2,952.32	3,096.01	143.69
TOTAL ON ROLL	**4178.906**	**$ 1,984,879**			
DEVELOPABLE ACRES	**397.25**	**$ 298,924**	**$ 717.56**	**$ 752.48**	**$ 34.92**

Capital Region

Community Development District

Budget Narrative

FY 2026

REVENUES

Special Assessments-Tax Roll
The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Direct St Joe
The District will bill a Non-Ad Valorem assessment on all sold and platted parcels to St Joe within the District in order to pay for the operating expenditures during the Fiscal Year.

Interest
The District will have all excess funds invested with the State Board of Administration. The amount is based upon the estimated average balance of funds available during the fiscal year.

Miscellaneous Revenue
Estimated donation revenue from the District's Memorial Tree & Bench Program. These donations help offset the cost of installing memorial trees or benches.

Expenditures - Administrative

Supervisors Fees
Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated $200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 12 meetings.

FICA Taxes
Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Engineering
The District's engineer (Atkins) will be providing limited engineering services to the District including attendance as needed and preparation for board meetings, review and execute of documents under the District's trust indenture and monitoring of District projects. Additionally, The District utilizes Dantin Engineering on an assigned project basis and for engineering consulting services.

Attorney
The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit
The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Assessment Roll Administration
GMS NF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Arbitrage Rebate
The District is required to annually have an arbitrage rebate calculation on the District's Series 2013 Capital Improvement Revenue Bonds & Series 2018A1/A2 Capital Improvement Revenue Refunding Bonds, Series 2021 Capital Improvement Revenue Refund Bonds. Currently the District has contracted with Grau & Associates, an independent certified public accounting firm, to calculate the rebate liability and submit a report to the District.

Dissemination Agent
The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees
The District issued Series 2013 Capital Improvement Revenue Bonds, and Series 2018A1/A2 Capital Improvement Revenue refunding Bonds, and Series 2021 Capital Improvement Revenue Refunding Bonds which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

Capital Region

Community Development District

Budget Narrative

FY 2026

Expenditures - Administrative (continued)

Management Fees
The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services NF, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Information Technology
The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services NF LLC.

Website Maintenance
Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS NF, LLC and updated monthly.

Postage and Delivery
Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability
The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing and Binding
Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising
The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges
This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies
Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions
The District is required to pay an annual fee to the Florida Department of Commerce for $175.

Expenditures – Field

Property Insurance
The District's Property Liability Insurance policy is with Egis Insurance specializes in providing insurance coverage to governmental agencies.

Management Fees
The District has contracted with GMS, LLC for the supervision and on-site management of Capital Region Community Development District. Their responsibilities include management of field services contracts such as landscape maintenance, ponds maintenance, oversight of capital assets and coordination of maintenance, repairs and replacement of capital assets.

Utilities - Electric/Water
The District currently has accounts with City of Tallahassee Utility Company for electric service and water throughout the district.

Expenditures – Field (continued)

Landscape/Pond/Irrigation Maintenance
The District has contracted with All Pro Land Care of Tallahassee, Inc. to provide landscaping, pond and irrigation maintenance services to all the common areas within the District. Services include mowing, trimming, fertilization, maintenance of irrigations systems, and trimming of District owned trees.

Contracts				
Landscape Maintenance - Contract			$97,030	$1,164,365
Landscape Maintenance - New Units/Street Trees			$458	$5,500
Pond Maintenance - Contract	The Lake Doctor	Catfish Pond	$342	$4,104
Pond Maintenance - Contract	The Lake Doctor	Water Quality	$250	$3,000
Pond Maintenance - Contract	The Lake Doctor	Verdura	$732	$2,928
Pond Maintenance - Contract		Contingency	$290	$3,480
Pond Repairs - Current Units			$4,167	$50,000
Irrigation Maintenance - Contract			$4,850	$58,200
Irrigation Maintenance - New Units			$42	$500
Irrigation Maintenance - Current Units			$3,750	$45,000
Total			**$111,911**	**$1,337,077**

Preserve Maintenance
The District has contracted with All Pro Land Care of Tallahassee, Inc. to maintain the various preserved areas within the District (listed as Park Maintenance), but also contacts out work in other preserve areas to various contractors.

Tot-Lot Inspection Maintenance
The District owns a recreational area that requires repairs/replacements as well as mulch twice a year. Also, included is an annual inspection.

Tree Removal/Trimming/Cleanup
Represents cleanup, trimming and removal trees throughout the district.

Alleyway Maintenance
The District conducts repairs and maintenance of the District-owned alleyways.

Miscellaneous Maintenance
Unscheduled repairs and maintenance to the District's facilities not allocated to a particular area

Special Events
The District contracts with multiple vendors to assist with road closures during Halloween.

Other Contingencies
Unscheduled repairs and maintenance to the District's Facilities throughout the community.

Capital Expenditures
Represents any new capital expenditures the District may need to make during the Fiscal Year.

Common Area Maintenance
Unscheduled repairs and maintenance to the District's common area throughout the community.

Enhancement/Beautification
Represents the cost of improving any landscaping located within the common areas of the District.

Reserve for Capital Repairs and Replacements
This Reserve funding is for the Capital Repairs and Replacements for the District's capital assets.

Capital Region

Community Development District

Proposed Budget

Capital Reserve Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
REVENUES:					
Interest	$ 20,000	$ 18,696	$ 7,557	$ 26,252	$ 20,300
Designated Reserves	387,434	549,219	-	549,219	572,475
TOTAL REVENUES	**$ 407,434**	**$ 567,915**	**$ 7,557**	**$ 575,471**	**$ 592,775**
EXPENDITURES:					
Capital Outlay					
Capital Outlay	$ -	$ -	$ -	$ -	$ 170,507
Playground System	-	160,046	-	160,046	-
Sign	-	10,850	-	10,850	-
Other Charges	600	491	109	600	600
TOTAL EXPENDITURES	**$ 600**	**$ 171,387**	**$ 109**	**$ 171,496**	**$ 171,107**
Other Sources/(Uses)					
Reserve for Capital - R&R	$ 168,500	$ 168,500	$ -	$ 168,500	$ 148,700
TOTAL OTHER SOURCES/(USES)	**$ 168,500**	**$ 168,500**	**$ -**	**$ 168,500**	**$ 148,700**
EXCESS REVENUES (EXPENDITURES)	**$ 575,334**	**$ 565,027**	**$ 7,448**	**$ 572,475**	**$ 570,368**

Capital Region

Community Development District

Adopted Budget

Debt Service Series 2013 Capital Improvement Refunding Bonds

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
REVENUES:					
Special Assessments-On Roll	$ 755,949	$ 763,269	$ -	$ 763,269	$ 755,949
Special Assessments - Prepayments	-	35,462	-	35,462	-
Interest Earnings	20,000	12,429	3,571	16,000	8,000
Carry Forward Surplus	139,465	143,149	-	143,149	153,291
TOTAL REVENUES	**$ 915,414**	**$ 954,309**	**$ 3,571**	**$ 957,880**	**$ 917,240**
EXPENDITURES:					
Interest - 11/1	$ 139,519	$ 139,519	$ -	$ 139,519	$ 125,619
Interest - 5/1	139,519	139,519	-	139,519	125,619
Principal - 5/1	485,000	485,000	-	485,000	510,000
Special Call - 5/1	-	40,000	-	40,000	-
Cost of Issuance	-	551	-	551	-
TOTAL EXPENDITURES	**$ 764,038**	**$ 804,589**	**$ -**	**$ 804,589**	**$ 761,238**
TOTAL EXPENDITURES	**$ 764,038**	**$ 804,589**	**$ -**	**$ 804,589**	**$ 761,238**
EXCESS REVENUES (EXPENDITURES)	**$ 151,376**	**$ 149,720**	**$ 3,571**	**$ 153,291**	**$ 156,003**
				Interest Due 11/1/26	$ 110,956

Product	Assessable Units	FY26 Gross Per Unit	Total Gross Assessment	Total Net Assessment
Apartments	654	$ 306.34	$ 200,346.36	$ 186,322.11
Townhomes	82	279.26	22,899.32	21,296.37
Single Family 40s	153	326.45	49,946.85	46,450.57
Single Family 55s	107	396.08	42,380.56	39,413.92
Single Family 65s	127	488.91	62,091.57	57,745.16
Single Family 75s	56	559.30	31,320.80	29,128.34
Single Family 85s	77	605.72	46,640.44	43,375.61
Single Family 100s	40	698.55	27,942.00	25,986.06
1/2 Acre	73	838.57	61,215.61	56,930.52
1 Acre	3	1,094.64	3,283.92	3,054.05
Blended Commercial	28.970	1,779.79	51,560.52	47,951.28
Blended Commercial	58.464	3,249.41	189,973.51	176,675.36
Blended Commercial	2.120	3,249.08	6,888.05	6,405.89
Blended Commercial	1.415	3,249.05	4,597.41	4,275.59
Blended Commercial	3.620	3,249.07	11,761.63	10,938.32
TOTAL ON ROLL	**1466.589**		**$ 812,849**	**$ 755,949**

Capital Region

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2013 Capital Improvement Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
12/30/13	$ 9,855,000	2.250%	$ -	$ -	$ -
05/01/14	9,855,000	2.250%	-	165,637	
11/01/14	9,855,000	2.250%	-	246,403	412,040
05/01/15	9,855,000	2.250%	370,000	246,403	
11/01/15	9,485,000	2.250%	5,000	242,240	863,643
05/01/16	9,480,000	2.750%	380,000	242,109	
11/01/16	9,100,000	2.750%	-	236,884	858,993
05/01/17	9,100,000	3.100%	390,000	236,884	
11/01/17	8,710,000	3.100%	5,000	230,839	862,723
05/01/18	8,705,000	3.600%	405,000	230,689	
11/01/18	8,300,000	3.600%	-	223,399	859,088
05/01/19	8,300,000	3.900%	420,000	223,399	
11/01/19	7,880,000	3.900%	-	215,209	858,608
05/01/20	7,880,000	4.200%	445,000	215,209	
11/01/20	7,435,000	4.200%	5,000	205,856	871,065
05/01/21	7,430,000	4.500%	455,000	205,706	
11/01/21	6,975,000	4.500%	5,000	195,469	861,175
05/01/22	6,970,000	4.700%	485,000	195,325	
11/01/22	6,485,000	4.700%	-	183,901	864,226
05/01/23	6,485,000	4.850%	500,000	183,901	
11/01/23	5,985,000	4.850%	-	171,776	855,678
05/01/24	5,985,000	5.050%	530,000	171,776	
09/01/24	5,455,000	5.050%	650,000	12,793	
11/01/24	4,805,000	5.050%	-	139,519	1,504,088
05/01/25	4,805,000	5.250%	525,000	139,400	-
11/01/25	4,280,000	5.250%	-	125,619	790,019
05/01/26	4,280,000	5.750%	510,000	125,619	
11/01/26	3,770,000	5.750%	-	110,956	746,575
05/01/27	3,770,000	5.750%	540,000	110,956	
11/01/27	3,230,000	5.750%	-	95,431	746,388
05/01/28	3,230,000	5.750%	570,000	95,431	
11/01/28	2,660,000	5.750%	-	79,044	744,475
05/01/29	2,660,000	5.750%	605,000	79,044	
11/01/29	2,055,000	6.000%	-	61,650	745,694
05/01/30	2,055,000	6.000%	645,000	61,650	
11/01/30	1,410,000	6.000%	-	42,300	748,950
05/01/31	1,410,000	6.000%	685,000	42,300	
11/01/31	725,000	6.000%	-	21,750	749,050
05/01/32	725,000	6.000%	725,000	21,750	746,750
TOTAL			**$ 9,855,000**	**$ 5,834,224**	**$ 15,689,224**

Capital Region

Community Development District

Adopted Budget

Debt Service Series 2018A1 Capital Improvement Revenue Refunding Bonds

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
REVENUES:					
Special Assessments-On Roll	$ 565,965	$ 478,693	$ -	$ 478,693	$ 500,662
Special Assessments-Direct St Joe	740,129	517,280	221,692	738,972	712,537
Special Assessments-Prepayments	-	109,126	-	109,126	-
Interest Earnings	15,000	34,075	5,925	40,000	20,000
Carry Forward Surplus [1]	404,597	482,781	-	482,781	458,541
TOTAL REVENUES	**$ 1,725,691**	**$ 1,621,955**	**$ 227,617**	**$ 1,849,572**	**$ 1,691,740**
EXPENDITURES:					
Interest - 11/1	$ 341,878	$ 318,638	$ -	$ 318,638	$ 300,816
Special Call - 11/1	-	50,000	-	50,000	-
Interest - 5/1	341,878	317,394	-	317,394	300,816
Principal - 5/1	630,000	580,000	-	580,000	605,000
Special Call - 5/1	-	125,000	-	125,000	-
TOTAL EXPENDITURES	**$ 1,313,756**	**$ 1,391,031**	**$ -**	**$ 1,391,031**	**$ 1,206,631**
TOTAL EXPENDITURES	**$ 1,313,756**	**$ 1,391,031**	**$ -**	**$ 1,391,031**	**$ 1,206,631**
EXCESS REVENUES (EXPENDITURES)	**$ 411,934**	**$ 230,924**	**$ 227,617**	**$ 458,541**	**$ 485,109**

[1] Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26 $ 286,825

Product	Assessable Units	FY26 Gross Per Unit	Total Gross Assessment	Total Net Assessment
Appartments	586	$ 326.50	$ 191,329.00	$ 177,935.97
ACLF	101	156.69	15,825.69	14,717.89
Townhomes	0	297.62	-	-
Single Family 40s	151	346.64	52,342.64	48,678.66
Single Family 55s	154	421.04	64,840.16	60,301.35
Single Family 65s	144	519.95	74,872.80	69,631.70
Single Family 75s	76	594.36	45,171.36	42,009.36
Single Family 85s	34	644.25	21,904.50	20,371.19
Single Family 90s	26	693.71	18,036.46	16,773.91
Single Family 100s	44	743.17	32,699.48	30,410.52
1/2 Acre	21	891.99	18,731.79	17,420.56
Cottages	0.75	3,456.73	2,592.55	2,411.07
TOTAL ON ROLL	**1337.75**		**$ 538,346**	**$ 500,662**
DEVELOPABLE ACRES	**397.25**	**$ 1,794**	**$ 766,169**	**$ 712,537**

Capital Region

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2018A1 Capital Improvement Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/18	$ 16,935,000	4.125%	$ -	$ 73,313	$ -
11/01/18	16,935,000		-	412,384	485,697
05/01/19	16,935,000	4.125%	515,000	412,384	
11/01/19	16,420,000		5,000	401,650	1,334,034
05/01/20	16,415,000	4.125%	525,000	401,547	
11/01/20	15,890,000		-	390,644	1,317,191
05/01/21	15,890,000	4.125%	540,000	390,644	
11/01/21	15,350,000		-	379,469	1,310,113
05/01/22	15,350,000	4.125%	550,000	379,469	
11/01/22	14,800,000		-	368,125	1,297,594
05/01/23	14,800,000	4.125%	595,000	368,125	
11/01/23	14,205,000		-	355,753	1,318,878
05/01/24	14,205,000	4.625%	1,525,000	355,753	-
11/01/24	12,680,000		50,000	318,638	2,249,391
05/01/25	12,630,000	4.625%	705,000	317,119	
11/01/25	11,925,000		-	300,816	1,322,934
05/01/26	11,925,000	4.625%	605,000	300,816	
11/01/26	11,320,000		-	286,825	1,192,641
05/01/27	11,320,000	4.625%	635,000	286,825	
11/01/27	10,685,000		-	272,141	1,193,966
05/01/28	10,685,000	4.625%	665,000	272,141	
11/01/28	10,020,000		-	256,763	1,193,903
05/01/29	10,020,000	5.125%	695,000	256,763	
11/01/29	9,325,000		-	238,953	1,190,716
05/01/30	9,325,000	5.125%	735,000	238,953	
11/01/30	8,590,000		-	220,119	1,194,072
05/01/31	8,590,000	5.125%	770,000	220,119	
11/01/31	7,820,000		-	200,388	1,190,506
05/01/32	7,820,000	5.125%	810,000	200,388	
10/31/32	7,010,000		-	179,631	1,190,019
05/01/33	7,010,000	5.125%	855,000	179,631	
11/01/33	6,155,000		-	157,722	1,192,353
05/01/34	6,155,000	5.125%	900,000	157,722	
11/01/34	5,255,000		-	134,659	1,192,381
05/01/35	5,255,000	5.125%	945,000	134,659	
11/01/35	4,310,000		-	110,444	1,190,103
04/30/36	4,310,000	5.125%	995,000	110,444	
10/31/36	3,315,000		-	84,947	1,190,391
05/01/37	3,315,000	5.125%	1,050,000	84,947	
10/31/37	2,265,000		-	58,041	1,192,988
05/01/38	2,265,000	5.125%	1,105,000	58,041	
11/01/38	1,160,000		-	29,725	1,192,766
05/01/39	1,160,000	5.125%	1,160,000	29,725	1,189,725
TOTAL			**$ 16,935,000**	**$ 10,387,360**	**$ 27,322,360**

Capital Region
Community Development District
Adopted Budget
Debt Service Series 2018A2 Capital Improvement Revenue Refunding Bonds

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
REVENUES:					
Special Assessments-On Roll	$ 274,147	$ 276,097	$ -	$ 276,097	$ 274,147
Interest Earnings	5,000	9,239	761	10,000	5,000
Carry Forward Surplus [1]	56,111	73,017	-	73,017	51,319
TOTAL REVENUES	**$ 335,258**	**$ 358,353**	**$ 761**	**$ 359,114**	**$ 330,466**
EXPENDITURES:					
Interest - 11/1	$ 36,570	$ 36,455	$ -	$ 36,455	$ 31,050
Special Call - 11/1	-	5,000	-	5,000	-
Interest - 5/1	36,570	36,340	-	36,340	31,050
Principal - 5/1	200,000	195,000	-	195,000	200,000
Special Call - 5/1	-	35,000	-	35,000	-
TOTAL EXPENDITURES	**$ 273,140**	**$ 307,795**	**$ -**	**$ 307,795**	**$ 262,100**
TOTAL EXPENDITURES	**$ 273,140**	**$ 307,795**	**$ -**	**$ 307,795**	**$ 262,100**
EXCESS REVENUES (EXPENDITURES)	**$ 62,118**	**$ 50,558**	**$ 761**	**$ 51,319**	**$ 68,366**

[1] Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26 $ 26,450

Product	Assessable Units	FY26 Gross Per Unit	Total Gross Assessment	Total Net Assessment
Appartments	241	$ 349.80	$ 84,301.80	$ 78,400.67
Golf Club	1	21,400.59	21,400.59	19,902.55
Catholic School	1	20,520.07	20,520.07	19,083.67
Commercial	43.37	3,690.94	160,083.45	148,877.61
Commercial-2	3.84	2,207.33	8,476.15	7,882.82
TOTAL ON ROLL	**290**		**$ 294,782**	**$ 274,147**

Capital Region

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2018A2 Capital Improvement Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/18	$ 2,675,000	3.875%	$ -	$ 10,384	$ -
11/01/18	2,675,000		-	58,408	68,791
05/01/19	2,675,000	3.875%	170,000	58,408	
11/01/19	2,505,000		-	55,096	283,503
05/01/20	2,505,000	3.875%	170,000	55,096	
11/01/20	2,335,000		-	51,784	276,879
05/01/21	2,335,000	3.875%	180,000	51,784	
11/01/21	2,155,000		-	48,278	280,062
05/01/22	2,155,000	3.875%	180,000	48,278	
11/01/22	1,975,000		-	44,773	273,051
05/01/23	1,975,000	3.875%	190,000	44,773	
11/01/23	1,785,000		5,000	41,055	280,828
05/01/24	1,780,000	4.600%	195,000	40,940	-
11/01/24	1,585,000		5,000	36,455	277,395
05/01/25	1,580,000	4.600%	230,000	36,340	
11/01/25	1,350,000		-	31,050	297,390
05/01/26	1,350,000	4.600%	200,000	31,050	
11/01/26	1,150,000		-	26,450	257,500
05/01/27	1,150,000	4.600%	210,000	26,450	
11/01/27	940,000		-	21,620	258,070
05/01/28	940,000	4.600%	220,000	21,620	
11/01/28	720,000		-	16,560	258,180
05/01/29	720,000	4.600%	230,000	16,560	
11/01/29	490,000		-	11,270	257,830
05/01/30	490,000	4.600%	240,000	11,270	
11/01/30	250,000		-	5,750	257,020
05/01/31	250,000	4.600%	250,000	5,750	255,750
TOTAL			**$ 2,675,000**	**$ 907,249**	**$ 3,582,249**

Capital Region

Community Development District

Adopted Budget

Debt Service Series 2021 Capital Improvement Revenue Refunding Bonds

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
REVENUES:					
Special Assessments-On Roll	$ 318,937	$ 321,091	$ -	$ 321,091	$ 318,937
Interest Earnings	2,750	6,186	314	6,500	3,250
Carry Forward Surplus [(1)]	50,731	62,363	-	62,363	69,079
TOTAL REVENUES	**$ 372,419**	**$ 389,640**	**$ 314**	**$ 389,954**	**$ 391,266**
EXPENDITURES:					
Interest - 11/1	$ 25,438	$ 25,438	$ -	$ 25,438	$ 22,063
Interest - 5/1	25,438	25,438	-	25,438	22,063
Principal - 5/1	270,000	270,000	-	270,000	275,000
TOTAL EXPENDITURES	**$ 320,875**	**$ 320,875**	**$ -**	**$ 320,875**	**$ 319,125**
TOTAL EXPENDITURES	**$ 320,875**	**$ 320,875**	**$ -**	**$ 320,875**	**$ 319,125**
EXCESS REVENUES (EXPENDITURES)	**$ 51,544**	**$ 68,765**	**$ 314**	**$ 69,079**	**$ 72,141**

[(1)] Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26 $ 18,625

Product	Assessable Units	FY26 Gross Per Unit	Total Gross Assessment	Total Net Assessment
Townhomes	60	$ 215.13	$ 12,907.80	$ 12,004.25
Townhomes-1	110	258.87	28,475.70	26,482.40
Single Family 30s	53	282.54	14,974.62	13,926.40
Single Family 40s	28	302.61	8,473.08	7,879.96
Single Family 55s	28	304.76	8,533.28	7,935.95
Single Family 55s-1	82	367.13	30,104.66	27,997.33
Single Family 65s	42	376.47	15,811.74	14,704.92
Single Family 65s-1	69	453.20	31,270.80	29,081.84
Single Family 75s	34	430.26	14,628.84	13,604.82
Single Family 75s-1	43	518.46	22,293.78	20,733.22
Single Family 100s	32	537.82	17,210.24	16,005.52
Single Family 100s-1	89	647.54	57,631.06	53,596.89
1/2 acre	22	645.39	14,198.58	13,204.68
1/2 acre-1	44	777.33	34,202.52	31,808.34
1 acre	25	842.59	21,064.75	19,590.22
1acre-1	11	1,014.69	11,161.59	10,380.28
TOTAL ON ROLL	**772**		**$ 342,943**	**$ 318,937**

Capital Region

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2021 Capital Improvement Refunding Bonds

Period		Outstanding Balance	Coupons		Principal		Interest		Annual Debt Service
11/01/21	$	2,800,000	2.500%	$	-	$	43,944	$	43,944
05/01/22		2,800,000	2.5000%		250,000		35,000		
11/01/22		2,550,000	2.5000%		-		31,875		316,875
05/01/23		2,550,000	2.5000%		255,000		31,875		
11/01/23		2,295,000	2.5000%		-		28,688		315,563
05/01/24		2,295,000	2.5000%		260,000		28,688		-
11/01/24		2,035,000	2.5000%		-		25,438		314,125
05/01/25		2,035,000	2.5000%		270,000		25,438		
11/01/25		1,765,000	2.5000%		-		22,063		317,500
05/01/26		1,765,000	2.5000%		275,000		22,063		
11/01/26		1,490,000	2.5000%		-		18,625		315,688
05/01/27		1,490,000	2.5000%		285,000		18,625		
11/01/27		1,205,000	2.5000%		-		15,063		318,688
05/01/28		1,205,000	2.5000%		290,000		15,063		
11/01/28		915,000	2.5000%		-		11,438		316,500
05/01/29		915,000	2.5000%		295,000		11,438		
11/01/29		620,000	2.5000%		-		7,750		314,188
05/01/30		620,000	2.5000%		305,000		7,750		
11/01/30		315,000	2.5000%		-		3,938		316,688
05/01/31		315,000	2.5000%		315,000		3,938		318,938
TOTAL				**$**	**2,800,000**	**$**	**408,694**	**$**	**3,208,694**

Capital Region

Community Development District

Non-Ad Valorem Assessments Comparison
2025-2026

Neighborhood	O&M Units	Bonds Units 2013	Bonds Units 2018A1	Bonds Units 2018A2	Bonds Units 2021	Annual Maintenance Assessments			Annual Debt Assessments									Total Assessed Per Unit			
		refinanced	ex 2008	ex 2011	ex 2011	**FY 2026**	FY 2025	**Increase/ (decrease)**	**FY 2026**				FY 2025				**Increase/ (decrease)**	**FY 2026**	FY 2025	**Increase/ (decrease)**	
						O&M	O&M	O&M	Series 2013	Series 2018A1	Series 2018A2	Series 2021	Series 2013	Series 2018A1	Series 2018A2	Series 2021	Total	Total	Total	Total	
Apartments	1745	654	586	241	0	$ 275.70	$ 262.91	$ 12.80	$ 306.34	$ 326.50	$ 349.80	$ -	$ 306.34	$ 326.50	$ 349.80	$ -	$ -	$ 1,258.34	$ 1,245.55	$ 12.80	4.87%
Townhomes	298	82	0	0	60	$ 265.31	$ 252.99	$ 12.31	$ 279.26	$ 297.62	$ -	$ 215.13	$ 279.26	$ 297.62	$ -	$ 215.13	$ -	$ 1,057.32	$ 1,045.00	$ 12.31	4.87%
Townhomes-1	0	0	0	0	110	$ -	$ -	$ -	$ -	$ -	$ -	$ 258.87	$ -	$ -	$ -	$ 258.87	$ -	$ 258.87	$ 258.87	$ -	
Duplex	0	0	0	0	0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Single Family 30s	53	0	0	0	53	$ 290.58	$ 277.09	$ 13.49	$ -	$ -	$ -	$ 282.54	$ -	$ -	$ -	$ 282.54	$ -	$ 573.12	$ 559.63	$ 13.49	4.87%
Single Family 40s	332	153	151	0	28	$ 309.53	$ 295.16	$ 14.37	$ 326.45	$ 346.64	$ -	$ 302.61	$ 326.45	$ 346.64	$ -	$ 302.61	$ -	$ 1,285.23	$ 1,270.86	$ 14.37	4.87%
Single Family 55s	371	107	154	0	28	$ 375.84	$ 358.40	$ 17.44	$ 396.08	$ 421.04	$ -	$ 304.76	$ 396.08	$ 421.04	$ -	$ 304.76	$ -	$ 1,497.72	$ 1,480.28	$ 17.44	4.87%
Single Family 55s-1	0	0	0	0	82	$ -	$ -	$ -	$ -	$ -	$ -	$ 367.13	$ -	$ -	$ -	$ 367.13	$ -	$ 367.13	$ 367.13	$ -	
Single Family 65s	382	127	144	0	42	$ 464.28	$ 442.74	$ 21.55	$ 488.91	$ 519.95	$ -	$ 376.47	$ 488.91	$ 519.95	$ -	$ 376.47	$ -	$ 1,849.61	$ 1,828.07	$ 21.55	4.87%
Single Family 65's-1	0	0	0	0	69	$ -	$ -	$ -	$ -	$ -	$ -	$ 453.20	$ -	$ -	$ -	$ 453.20	$ -	$ 453.20	$ 453.20	$ -	
Single Family 75s	209	56	76	0	34	$ 530.60	$ 505.98	$ 24.63	$ 559.30	$ 594.36	$ -	$ 430.26	$ 559.30	$ 594.36	$ -	$ 430.26	$ -	$ 2,114.52	$ 2,089.90	$ 24.63	4.87%
Single Family 75s-1	0	0	0	0	43	$ -	$ -	$ -	$ -	$ -	$ -	$ 518.46	$ -	$ -	$ -	$ 518.46	$ -	$ 518.46	$ 518.46	$ -	
Single Family 85s	111	77	34	0	0	$ 577.47	$ 550.67	$ 26.80	$ 605.72	$ 644.25	$ -	$ -	$ 605.72	$ 644.25	$ -	$ -	$ -	$ 1,827.44	$ 1,800.64	$ 26.80	4.87%
Single Family 90s	26	0	26	0	0	$ 652.73	$ 622.44	$ 30.29	$ -	$ 693.71	$ -	$ -	$ -	$ 693.71	$ -	$ -	$ -	$ 1,346.44	$ 1,316.15	$ 30.29	4.87%
Single Family 100s	205	40	44	0	32	$ 663.27	$ 632.49	$ 30.78	$ 698.55	$ 743.17	$ -	$ 537.82	$ 698.55	$ 743.17	$ -	$ 537.82	$ -	$ 2,642.81	$ 2,612.03	$ 30.78	4.87%
Single Family 100s-1	0	0	0	0	89	$ -	$ -	$ -	$ -	$ -	$ -	$ 647.54	$ -	$ -	$ -	$ 647.54	$ -	$ 647.54	$ 647.54	$ -	
1/2 Ac	160	73	21	0	22	$ 795.93	$ 758.99	$ 36.94	$ 838.57	$ 891.99	$ -	$ 645.39	$ 838.57	$ 891.99	$ -	$ 645.39	$ -	$ 3,171.88	$ 3,134.94	$ 36.94	4.87%
1/2 Ac-1	0	0	0	0	44	$ -	$ -	$ -	$ -	$ -	$ -	$ 777.33	$ -	$ -	$ -	$ 777.33	$ -	$ 777.33	$ 777.33	$ -	
1Ac	40	3	0	0	25	$ 1,039.13	$ 990.90	$ 48.23	$ 1,094.64	$ -	$ -	$ 842.59	$ 1,094.64	$ -	$ -	$ 842.59	$ -	$ 2,976.36	$ 2,928.13	$ 48.23	4.87%
1Ac-1	0	0	0	0	11	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,014.69	$ -	$ -	$ -	$ 1,014.69	$ -	$ 1,014.69	$ 1,014.69	$ -	
ACLF	101	0	101	0	0	$ 139.24	$ 132.77	$ 6.46	$ -	$ 156.69	$ -	$ -	$ -	$ 156.69	$ -	$ -	$ -	$ 295.93	$ 289.46	$ 6.46	4.87%
Blended Commercial	143.516	28.97	0	0	0	$ 3,096.01	$ 2,952.32	$ 143.69	$ 1,779.79	$ -	$ -	$ -	$ 1,779.79	$ -	$ -	$ -	$ -	$ 4,875.80	$ 4,732.11	$ 143.69	4.87%
Blended Commercial	0	58.464	0	0	0	$ -	$ -	$ -	$ 3,249.41	$ -	$ -	$ -	$ 3,249.41	$ -	$ -	$ -	$ -	$ 3,249.41	$ 3,249.41	$ -	
Blended Commercial	0	2.12	0	0	0	$ -	$ -	$ -	$ 3,249.08	$ -	$ -	$ -	$ 3,249.08	$ -	$ -	$ -	$ -	$ 3,249.08	$ 3,249.08	$ -	
Blended Commercial	0	1.415	0	0	0	$ -	$ -	$ -	$ 3,249.05	$ -	$ -	$ -	$ 3,249.05	$ -	$ -	$ -	$ -	$ 3,249.05	$ 3,249.05	$ -	
Blended Commercial	0	3.62	0	0	0	$ -	$ -	$ -	$ 3,249.07	$ -	$ -	$ -	$ 3,249.07	$ -	$ -	$ -	$ -	$ 3,249.07	$ 3,249.07	$ -	
Golf Club	1	0	0	1	0	$ 17,001.44	$ 16,212.38	$ 789.06	$ -	$ -	$ 21,400.59	$ -	$ -	$ -	$ 21,400.59	$ -	$ -	$ 38,402.03	$ 37,612.97	$ 789.06	4.87%
Catholic School	1	0	0	1	0	$ 16,308.85	$ -	$ 16,308.85	$ -	$ -	$ 20,520.07	$ -	$ -	$ -	$ 20,520.07	$ -	$ -	$ 36,828.92	$ 20,520.07	$ 16,308.85	
Southwood House	0.39	0	0	0	0	$ 3,096.01	$ 2,952.32	$ 143.69	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,096.01	$ 2,952.32	$ 143.69	4.87%
Cottages	0	0	0.75	0	0	$ -	$ -	$ -	$ -	$ 3,456.73	$ -	$ -	$ -	$ 3,456.73	$ -	$ -	$ -	$ 3,456.73	$ 3,456.73	$ -	
Commercial	0	0	0	43.372	0	$ -	$ -	$ -	$ -	$ -	$ 3,690.94	$ -	$ -	$ -	$ 3,690.94	$ -	$ -	$ 3,690.94	$ 3,690.94	$ -	
Commercial-2	0	0	0	3.84	0	$ -	$ -	$ -	$ -	$ -	$ 2,207.33	$ -	$ -	$ -	$ 2,207.33	$ -	$ -	$ 2,207.33	$ 2,207.33	$ -	
Total	4178.91	1466.59	1337.75	290.212	772																

Hollywood Beach I

Community Development District

FY 2026

Adopted Budget

August 4, 2025

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Hollywood Beach

Community Development District I

Enterprise Fund

Adopted Budget

	Adopted Budget FY 2025	Actual thru 6/30/25	Projected Next 3 Months	Total Projected at 9/30/25	Adopted Budget FY 2026
Revenues					
Parking Revenue - Public	$2,569,903	$2,050,643	$522,994	$2,573,637	$2,599,373
Parking Revenue - Resort	$365,764	$421,042	$10,045	$431,087	$460,806
User Fees - Garage	$58,713	$49,435	$10,659	$60,094	$61,204
User Fees - Resort	$1,604,271	$1,256,012	$327,824	$1,583,836	$1,546,839
Total Revenues	**$4,598,651**	**$3,777,132**	**$871,523**	**$4,648,655**	**$4,668,222**
Expenditures					
Administrative					
Engineering	$10,000	$611	$5,000	$5,611	$10,000
Arbitrage	$600	$0	$600	$600	$600
Dissemination Agent	$2,875	$1,875	$625	$2,500	$2,875
Attorney	$20,000	$8,841	$2,947	$11,788	$20,000
Annual Audit	$9,000	$8,675	$0	$8,675	$9,000
Trustee Fees	$3,000	$3,300	$0	$3,300	$3,500
Management Fees	$42,925	$32,194	$10,731	$42,925	$45,930
Telephone	$300	$0	$0	$0	$300
Postage	$1,000	$8	$3	$11	$1,000
Insurance - G/L	$20,811	$28,540	$0	$28,540	$20,811
Insurance - Business Income Loss	$18,691	$18,691	$0	$18,691	$18,691
Printing & Binding	$1,500	$32	$11	$43	$1,071
Legal Advertising	$3,000	$926	$309	$1,235	$2,571
Other Current Charges	$800	($3)	$0	($3)	$800
Website Compliance	$1,050	$788	$263	$1,050	$1,102
Office Supplies	$250	$0	$0	$0	$250
Dues, Licenses & Subscriptions	$175	$175	$0	$175	$175
Capital Outlay	$290	$0	$0	$0	$290
Total Admin	**$136,267**	**$104,654**	**$20,488**	**$125,142**	**$138,966**
Parking Garage Operations					
Salaries & Benefits	$392,866	$285,971	$106,526	$392,497	$402,211
Claims & Damages	$2,400	$0	$1,800	$1,800	$1,800
Credit Card & Bank Fees	$124,164	$121,273	$10,081	$131,354	$130,710
General Insurance	$142,618	$109,242	$35,133	$144,375	$149,084
Maintenance & Repairs	$102,692	$92,923	$15,425	$108,348	$102,874
Management Fee	$117,427	$98,867	$22,878	$121,745	$122,407
Miscellaneous	$2,000	$1,291	$633	$1,924	$2,000
Printing & Stationery	$1,200	$254	$663	$917	$900
Supplies	$10,800	$4,798	$4,800	$9,598	$10,800
Uniforms	$1,400	$89	$761	$850	$840
Utilities	$17,988	$11,387	$5,840	$17,227	$17,916
Total Parking	**$915,554**	**$726,095**	**$204,540**	**$930,635**	**$941,542**
Total Expenditures	**$1,051,821**	**$830,749**	**$225,028**	**$1,055,776**	**$1,080,508**
OPERATING INCOME	**$3,546,830**	**$2,946,383**	**$646,495**	**$3,592,878**	**$3,587,714**
				Debt Service Coverage	**151%**
Non Operating Income/(Expenses)					
Interest Income	$0	$89,299	$267,898	$357,198	$0
Capital Reserve	($91,973)	($58,514)	($35,095)	($93,609)	($93,364)
Total Non-Operatin	**($91,973)**	**$30,785**	**$232,804**	**$263,589**	**($93,364)**
Debt Service					
Interest Expense - 4/1	$694,894	$694,894	$0	$694,894	$670,144
Interest Expense - 10/1	$694,894	$0	$694,894	$694,894	$670,144
Principal Expense - 10/1	$990,000	$0	$990,000	$990,000	$1,040,000
Other Debt Service Costs	$0	$0	$0	$0	$0
Total Debt Service	**$2,379,788**	**$694,894**	**$1,684,894**	**$2,379,788**	**$2,380,288**
Net Income	**$1,075,070**	**$2,282,275**	**($805,595)**	**$1,476,680**	**$1,114,062**

REVENUES:

Parking Revenue

The District owns and operates a public parking garage. The fees are collected on approximately 600 spaces.

User Fee Revenue

Represents a fixed percentage collected on all charges within the Resort.

EXPENDITURES:

Administrative:

Engineering Fees

The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

Arbitrage

The District is required to have an annual arbitrage rebate calculation on the District's Bonds. The District will contract with an independent auditing firm to perform the calculations.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Attorney

The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the banks annual fee.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – South Florida, LLC.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses that incurred during the year.

Website Compliance

Per Section 189.069 F.S., all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated as required by the Statute.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for $175. This is the only expense under this category for the District.

Capital Outlay

Represents any minor capital expenditures the District may need to make during the Fiscal Year such as a file cabinet for District files.

Parking Garage Operations:

Salaries & Benefits

Represents cost of full time and shared employees for the operation and administration of the parking garage.

Claims & Damages

Represents the cost of claims made by persons using the parking garage.

Credit Card & Bank Fees

Represents merchant fees charged by bank providing credit card services.

General Insurance

Represents the cost of the property and liability policy covering the parking garage.

Maintenance & Repairs

Represents the cost of all miscellaneous repairs.

Management Fee

The District pays a Management Fee equal to 4% of Gross Revenues derived from parking in the public parking garage.

Miscellaneous

Represents any expenditure not covered in other categories.

Printing & Stationery

Represents the cost of Garage related printed materials.

Supplies

Represents the cost of various supplies needed in the on-site administrative offices of the parking garage.

Uniforms

Uniforms for parking attendants.

Utilities

Represents the cost of water and electricity supplied to the parking garage.

Capital Reserve

Represents funds for capital improvements.

Debt Service

The District issued $35,625,000 of Series 2020 Taxable Revenue Bonds for the construction of Public Parking Facilities. The annual debt service is:

Interest 4/1/26	$670,143.75
Interest 10/1/26	$670,143.75
Principal 10/1/26	$1,040,000.00

Hollywood Beach

Community Development District I

Series 2020 Revenue Refunding Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
04/01/25	$32,740,000.00	$ -	$ 694,893.75	$ -
10/01/25	$32,740,000.00	$ 990,000.00	$ 694,893.75	$ 2,379,787.50
04/01/26	$31,750,000.00	$ -	$ 670,143.75	$ -
10/01/26	$31,750,000.00	$ 1,040,000.00	$ 670,143.75	$ 2,380,287.50
04/01/27	$30,710,000.00	$ -	$ 644,143.75	$ -
10/01/27	$30,710,000.00	$ 1,090,000.00	$ 644,143.75	$ 2,378,287.50
04/01/28	$29,620,000.00	$ -	$ 616,893.75	$ -
10/01/28	$29,620,000.00	$ 1,150,000.00	$ 616,893.75	$ 2,383,787.50
04/01/29	$28,470,000.00	$ -	$ 588,143.75	$ -
10/01/29	$28,470,000.00	$ 1,205,000.00	$ 588,143.75	$ 2,381,287.50
04/01/30	$27,265,000.00	$ -	$ 576,093.75	$ -
10/01/30	$27,265,000.00	$ 1,230,000.00	$ 576,093.75	$ 2,382,187.50
04/01/31	$26,035,000.00	$ -	$ 563,025.00	$ -
10/01/31	$26,035,000.00	$ 1,255,000.00	$ 563,025.00	$ 2,381,050.00
04/01/32	$24,780,000.00	$ -	$ 534,375.00	$ -
10/01/32	$24,780,000.00	$ 1,315,000.00	$ 534,375.00	$ 2,383,750.00
04/01/33	$23,465,000.00	$ -	$ 504,350.00	$ -
10/01/33	$23,465,000.00	$ 1,375,000.00	$ 504,350.00	$ 2,383,700.00
04/01/34	$22,090,000.00	$ -	$ 472,950.00	$ -
10/01/34	$22,090,000.00	$ 1,430,000.00	$ 472,950.00	$ 2,375,900.00
04/01/35	$20,660,000.00	$ -	$ 440,275.00	$ -
10/01/35	$20,660,000.00	$ 1,495,000.00	$ 440,275.00	$ 2,375,550.00
04/01/36	$19,165,000.00	$ -	$ 406,125.00	$ -
10/01/36	$19,165,000.00	$ 1,565,000.00	$ 406,125.00	$ 2,377,250.00
04/01/37	$17,600,000.00	$ -	$ 370,650.00	$ -
10/01/37	$17,600,000.00	$ 1,635,000.00	$ 370,650.00	$ 2,376,300.00
04/01/38	$15,965,000.00	$ -	$ 333,575.00	$ -
10/01/38	$15,965,000.00	$ 1,715,000.00	$ 333,575.00	$ 2,382,150.00
04/01/39	$14,250,000.00	$ -	$ 294,750.00	$ -
10/01/39	$14,250,000.00	$ 1,790,000.00	$ 294,750.00	$ 2,379,500.00
04/01/40	$12,460,000.00	$ -	$ 254,200.00	$ -
10/01/40	$12,460,000.00	$ 1,870,000.00	$ 254,200.00	$ 2,378,400.00
04/01/41	$10,590,000.00	$ -	$ 211,800.00	$ -
10/01/41	$10,590,000.00	$ 1,955,000.00	$ 211,800.00	$ 2,378,600.00
04/01/42	$ 8,635,000.00	$ -	$ 172,700.00	$ -
10/01/42	$ 8,635,000.00	$ 2,030,000.00	$ 172,700.00	$ 2,375,400.00
04/01/43	$ 6,605,000.00	$ -	$ 132,100.00	$ -
10/01/43	$ 6,605,000.00	$ 2,115,000.00	$ 132,100.00	$ 2,379,200.00
04/01/44	$ 4,490,000.00	$ -	$ 89,800.00	$ -
10/01/44	$ 4,490,000.00	$ 2,200,000.00	$ 89,800.00	$ 2,379,600.00
04/01/45	$ 2,290,000.00	$ -	$ 45,800.00	$ -
10/01/45	$ 2,290,000.00	$ 2,290,000.00	$ 45,800.00	$ 2,381,600.00
		$ 32,740,000.00	**$ 17,233,575.00**	**$ 52,355,612.50**

Adopted
Fiscal Year 2026

Tolomato Community Development District

July 22, 2025

Tolomato
Community Development District

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Community Development District

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Community Development District

Description	Adopted FY25	Actual Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY26	Proposed for Adoption FY26	Increase / (Decrease)
Revenues							
Maintenance Assessments	8,070,897	6,053,173	2,017,724	8,070,897	8,070,897	8,906,758	$ 835,861
Interest Income	260,419	223,387	37,032	260,419	230,000	220,000	(10,000)
Pond/WaterCost Share	105,600	91,028	14,572	105,600	105,600	105,600	-
Community Cost Share	16,380	11,309	5,071	16,380	18,000	18,000	-
Administrative Fees	33,000	13,850	3,500	17,350	16,000	16,000	-
Rental of Facilities	300,000	235,656	64,344	300,000	300,000	300,000	-
Non-Resident User Fee	60,800	60,800	5,000	65,800	60,000	60,000	-
Facility Access Card/Guest Pass Fees	80,000	30,385	23,000	53,385	80,000	80,000	-
Resident Events & Activities	112,000	133,897	45,000	178,897	190,000	190,000	-
Fitness & Personal Training Fees	75,000	58,190	16,810	75,000	75,000	75,000	-
Sponsorship Revenue	100,000	73,200	26,800	100,000	120,000	120,000	-
Food Beverages & Taxable Sales Splash	650,000	319,320	256,000	575,320	695,000	600,000	(95,000)
Food Beverages & Taxable Sales Spray	720,000	417,999	247,000	664,999	750,000	675,000	(75,000)
Taxable Sales Special Events	30,000	23,377	6,623	30,000	30,000	30,000	-
Bar Packages - Rentals	10,000	3,634	6,366	10,000	20,000	20,000	-
Less: Costs of Goods Sold	(662,700)	(365,295)	(250,255)	(615,550)	(771,000)	(642,625)	128,375
Swim Lessons / Lifeguard Training	65,000	51,542	9,000	60,542	65,000	65,000	-
Other Revenues:			-	-		-	-
Brick Campaign Program	15,000	16,694	-	16,694	18,000	15,000	(3,000)
Less: Costs of Goods Sold		(7,068)	(5,000)	(12,068)	(9,000)	(7,000)	2,000
Miscellaneous Income		281	-	281	500	500	-
Total Revenues	**10,041,396**	**$ 7,445,358**	**$ 2,528,587**	**$ 9,973,945**	**$ 10,063,997**	**$ 10,847,233**	**$ 783,236**

Tolomato
Community Development District

Description	Adopted FY25	Actual Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY26	Proposed for Adoption FY26	Increase / (Decrease)
Expenditures							
Administrative							
Supervisor Fees	12,000	8,000	3,000	11,000	12,000	12,000	-
Administrative Wages	633,389	478,224	160,645	638,869	595,216	595,216	-
Taxes & Benefits	135,899	108,908	36,145	145,053	133,588	136,016	2,429
Engineering	13,000	7,040	3,500	10,540	13,000	13,000	-
Attorney	34,000	20,327	13,673	34,000	34,000	34,000	-
Dissemination	12,500	13,500	-	13,500	12,700	13,500	800
Annual Audit	30,000	26,000	-	26,000	26,000	26,000	-
Trustee Fees	50,000	46,804	3,196	50,000	50,000	50,000	-
Professional Fees	3,000	5,000	1,000	6,000	1,000	1,000	-
Administration - GMS	-	23,125	-	23,125	-	-	-
GMS Management Fees	65,000	48,750	16,250	65,000	68,000	68,000	-
Telephone/Internet	78,000	47,715	30,285	78,000	78,000	78,000	-
Postage	5,000	4,151	849	5,000	5,000	5,000	-
Property & Liability Insurance	16,000	12,938	8,625	21,563	18,975	18,975	-
Advertising & Printing	10,000	1,272	24,000	25,272	5,000	5,000	-
Travel	1,000	1,062	-	1,062	100	1,000	900
Legal Advertising	3,000	813	1,500	2,313	300	300	-
Other Current Charges	3,000	0	-	-	-	-	-
Bank Charges & Merchant Fees	77,912	46,914	30,997	77,912	82,000	82,000	-
Property Taxes	800	315	-	315	315	315	-
Office Supplies	24,000	11,496	4,500	15,996	20,000	20,000	-
Repair & Maintenance	8,000	2,268	1,800	4,068	8,000	8,000	-
Equipment Rental	200	0	-	-	-	-	-
Dues, Licenses & Subscriptions	11,000	4,854	4,000	8,854	9,000	13,000	4,000
IT Services	187,542	166,103	53,478	219,581	213,913	215,713	1,800
Staff Training	10,000	0	3,000	3,000	5,000	5,000	-
Capital Outlay	20,000	1,604	1,500	3,104	10,000	10,000	-
Miscellaneous	5,000	2,796	2,204	5,000	5,000	5,000	-
Staff Bonus Pool	102,000	76,500	25,500	102,000	102,000	102,000	-
Total Administrative Expenses	**$ 1,551,242**	**$ 1,166,478**	**$ 429,648**	**$ 1,596,125**	**$ 1,508,107**	**$ 1,518,036**	**$ 9,929**

Tolomato
Community Development District

Description	Adopted FY25	Actual Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY26	Proposed for Adoption FY26	Increase / (Decrease)
Landscaping							
Field							
Property & Liability Insurance	106,000	85,711	28,569	114,280	125,730	125,730	-
Miscellaneous Field	1,000	120	50	170	700	700	-
Employees							
Landscaping Wages	1,464,620	1,084,956	426,000	1,510,956	1,627,692	1,627,692	-
Taxes & Benefits	292,924	328,149	105,648	433,797	403,668	403,668	-
Employee Screening	1,019	175	80	255	500	500	-
Job Supplies							
Chemicals, Fertilizer & Seed	255,000	175,311	80,000	255,311	255,000	255,000	-
Sod, Pinestraw, Mulch & Ground Cover	130,000	78,338	51,662	130,000	135,000	135,000	-
Direct Supplies	100,000	46,244	35,000	81,244	80,000	80,000	-
Debris Removal	15,000	19,317	6,000	25,317	30,000	30,000	-
Fuel	75,000	44,218	18,000	62,218	65,000	65,000	-
Consultants and Contractors							-
Safety	2,000	0	800	800	2,000	2,000	-
Other Contracted Services	40,000	29,365	8,000	37,365	40,000	40,000	-
Vehicle Expense							-
Vehicle Expense	12,000	11,634	4,000	15,634	15,000	15,000	-
Administrative							-
Ice/Water	3,000	3,307	1,000	4,307	4,000	4,000	-
Uniforms	2,000	2,273	-	2,273	2,000	2,000	-
Utilities	5,000	3,398	1,602	5,000	5,000	5,000	-
Other Expenses	2,000	807	400	1,207	2,000	2,000	-
Equipment							-
Equipment	80,000	36,183	43,817	80,000	80,000	80,000	-
Equipment Repair	5,000	29,095	8,000	37,095	30,000	30,000	-
Rental - Equipment	35,000	35,048	10,000	45,048	40,000	40,000	-
Rental - Other	2,000	0	200	200	2,000	2,000	-
Total Landscaping Exp	$ 2,628,563	$ 2,013,648	$ 828,828	$ 2,842,476	$ 2,945,289	$ 2,945,289	$ -

Tolomato
Community Development District

Description	Adopted FY25	Actual Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY26	Proposed for Adoption FY26	Increase / (Decrease)
Roadway							
Plant Replacement & Annuals	20,000	13,042	4,500	17,542	20,000	20,000	-
Replacements From Uninsured Damage	5,000	800	600	1,400	2,300	2,300	-
Lighting Replacements & Gen. Maint.	25,000	3,238	5,000	8,238	25,000	10,000	(15,000)
Lighting - FPL Maintenance	178,000	157,620	40,380	198,000	200,000	216,000	16,000
Lighting - FPL Capital	107,793	80,793	35,900	116,693	75,000	107,724	32,724
Utilities - FPL & JEA	220,000	152,415	57,585	210,000	220,000	220,000	-
Irrigation Repairs	60,000	28,871	12,000	40,871	52,000	55,000	3,000
Repairs - Hardscape	16,000	3,271	1,500	4,771	10,000	10,000	-
Pump Maintenance	75,000	85,304	50,000	135,304	80,000	80,000	-
Reclaim Water	85,000	58,460	26,540	85,000	85,000	85,000	-
Pond Maintenance (Water Quality)	125,000	83,681	32,000	115,681	125,000	125,000	-
Signage Repair & Replacement	20,000	11,083	5,000	16,083	25,000	25,000	-
Total Roadway Expenses	**$ 936,793**	**$ 678,578**	**$ 271,005**	**$ 949,583**	**$ 919,300**	**$ 956,024**	**$ 36,724**
Environmental							
Greenway Monitoring & Maint	8,500	4,000	4,500	8,500	8,500	8,500	-
CR210 Creation Area Monitoring & Maint	22,000	17,500	4,500	22,000	22,000	22,000	-
Gopher Tortoise Area Monitoring & Maint.	15,500	11,750	3,750	15,500	15,500	15,500	-
Crosstown Dr. /Greenway U.E. Mon. & Maint.	11,703	1,600	10,103	11,703	11,703	11,703	-
Racetrack Rd. Monitoring & Maint.	21,700	22,580	-	22,580	22,580	22,580	-
Nocatee South Enhancement Monitoring	30,875	20,791	10,084	30,875	30,875	30,875	-
Total Environmental Expenses	**$ 110,278**	**$ 78,221**	**$ 32,937**	**$ 111,158**	**$ 111,158**	**$ 111,158**	**$ -**
Maintenance							
Maintenance Staff	303,741	235,358	97,500	332,858	333,900	264,066	(69,834)
Housekeeping & Support Staff	128,934	118,427	43,878	162,305	181,512	186,957	5,445
Security Services Staff	79,570	46,819	25,000	71,819	79,570	81,957	2,387
Taxes & Benefits	117,816	94,800	39,432	134,231	141,606	126,849	(14,756)
Contracted Services	10,000	3,798	1,200	4,998	10,000	10,000	-
Direct Supplies	60,000	80,856	28,000	108,856	60,000	60,000	-
Housekeeping & Cleaning Supplies		0			60,000	60,000	-
Equipment	7,000	2,118	30,000	32,118	15,000	15,000	-
Other Expenses	3,000	-	500	500	1,500	1,500	-
Total Maintenance Expenses	**$ 710,061**	**$ 582,177**	**$ 265,510**	**$ 847,687**	**$ 883,088**	**$ 806,330**	**$ (76,758)**

Tolomato
Community Development District

Description	Adopted FY25	Actual Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY26	Proposed for Adoption FY26	Increase / (Decrease)
Facility Rentals							
Facility Rental Staff	67,167	50,625	18,731	69,357	69,216	69,216	-
Taxes & Benefits	14,105	13,027	4,814	17,841	14,535	17,789	3,253
General Supplies	6,000	11,440	3,000	14,440	10,000	10,000	-
Repairs & Maintenance	10,000	23,457	1,000	24,457	15,000	15,000	-
Elevator	8,000	7,100	900	8,000	8,000	8,000	-
Advertising & Printing	300	0	-	-	300	300	-
Other Expenses	1,000	641	359	1,000	1,000	1,000	-
Capital Outlay	4,000	107,111	124,500	231,611	5,000	5,000	-
Total Facility Rentals Expenses	**$ 110,572**	**$ 213,402**	**$ 153,304**	**$ 366,706**	**$ 123,051**	**$ 126,305**	**$ 3,253**
Recreation & Events							
Recreation Staff Wages	175,042	132,999	52,500	185,499	189,087	189,087	-
Fitness Club/Pickleball Staff	185,000	152,703	54,000	206,703	213,000	195,000	(18,000)
Swim Lesson Instructors	16,000	7,262	8,738	16,000	16,000	16,000	-
Events Staff	70,000	29,794	11,000	40,794	53,000	54,500	1,500
Taxes & Benefits	80,288	60,316	23,607	83,923	94,217	85,008	(9,210)
Special Events & Activities	240,000	166,173	52,500	218,673	255,000	255,000	-
Special Events Facility & Equipment	12,000	24,385	10,000	34,385	18,000	18,000	-
Utilities - Fitness Ctr, Noc Rm & Admin	23,000	13,038	3,900	16,938	20,000	20,000	-
Refuse Service	20,000	15,762	4,500	20,262	26,000	26,000	-
General Supplies	11,000	12,884	4,500	17,384	20,000	20,000	-
Fitness Equipment Maintenance	20,000	18,150	5,000	23,150	26,000	26,000	-
Other Expense	2,000	828	300	1,128	2,000	2,000	-
Cable	8,000	5,481	1,800	7,281	8,000	8,000	-
Advertising & Printing	2,500	2,449	500	2,949	3,150	3,150	-
General Maintenance	7,000	10,980	2,100	13,080	11,000	11,000	-
Recreation Equipment	20,000	17,179	-	17,179	20,000	20,000	-
Total Recreation & Events Expenses	**$ 891,830**	**$ 670,383**	**$ 234,945**	**$ 905,327**	**$ 974,455**	**$ 948,745**	**$ (25,710)**

Tolomato
Community Development District

Description	Adopted FY25	Actual Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY26	Proposed for Adoption FY26	Increase / (Decrease)
Waterparks and Pool Staffing							
Wages							
Waterpark Management	149,138	89,455	35,000	124,455	154,500	154,500	-
Park Services	76,500	33,970	41,000	74,970	79,000	79,000	-
Pool Tech	125,000	102,304	35,000	137,304	128,750	128,750	-
Pool Attendants	524,000	231,309	304,000	535,309	553,000	553,000	-
Zip Line Staff	21,630	4,986	16,644	21,630	22,500	22,500	-
Taxes & Benefits	116,514	60,576	56,545	117,122	126,596	122,845	(3,751)
Training & Education	12,500	14,845	-	14,845	12,500	12,500	-
Uniforms	12,000	9,284	2,500	11,784	12,000	12,000	-
Employee Screening	2,000	660	200	860	2,000	2,000	-
Total Waterparks & Pool Staffing Exp	**$ 1,039,282**	**$ 547,388**	**$ 490,889**	**1,038,277**	**$ 1,090,846**	**$ 1,087,095**	**$ (3,751)**
Splash Waterpark and Swim Club							
Advertising & Printing	12,000	13,128	-	13,128	12,000	12,000	-
Dues & Subscriptions	4,500	4,616	500	5,116	4,500	4,500	-
Property & Liability Insurance	56,000	45,281	13,995	59,276	66,549	66,549	-
Licenses & Permits	7,500	6,090	1,410	7,500	7,500	7,500	-
Pest Control	18,000	13,050	4,950	18,000	18,000	18,000	-
Professional Fees	1,500	0	500	500	1,500	1,500	-
Computer Services	10,260	7,814	2,388	10,202	9,554	9,554	-
Rental Expense	11,000	3,999	1,200	5,199	7,000	7,000	-
Repairs & Maintenance	83,000	111,944	8,000	119,944	83,000	83,000	-
Pool Chemicals	105,000	58,202	26,000	84,202	105,000	105,000	-
General Supplies	45,000	37,337	12,000	49,337	53,000	53,000	-
Travel & Meetings	1,000	692	308	1,000	1,000	1,000	-
Utilities	186,000	136,337	45,000	181,337	186,000	186,000	-
Fuel	27,000	14,206	4,800	19,006	21,000	21,000	-
Capital Outlay	16,000	15,060	941	16,000	12,000	12,000	-
Other Expenses	2,000	1,163	300	1,463	2,000	2,000	-
Total Splash Waterpark Expenses	**$ 585,760**	**$ 468,919**	**$ 122,291**	**$ 591,210**	**$ 589,603**	**$ 589,603**	**$ -**
Greenleaf Amenity							
Utilities	2,600	4,165	2,700	6,865	5,767	10,800	5,033
Supplies	1,500	19	-	19	-	-	-
Repairs & Maintenance	7,000	9,129	1,050	10,179	7,000	7,000	-
Property Insurance	6,400	5,175	1,725	6,900	7,590	7,590	-
Other Expenses	500	0	200	200	500	500	-
Total Greenleaf Amenity Expenses	**$ 18,000**	**$ 18,488**	**$ 5,675**	**$ 24,163**	**$ 20,857**	**$ 25,890**	**$ 5,033**

Tolomato
Community Development District

Description	Adopted FY25	Actual Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY26	Proposed for Adoption FY26	Increase / (Decrease)
Cypress Trail Amenity							
Pool Chemicals	20,000	11,142	4,600	15,742	20,000	20,000	-
Utilities	26,000	23,418	7,000	30,418	40,000	32,000	(8,000)
Supplies	5,000	2,732	-	2,732	-	-	-
Repairs & Maintenance	20,000	14,617	4,500	19,117	11,600	11,600	-
Insurance	6,500	5,256	1,509	6,765	7,700	7,700	-
Other Expenses	500	0	200	200	500	500	-
Total Cypress Trail Amenity Expenses	**$ 78,000**	**$ 57,166**	**$ 17,809**	**$ 74,975**	**$ 79,800**	**$ 71,800**	**$ (8,000)**
Twenty Mile Amenity							
Pool Chemicals	20,000	14,212	5,400	19,612	20,000	20,000	-
Utilities	26,000	24,475	10,000	34,475	47,000	38,000	(9,000)
Supplies	3,000	2,964	-	2,964	-	-	-
Repairs & Maintenance	25,000	31,877	3,500	35,377	10,000	10,000	-
Insurance	6,500	5,256	1,752	7,008	7,700	7,700	-
Other Expenses	500	0	200	200	500	500	-
Total Twenty Mile Amenity Expenses	**$ 81,000**	**$ 78,783**	**$ 20,852**	**$ 99,635**	**$ 85,200**	**$ 76,200**	**$ (9,000)**
Crosswater Amenity							
Pool Chemicals	24,000	16,505	5,000	21,505	24,000	24,000	-
Utilities	24,000	18,536	7,700	26,236	35,500	28,000	(7,500)
Supplies	4,000	3,619		3,619	-	-	-
Repairs & Maintenance	10,000	9,442	2,000	11,442	5,000	10,000	5,000
Insurance	5,600	4,528	1,509	6,037	6,650	6,650	-
Other Expenses	2,000	0	300	300	1,000	1,000	-
Total Crosswater Amenity Expenses	**$ 69,600**	**$ 52,631**	**$ 16,509**	**$ 69,140**	**$ 72,150**	**$ 69,650**	**$ (2,500)**
Settlers Pond Amenity							
Utilities	5,000	4,349	1,850	6,199	7,400	7,400	-
Supplies	1,200	0	-	-	-	-	-
Repairs & Maintenance	5,000	1,151	2,000	3,151	5,000	5,000	-
Insurance	6,900	5,579	1,860	7,439	8,200	8,200	-
Pond Maintenance	14,000	9,350	3,300	12,650	14,000	14,000	-
Other Expenses	500	0	200	200	500	500	-
Total Settlers Pond Amenity Expense	**$ 32,600**	**$ 20,429**	**$ 9,210**	**$ 29,639**	**$ 35,100**	**$ 35,100**	**$ -**

Tolomato
Community Development District

Description	Adopted FY25	Actual Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY26	Proposed for Adoption FY26	Increase / (Decrease)
Seabrook Park							
Pool Chemicals	24,000	14,607	4,400	19,007	24,000	21,000	(3,000)
Utilities	26,000	19,541	6,700	26,241	31,400	28,000	(3,400)
Supplies	4,000	2,293	-	2,293	-	-	-
Repairs & Maintenance	2,000	8,505	400	8,905	5,000	5,000	-
Insurance	5,600	4,528	1,509	6,037	6,600	6,600	-
Other Expenses	500	0	150	150	500	500	-
Total Seabrook Park Expenses	**$ 62,100**	**$ 49,473**	**$ 13,159**	**$ 62,632**	**$ 67,500**	**$ 61,100**	**$ (6,400)**
Media							
Media Staff	48,204	35,239	12,965	48,204	114,400	114,400	(0)
Taxes & Benefits	7,231	9,356	3,112	12,467	29,744	29,744	-
Supplies	4,000	385	1,000	1,385	3,000	3,000	-
Repairs & Maintenance	500	0	100	100	300	300	-
Equipment	3,000	5,347	500	5,847	3,000	3,000	-
Total Media Expenses	**$ 62,935**	**$ 50,327**	**$ 17,677**	**$ 68,004**	**$ 150,444**	**$ 150,444**	**$ (0)**
Spray Park							
Employee Screening	500	0	-	-	-	-	-
Advertising & Printing	200	0	200	200	200	200	-
Property Insurance	29,000	23,449	7,815	31,264	34,400	34,400	-
Licenses & Permits	2,000	0	2,000	2,000	2,000	2,000	-
Pest Control	2,500	1,077	366	1,443	2,500	2,500	-
Rental Expense	1,500	2,778	400	3,178	3,000	3,000	-
Repairs & Maintenance	25,000	36,568	4,500	41,068	50,000	50,000	-
Pool Chemicals	70,000	40,411	21,500	61,911	70,000	63,000	(7,000)
General Supplies	20,000	19,946	3,700	23,646	24,000	24,000	-
Utilities	100,000	60,081	28,500	88,581	100,000	91,000	(9,000)
Capital Outlay	10,000	7,000	1,500	8,500	10,000	10,000	-
Other Expenses	500	648	200	848	500	500	-
Total Spray Park Expenses	**$ 261,200**	**$ 191,960**	**$ 70,681**	**$ 262,641**	**$ 296,600**	**$ 280,600**	**$ (16,000)**

Tolomato
Community Development District

Description	Adopted FY25	Actual Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY26	Proposed for Adoption FY26	Increase / (Decrease)
Food & Beverage							
Wages							
Food Management	35,000	43,343	16,153	59,496	146,000	146,000	-
Bar Staff	175,400	77,747	56,000	133,747	158,400	158,400	-
Food Staff	286,825	137,252	170,000	307,252	236,000	236,000	-
Taxes & Benefits	79,556	40,808	41,166	81,974	81,060	81,060	-
Employee Screening	500	203	50	253	500	500	-
Advertising & Printing	750	101	-	101	750	750	-
Dues & Subscriptions	500	3,094	-	3,094	500	500	-
Property Insurance	25,000	20,215	6,738	26,953	29,600	29,600	-
Licenses & Permits	1,100	484	616	1,100	1,100	1,100	-
Pest Control	500	190	75	265	500	500	-
Computer Services	1,000	100	-	100	1,000	1,000	-
Rental Expense	2,500	1,993	507	2,500	2,500	2,500	-
General Maintenance	21,000	21,787	3,700	25,487	21,000	21,000	-
General Supplies	22,000	18,716	3,700	22,416	22,000	22,000	-
Training & Education	1,000	1,624	-	1,624	1,102	1,102	-
Uniforms	1,000	1,097	-	1,097	1,000	1,000	-
Equipment	3,200	21,813	-	21,813	6,000	6,000	-
Other Expense	1,000	906	94	1,000	1,000	1,000	-
Total Food & Beverage Expenses	**$ 657,831**	**$ 391,473**	**$ 298,798**	**$ 690,271**	**$ 710,012**	**$ 710,012**	**$ -**
Annual Reserves							
Infrastructure Reserve	128,750	96,563	32,187	128,750	132,613	432,613	300,000
Landscape Reserve	25,000	18,750	6,250	25,000	25,000	25,000	-
Total Annual Reserves	**$ 153,750**	**$ 115,313**	**$ 38,437**	**$ 153,750**	**$ 157,613**	**$ 457,613**	**$ 300,000**
Total Expenditures	**$ 10,041,396**	**$ 7,445,237**	**$ 3,338,163**	**$ 10,783,400**	**$ 10,820,173**	**$ 11,026,994**	**$ 206,821**
Other Sources / (Uses)							
Interfund Transfer (Closed old account) #	-	38,980	-	38,980 #	-	-	-
FY 26 Refurbishment Project						(535,000)	(535,000)
Prior Year Carry Over Surplus	-	-	-	-	756,176	714,761	(41,415)
	-	**$ 38,980**	**$ -**	**$ 38,980**	**$ 756,176**	**$ 179,761**	**$ (576,415)**
Excess Revenues/(Expenditures)	**$ -**	**$ 39,102**	**$ (809,576)**	**$ (770,475)**	**$ (0)**	**$ 0**	**$ 0**

REVENUES:

Maintenance Assessments

The District will levy a non ad-valorem special assessment on all assessable property within the District to fund a portion the General Operating Expenditures for the fiscal year.

Interest Income

Maintenance Assessment income of the District will be invested in accordance with Florida Statutes and the investment guidelines approved by the Board of Supervisors.

Pond Cost Share, Community, Cost Share, and Use of Bulk Reclaim Water

The District has entered into numerous cost sharing agreements for stormwater maintenance related to multiple ponds. The District and various land owners share a percentage of all expenses with the repair and maintenance of these ponds to fund their proportionate share. At the conclusion of the fiscal year, actual costs will be compared to budget and a true-up will be required for an overpayment while a credit will be recorded for the upcoming fiscal year for an overpayment. The agreement is in effect until the Districts' maintenance responsibilities and permit obligations for these Ponds have been transferred. The District also has entered into a cost sharing agreement for maintenance of certain landscaping areas owned by the homeowners association, but within close proximity to District owned or maintained areas where the District can better and more efficiently provide continuity of maintenance. For the best interest of the Nocatee Community the District signed numerous agreements with various HOAs for System Connection and Reclaimed Water Withdrawals

Administrative Fees

The District will charge an Administrative Fee for the processing of Payoffs and Paydowns on Bond debt, for the preparation of Adjunct Supplemental reports, estoppels letters, copies, etc.

Rental of Facilities

The Nocatee Room at Crosswater Hall is available for rental to both resident and non-resident groups. The Splash and Spray Waterpark Cabanas, Greenleaf Pavilion, Cypress Park pavilion, Twenty Mile Park pavilion, Twenty Mile Post pavilion, Crosswater Park Pavilion, Settlers Pond pavilion, and other District accessories may also available for rental.

Non-Resident User Fee

A non-resident of the District has the opportunity to purchase all the rights of a Resident Card Holder by paying an annual non-resident user fee, as required by Florida Statute.

Facility Access and Guest Card Fees

Resident Card Holders may purchase up to three additional Guest Cards per year.

Resident Events & Activities

Certain District events and activities will have a participation fee. This includes the monthly Farmers Market vendor fees, Food Truck Fridays, Ticketed events and other possible vendor fees as well.

Fitness and Personal Training Fees and Pickleball Lessons

As part of the Fitness & Recreation Program, the District offers a variety of classes at the Fitness Center, including individual personal training services, aquafit (water aerobics) classes at the Splash Waterpark, and Pickleball lessons at the Pickleball Court for a fee.

Sponsorship Revenues

Local businesses sponsor certain District events and activities for a fee.

Beverages and Taxable Sales – Splash Park

The District sells food, alcoholic, non-alcoholic beverages, and other taxable items at the Splash waterpark.

Food Beverages and Taxable Sales – Spray Park

The District sells food, alcoholic, non-alcoholic beverages, and other taxable items at the Spray waterpark.

Taxable Sales - Special Events

The District sells food, alcoholic, non-alcoholic beverages, and other taxable items at District events as well as events hosted on District property.

Bar Packages – Rentals (non-taxable)

Bar packages is offered and available for purchase when renting a Nocatee Room at Crosswater Hall.

Cost of Sales

Direct cost of the food and beverages sold at the Splash and Spray waterparks as well as District events and any other food & beverage sales.

Swim Lessons & Lifeguard Training

The District will receive revenues from individual and group swim lessons as well as lifeguard training classes.

Other Revenues

The District receives revenues from miscellaneous and periodic sources such as the sale of Commemorative Bricks less the cost of bricks and installation costs.

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each board member to receive $200 per meeting for their attendance and no Board member shall receive more than $4,800 in one year. The amount for the fiscal year is based upon all five supervisors attending 12 meetings.

Administrative Wages

Wages for Resident Services staff members, Finance & Accounting, Human Resources personnel, and Community Managerial positions.

Taxes & Benefits

These expenses represent the Employer's share of Social Security and Medicare taxes (FICA), Medical, Dental, Vision, Life & Short Term Disability Insurance premiums, employer match of 457(B) Retirement plan, and Workers Compensation Insurance Premium. This covers Board of Supervisors and Administrative Staff.

Engineering Fees

The District's engineer will be providing general engineering services to the District including attendance and preparation for board meetings, etc.

Attorney

The District's legal counsel will be providing general legal services to the District, i.e., attendance and preparation for monthly meetings, review operating and maintenance contracts, etc.

Dissemination Fees

The Annual Disclosure Report required by the Security and Exchange Commission in order to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

Trustee Fees

Annual fees paid to US Bank, NA the custodian of certain District Trust funds.

Professional Fees

Fees paid for outside professional services and consultations including annual arbitrage, The District is required to annually calculate arbitrage rebate on the District's Special Assessment Bonds,

GMS Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC.

Telephone/Internet

This item includes the cost of telephone, fax machine and internet service.

Postage

This item includes the mailing, overnight deliveries, correspondence, vendor payments, etc.

Property & Liability Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance, placed through Egis Insurance and Risk Advisors. Egis specializes in providing insurance coverage to governmental agencies.

Advertising & Printing

This includes printing resident informational brochures as needed, business cards, online classified ads.

Travel

Out of town travel for skills training and enhancement program. This also includes weekly travel to GMS office for checks signatures and documents transmittal.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc. The District's current advertising company is Garnett Florida LocaliQ.

Bank Charges & Merchant Charges

Charges for the use of credit cards by residents and others for the purchase of goods and services from the District. This also includes monthly bank charges.

Property Taxes

Represents taxes on certain property owned by the District in Duval County and St Johns County. This includes properties acquired by the District after the Application of Exemption has been submitted and filed, last day of application is 1st of March.

Office Supplies

Represents various administrative office supplies purchased for the District.

Repair & Maintenance

For repairs within the Resident Services and Administrative Offices including maintenance of equipment used for office and administrative purposes.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Community Affairs as well as license fees.

IT Services

Expenditures for hosting of the District website, the Nocatee app, Human Resources software, annual service agreement for CDD computer services, and other IT services. This includes annual payments PeopleVine, Pacesetter, Security 101.

Staff Training

Staff training and development are ongoing efforts by the District to improve employee skills, knowledge, and performance, ultimately boosting both individual and organizational success. This involves various methods, including formal training programs, on-the-job learning, and mentoring, all aimed at preparing employees for current roles and future career growth.

Capital Outlay

Represents any minor capital expenditures the District may need to make during the Fiscal Year. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000.00 (amount not rounded) and an estimated useful life in excess of 2 years, except for the intangible right-to-use assets.

Miscellaneous

Represents any minor expenditure the District may need to make during the Fiscal Year that does not fit into another category.

Staff Bonus Pool

Represents maximum available funds for annual staff bonuses to be distributed at the discretion of the Board of Supervisors in accordance with the adopted plan.

Landscaping:

Property & Liability Insurance

Represents estimated cost to provide protection to the physical structure and contents of a District's property and assets from damage or loss. This includes protection against claims for injuries or property damage caused by the District's employees in performance of their duties and protection against events that occur within the District's premises.

Miscellaneous Field

Other field related minor expenditures the District may need to make during the Fiscal Year that does not fit into another category or expense item.

Landscaping Wages

Wages associated with landscape and irrigation services. The District has responsibilities for the maintenance of landscaping and irrigation services for District roads, ponds, amenities and District areas throughout the community. The District has an inter-local agreement with St Johns County and the State of Florida to provide enhanced landscaping maintenance for certain roadways.

Taxes and Benefits

Taxes and Benefits related to landscape & irrigation staff. These expenses represent the Employer's share of Social Security and Medicare taxes (FICA), Medical, Dental, Vision, Life & Short Term Disability Insurance premiums, employer match of 457(B) Retirement plan, and Workers Compensation insurance premium.

Employee Screening

Costs for pre-employment background screening. This refers to the process of verifying a potential employee's past through various records and databases. This process helps the District to assess a candidate's suitability for a role by gathering information about their education, employment history, criminal record, driving record, and sometimes even credit history.

Chemicals, Fertilizer & Seed

Costs for chemicals, fertilizer, and seed to maintain District grasses and plant beds. Periodic expenses to provide essential nutrients to the soil, promoting healthy growth, maximizing yields, plant protection from pests, diseases and weeds.

Sod, Pine straw, Mulch & Ground Cover

Costs to replace sod, pine straw, mulch and ground cover as needed throughout District property, to protect soil, improve plant health, moisture retention, soil temperature regulation, erosion prevention and enhance aesthetics.

Direct Supplies

Supplies used in direct field operations such as mower blades, parts, weed eating equipment, hand tools, power tools and safety equipment. This includes shovels, rakes, pruning shears, towers, hoses, gloves, trimmers, saws, and protective items used in landscaping and field operation.

Debris Removal

Costs of clearing and disposing waste materials, rubble, and hazardous substances after disaster, demolition, or other event that has caused damage or disruption. This includes unwanted materials such as yard waste, fallen trees, branches, and other organic or inorganic debris that may hinder the aesthetics or safety of the landscape.

Fuel

Costs for gasoline and diesel for District owned or rented mowers and landscape equipment.

Safety Consultants

Costs of hiring a professional who provides expert advice, guidance and staff training for safety-related matters with a goal of ensuring a safe and healthy work environment, assess and eliminate workplace hazards, assist in compliance with safety regulations, and promote proactive safety culture.

Other Contracted Services

Technical consultants on District trees, grasses and ground covers. Contracted tree trimming. Also includes costs for other repairs and maintenance contracted to third parties.

Vehicle Expense

Costs to operate District vehicles for District purposes.

Ice/Water

Ice and water service for District landscape staff.

Uniforms

Shirts, hats, clothing, and other protective gear for safety and identification purposes.

Utilities

Electric and water expenses for the landscape office trailer.

Other Administrative Expenses

Miscellaneous costs related to the administration of the landscape and irrigation office.

Equipment

Represents capital expenditures the District may need to make during the Fiscal Year necessary in landscaping and irrigation service operation. This may include motorized equipment, utility vehicles, trucks, Toro mowers, and spray rig.

Equipment Repair

Costs for the repair and maintenance of District landscape and irrigation equipment.

Rental - Equipment

Occasionally, the District will rent equipment for special projects of for temporary replacement. This will include high reach lifts, dump trailer, and other specialty equipment.

Rental - Other
The District rents several storage containers for storage of supplies, materials, and equipment.

Roadway Expenses:

Plant Replacement and Annuals

Replacement of trees and shrubs, as needed.

Replacements From Uninsured Damage

Replacement of trees and shrubs as needed due to damage caused by vehicles, net of recovery from drivers or their insurance.

Lighting Replacements & General Maintenance

Represents various costs associated related to entrance way and street lighting.

Lighting - FPL Maintenance

Represents various costs associated related to the maintenance of FPL Lighting.

Lighting - FPL Capital

Capital costs associated with a contract with Florida Power And Light dated 10/30/2007 for the provision of 151 29' ornamental street lights and similar agreements.

Utilities FPL & JEA

The District has numerous accounts with Florida Power and Light and Jacksonville Electric Authority. Services include street lights and maintenance pumps.

Irrigation Repair

Repairs and maintenance to the District's irrigation system. This includes parts, materials & labor.

Repairs - Hardscape

Repairs and maintenance of District pavers and other hardscape surfaces.

Pump Maintenance

The District contracts for quarterly service on District owned stormwater pumps as well as other repairs for the pumps.

Reclaimed Water Use

The District contracts with Jacksonville Electric Authority for reclaimed water for use in irrigation.

Pond Maintenance (Water Quality)

The District contracts with a pond maintenance company to maintain the water quality standards required by the permitting agencies for the stormwater management ponds within the District. Monthly lake treatments are provided by Clear Waters, Inc. The services includes ditch cleaning and waste disposal.

Signage Repair and Replacement

Annual and periodic renovation/replacement costs for District signs.

Environmental:

Represents costs associated with providing the Wetland Mitigation Monitoring Reports to the permitting agencies that have jurisdiction over the Districts Wetlands. Environmental services are provided by Environmental Services, Inc. and Terracon.

Maintenance:

Maintenance Staff Wages

Salaries and wages of a group of six (6) full time employees responsible for the upkeep and repair of District's facilities, infrastructure, equipment, and buildings. They are tasked to ensure everything is functioning properly and safely, including identifying potential problems through inspections, troubleshooting issues, performing repairs, and implementing preventative maintenance measures.

Operations & Support Staff

Salaries and Wages of employees tasked to managed daily operations, and create a welcoming atmosphere. This includes general housekeeping team who are tasked to do the regular cleaning, tidying, and maintenance of workplace, facility rentals, offsite amenities and pavilions, to wit: Greenleaf, Cypress, Twenty Mile, Crosswater, Settlers Pond and Seabrook Park.

Security Service Staff

Wages of personnel whose primary responsibility is to assist in protecting District assets.

Taxes and Benefits

Taxes and Benefits related to maintenance, hospitality, support, and security personnel. These expenses represent the Employer's share of Social Security and Medicare taxes (FICA), Medical, Dental, Vision, Life & Short Term Disability Insurance premiums, employer match of 457(B) Retirement plan, and Workers Compensation insurance premium.

Contracted Services

Costs for other repairs and maintenance contracted to third parties.

Direct Supplies

Refers to specific materials and tools that are directly used for the maintenance and repair of the facility's system, physical infrastructure, and equipment. This includes materials such as paints, electrical components, plumbing supplies, specialized tools for electrical work, carpentry, hammers, screwdrivers, etc. Any supplies that are directly involved in the repair work itself.

Housekeeping & Cleaning Supplies

Costs for the tools, supplies, and cleaning agents used to keep the facility tidy and clean. These items include things like brooms, mops, dustpans, brushes, vacuums, cleaning products, equipment used to perform housekeeping tasks, and all other essential items such as garbage bags, trash bins, recycling bins, gloves, etc.

Equipment

Represents capital expenditures the District may need to make during the Fiscal Year necessary in maintaining the facility and infrastructure. This may include motorized equipment, utility vehicles, trucks, etc.

Other Expenses

Miscellaneous costs related to the maintenance of District's facility, infrastructure, and buildings.

Facility Rentals:

Facility Rental Staff

Wages of the individuals responsible for managing and overseeing several District facilities available for rental, including the Nocatee Room banquet facilities, the Splash Waterpark cabana, and the event lawn, Greenleaf Pavilion, Cypress Trails Pavilion, Twenty Mile Post Pavilion and other District accessories. This includes tasks like handling reservations, managing payment, handling rental agreements and ensuring compliance with relevant regulations, ensuring the facility is in good working order for renters, and good customer service by addressing their needs and ensuring a smooth rental experience.

Taxes and Benefits

Taxes and Benefits directly related to rental staff/personnel. These expenses represent the Employer's share of Social Security and Medicare taxes (FICA), Medical, Dental, Vision, Life & Short Term Disability Insurance premiums, employer match of 457(B) Retirement plan, and Workers Compensation insurance premium.

General Supplies

Costs of materials and equipment needed for renting out a facility for events, meetings, or other purposes. These supplies can include things like tables, chairs, linens, audio-visual equipment, and more, depending on the type of event or activity being held. Essentially, they are the items that make the rented space functional and comfortable for the users.

Repair & Maintenance

For repairs specifically within the Crosswater Hall – Nocatee Room Banquet Facility. This involves keeping the Nocatee Room in good, habitable condition, including routine tasks and unexpected issues such as appliance repairs, plumbing fixes, etc.

Elevator

Regular elevator maintenance is crucial for safety, efficiency, and longevity. Otis Elevator Company is the current maintenance service provider of the district.

Advertising & Printing

Refers to expenses for brochures and flyers related to rental facilities.

Other Expenses

Miscellaneous costs related to the rental facilities that are not under any of the specified expense items.

Capital Outlay

Represents any minor capital expenditures the District may need to make during the Fiscal Year for the Nocatee Room Banquet Facility at Crosswater Hall. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000.00 (amount not rounded) and an estimated useful life in excess of 2 years, except for the intangible right-to-use assets.

Recreation and Events:

The District offers a variety of weekly events and activities to the community. A portion of these costs are also offset by related revenues. The District also operates a Fitness Center facility for the use of Nocatee Resident Card Holders. Staffing is provided for fitness classes as well as a various sports courts. Costs are for classes and camps are largely offset by related revenues.

Special Events Wages

Salaries of employees responsible for planning, organizing, and executing events for the District. They work to ensure events run smoothly, manage logistics, coordinate with vendors, and often work with a team to bring events to life.

Fitness Club & Pickleball Staff

Wages of employees who plan, lead, and manage activities aimed at improving physical well-being and promoting leisure time enjoyment. These roles include fitness trainers, instructors, recreation workers, and managers, all working to provide various forms of physical activity and recreational opportunities for individuals and groups.

Swim Lesson Instructors

Wages of certified professionals who teaches individuals how to swim, including basic strokes, water safety, and improving their swimming skills. The District provides Swim Lesson Program during summer season.

Events Staff

Wages of part-time employees hired to assist with the planning, execution, and support of various events. They may be responsible for tasks ranging from guest registration, setup, cleanup, and ensuring a smooth and successful running of the event.

Taxes and Benefits

These expenses represent the Employer's share of Social Security and Medicare taxes (FICA), Medical, Dental, Vision, Life & Short Term Disability Insurance premiums, employer match of 457(B) Retirement plan, and Workers Compensation insurance.

Special Events & Activities

Costs directly incurred in organizing and executing special events. These expenses includes direct cost like entertainment, catering, equipment rental, decorations, items/materials/supplies directly attributable to a certain event.

Special Events Facility & Equipment

Capitalized expenditure specifically for Special Events. This includes any place kept, used, maintained, advertised, and held out to the public as a place which serves as a location for special events. Also includes tools and materials used to create and support specific events.

Utilities – Fitness Ctr, Noc Room & Admin

Electric and water expenses.

Refuse Service

Refers to the collection and disposal of trash and other solid waste materials, including both recyclable items.

General Supplies

Refers to everyday items that are widely used and necessary for various purposes.

Fitness Equipment Maintenance

Costs to maintain and repair District's fitness equipment, the monthly preventative maintenance is currently being serviced by Fitness Services of Florida.

Other Expenses

Miscellaneous and infrequent costs.

Cable

Monthly Comcast cost for internet and TV channels used to promote events and recreation programs.

Advertising and Printing

Mainly for monthly calendar printing for special events.

General Maintenance

Refers to cost of routine up keep and care of property, equipment and machinery (excluding Fitness Equipment) to keep it in good working condition and prevent breakdown.

Recreation Equipment

Capitalized apparatus or device used to enhance physical activity and Items used for leisure activities and enjoyment, including sports equipment.

Waterparks and Pool Staffing:

Waterparks (Splash & Spray) and offsite pools are operated by the District for the benefit of Resident Card Holders. The budget includes all staffing costs of the pools, attractions and related services.

Splash Waterpark and Swim Club:

The Splash Waterpark is operated by the District for the benefit of Resident Card Holders. The budget includes all operational costs of the pools and attractions, maintenance and upkeep of the facility.

Greenleaf Amenity:

The Greenleaf amenity includes a pavilion, dog park and playing field. This includes all associated costs with repairs and maintenance of the facility.

Cypress Trails Amenity:

The Cypress Trails amenity includes a pool, pavilion, and dog park. Costs include pool maintenance, as well as costs associated with maintenance of the pavilion and park areas.

Twenty Mile Amenity:

The Twenty Mile amenity includes a pool, pavilion, and dog park. Costs include pool maintenance, as well as costs associated with maintenance of the pavilion and park areas. This also includes expenses for Twenty Mile Post park and pavilion.

Crosswater Amenity:

The Crosswater amenity includes a pool, pavilion, and dog park. Costs include pool maintenance, as well as costs associated with maintenance of the pavilion and park areas.

Settlers Pond:

The Settlers Pond offers a 14 acre fishing and recreation pond, pavilion, playground and dog parks. Costs include maintenance of the pond and grounds.

Seabrook Park:

Seabrook Park is planned to open in May 2024. The park will provide the CDDs largest outlying swimming pool, a dog park, playground, and pavilion.

Media & Communication:

The District maintains various methods of communication to residents such as video and social media. Costs include staffing, equipment and supplies for audio and video production.

Spray Park Amenity:

The Spray Waterpark is operated by the District for the benefit of Resident Card Holders. The budget includes all operational costs of the pools, attractions, and maintenance and upkeep of the facility

Food & Beverage:

The District provides food and beverage service to the Splash Waterpark as well as the Spray Waterpark and Nocatee Station Field. This represents staffing and related overhead costs other than direct cost of sales.

Reserves:

To set aside and accumulate board restricted funds for the purpose of establishing a cash reserve to be used only for major projects to District buildings and infrastructure as well as a reserve for landscaping damage due to hurricanes or similar major event.

Tolomato Community Development District
General Fund Assessments
Fiscal Year 2026

Unit Type	MPD Units St Johns County	MPD Units Duval County	Non-MDP Acres St Johns County	Non-MDP Acres Duval County	ERUs	Total ERUs	FY 2026 Assessment Per Unit St Johns County	FY 2026 Assessment Per Unit Duval County	Total General Fund Assessments
SF 40	2,446	-			0.90	2,201	$ 599.06	$ 608.77	$ 1,465,301
SF 50	2,874	511			1.00	3,385	$ 665.61	$ 676.41	2,258,609
SF 60	1,722	343			1.10	2,272	$ 732.18	$ 744.06	1,516,027
SF 70	1,685	50			1.20	2,082	$ 798.74	$ 811.69	1,386,461
SF 80	495	-			1.30	644	$ 865.30	$ 879.33	428,324
SF 90	102	-			1.40	143	$ 931.86	$ 946.98	95,050
SF 100	213	-			1.50	320	$ 998.42	$ 1,014.62	212,663
Subtotal	9,537	904				11,046			7,362,434
Multifamily Products									
Townhouses	751	90			0.80	673	$ 532.49	541.13	448,602
Condos	284	0			0.80	227	$ 465.92	473.48	132,321
Apartments	244	1,352			0.60	958	$ 399.37	405.85	646,155
Subtotal	1,279	1,442				1,858			1,227,078
Non-Residential Products									
Professional & Corporate Office	651.76	129.60			0.59	457	$ 389.38	$ 395.69	305,063
Commercial/Retail	477.86	42.72			0.47	245	$ 312.84	$ 317.90	163,075
Assisted Living	77.76	0.00			0.40	31	$ 266.24	$ 270.56	20,703
Senior Independent Living	174.53	0.00			0.45	79	$ 299.52	$ 304.38	52,276
Continuing Care Retirement Com		33.05			4.71	156	$ 3,135.06	$ 3,185.90	105,294
Recreation	5.81	0.00			1.80	10	$ 1,198.11	$ 1,217.54	6,961
Self-Storage	221.61	100.04			0.15	48	$ 99.85	$ 101.46	32,278
Hotel (rooms)	102.00	0.00			0.26	27	$ 173.06	$ 175.87	17,652
Churches	88.00	114.78			0.34	69	$ 226.31	$ 229.99	46,313
Schools	-	0.00			0.87	-	$ -	$ -	-
Club Houses	79.20	38.91			0.94	110	$ 622.35	$ 632.43	73,895
Non-MDP Acres			75.77	68.34	0.45	65	$ 299.52	$ 304.38	43,497
Subtotal	1,879	459	76	68		1,232			867,007
Total	12,695	2,805	76	68		14,135			9,456,520

Excess Collections	40,000
Less Collections & Discounts St Johns County 6%	(477,939)
Less Collections & Discounts Duval County 7.5%	(111,822)
Net Assessments	$ 8,906,758

Tolomato
Community Development District

Debt Service Fund
Series 2024

Description		FY2025 Adopted Budget		Actual Through 6/30/2025		Projected Next 3 Months		Total Projected 9/30/2025		FY2026 Budget for Adoption
REVENUES:										
Special Assessments	$	-	$	806,286	$	-	$	806,286	$	804,183
Carry Forward Surplus	$	-			$	-	$	-	$	311,079
Bond Proceeds	$	-	$	403,125	$	-	$	403,125	$	-
Prepayments	$	-	$	32,879	$	-	$	32,879	$	-
Interest Income	$	-	$	20,604	$	500	$	21,104	$	5,000
TOTAL REVENUES	$	-	$	1,262,894	$	500	$	1,263,394	$	1,120,262
EXPENDITURES:										
Series 2024										
Interest 11/1	$	-	$	-	$	-	$	-	$	301,071
Interest - 5/1	$	-	$	315,132	$	415	$	315,546	$	301,071
Principal - 5/1	$	-	$	190,000	$	-	$	190,000	$	205,000
Special call	$	-	$	-	$	35,000	$	35,000	$	-
Other Debt Service Costs	$	-	$	-	$	-	$	-	$	-
TOTAL EXPENDITURES	$	-	$	505,132	$	35,415	$	540,546	$	807,143
OTHER SOURCES/(USES):										
Interfund Transfer In / (Out)	$	-	$	(9,814)	$	-	$	(9,814)	$	-
Reserve Transfer In	$	-	$	-	$	-	$	-	$	-
TOTAL EXPENDITURES	$	-	$	514,946	$	35,415	$	550,361	$	807,143
EXCESS REVENUES/(EXP)	$	-	$	747,948	$	(34,915)	$	713,033	$	313,119
							Interest Payment 11/1/2026		$	296,039 (1)

Debt on all Series 2015-2 parcels was prepaid and remaining Series 2015-2 debt was extinguished. New Series 2024 bonds were issued on these parcels.

Tolomato Community Development District
Series 2024 St Johns County Assessments
Fiscal Year 2026

	Total ERUs	Total Series 2024 Debt Assigned	Current Unamortized Series2024 Debt	Total Series 2024 Annual Debt Service Assessments
Total		$ 12,510,000	12,285,000	$ 806,250
Debt Assigned				
Seabrook II and III	410.50	$ 12,510,000	12,285,000	$ 806,286
Grand Total Debt		**$ 12,510,000**	**$ 12,285,000**	**$ 806,286**
			Estimated shortfall due to accumulated paydowns/payoffs	$ (2,103)
			Adjusted Assessments	**$ 804,183**

Debt on all Series 2015-2 parcels was prepaid and remaining Series 2015-2 debt was extinguished. New Series 2024 bonds were issued on these parcels.

TOLOMATO
COMMUNITY DEVELOPMENT DISTRICT

Series 2024, Special Assessment Revenue Bonds
Amortization Schedule
8/1/2025

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	PREPAYMENT	TOTAL
1-May-25	$ 12,510,000.00	$ 315,131.79	$190,000.00	$ 35,000.00	$ 12,285,000.00
1-Nov-25	12,285,000.00	300,241.88			12,285,000.00
1-May-26	12,285,000.00	300,241.88	205,000.00		12,080,000.00
1-Nov-26	12,080,000.00	296,039.38			12,080,000.00
1-May-27	12,080,000.00	296,039.38	215,000.00		11,865,000.00
1-Nov-27	11,865,000.00	291,631.88			11,865,000.00
1-May-28	11,865,000.00	291,631.88	225,000.00		11,640,000.00
1-Nov-28	11,640,000.00	287,019.38			11,640,000.00
1-May-29	11,640,000.00	287,019.38	235,000.00		11,405,000.00
1-Nov-29	11,405,000.00	282,201.88			11,405,000.00
1-May-30	11,405,000.00	282,201.88	240,000.00		11,165,000.00
1-Nov-30	11,165,000.00	277,281.88			11,165,000.00
1-May-31	11,165,000.00	277,281.88	250,000.00		10,915,000.00
1-Nov-31	10,915,000.00	272,156.88			10,915,000.00
1-May-32	10,915,000.00	272,156.88	265,000.00		10,650,000.00
1-Nov-32	10,650,000.00	265,796.88			10,650,000.00
1-May-33	10,650,000.00	265,796.88	275,000.00		10,375,000.00
1-Nov-33	10,375,000.00	259,196.88			10,375,000.00
1-May-34	10,375,000.00	259,196.88	290,000.00		10,085,000.00
1-Nov-34	10,085,000.00	252,236.88			10,085,000.00
1-May-35	10,085,000.00	252,236.88	305,000.00		9,780,000.00
1-Nov-35	9,780,000.00	244,916.88			9,780,000.00
1-May-36	9,780,000.00	244,916.88	320,000.00		9,460,000.00
1-Nov-36	9,460,000.00	237,236.88			9,460,000.00
1-May-37	9,460,000.00	237,236.88	335,000.00		9,125,000.00
1-Nov-37	9,125,000.00	229,196.88			9,125,000.00
1-May-38	9,125,000.00	229,196.88	350,000.00		8,775,000.00
1-Nov-38	8,775,000.00	220,796.88			8,775,000.00
1-May-39	8,775,000.00	220,796.88	370,000.00		8,405,000.00
1-Nov-39	8,405,000.00	211,916.88			8,405,000.00
1-May-40	8,405,000.00	211,916.88	385,000.00		8,020,000.00
1-Nov-40	8,020,000.00	202,676.88			8,020,000.00
1-May-41	8,020,000.00	202,676.88	405,000.00		7,615,000.00
1-Nov-41	7,615,000.00	192,956.88			7,615,000.00
1-May-42	7,615,000.00	192,956.88	425,000.00		7,190,000.00
1-Nov-42	7,190,000.00	182,756.88			7,190,000.00
1-May-43	7,190,000.00	182,756.88	445,000.00		6,745,000.00
1-Nov-43	6,745,000.00	172,076.88			6,745,000.00
1-May-44	6,745,000.00	172,076.88	470,000.00		6,275,000.00
1-Nov-44	6,275,000.00	160,796.88			6,275,000.00
1-May-45	6,275,000.00	160,796.88	495,000.00		5,780,000.00
1-Nov-45	5,780,000.00	148,112.50			5,780,000.00
1-May-46	5,780,000.00	148,112.50	520,000.00		5,260,000.00
1-Nov-46	5,260,000.00	134,787.50			5,260,000.00
1-May-47	5,260,000.00	134,787.50	545,000.00		4,715,000.00
1-Nov-47	4,715,000.00	120,821.88			4,715,000.00
1-May-48	4,715,000.00	120,821.88	575,000.00		4,140,000.00
1-Nov-48	4,140,000.00	106,087.50			4,140,000.00
1-May-49	4,140,000.00	106,087.50	605,000.00		3,535,000.00
1-Nov-49	3,535,000.00	90,584.38			3,535,000.00
1-May-50	3,535,000.00	90,584.38	635,000.00		2,900,000.00
1-Nov-50	2,900,000.00	74,312.50			2,900,000.00
1-May-51	2,900,000.00	74,312.50	670,000.00		2,230,000.00
1-Nov-51	2,230,000.00	57,143.75			2,230,000.00
1-May-52	2,230,000.00	57,143.75	705,000.00		1,525,000.00
1-Nov-52	1,525,000.00	39,078.13			1,525,000.00
1-May-53	1,525,000.00	39,078.13	745,000.00		780,000.00
1-Nov-53	780,000.00	19,987.50			780,000.00
1-May-54	780,000.00	19,987.50	780,000.00		-
		$ 11,575,228.27	$ 12,475,000.00	$ 35,000.00	

Tolomato
Community Development District

Debt Service Fund
Series 2022A

Description	FY2025 Adopted Budget	Actual Through 6/30/2025	Projected Next 3 Months	Total Projected 9/30/2025	FY2026 Budget for Adoption
REVENUES:					
Special Assessments	$ 2,607,511	$ 2,597,220	$ 10,291	$ 2,607,511	$ 2,609,187
Carry Forward Surplus	$ 700,038	$ 760,223	$ -	$ 760,223	$ 780,714
Prepayments	$ -	$ -	$ -	$ -	$ -
Interest Income	$ 35,000	$ 58,790	$ 2,000	$ 60,790	$ 35,000
TOTAL REVENUES	$ 3,342,549	$ 3,416,233	$ 12,291	$ 3,428,524	$ 3,424,900
EXPENDITURES:					
Series 2022A					
Interest 11/1	$ 558,525	$ 558,525	$ -	$ 558,525	$ 535,700
Interest - 5/1	$ 558,525	$ 558,450	$ -	$ 558,450	$ 535,700
Principal - 5/1	$ 1,510,000	$ 1,510,000	$ -	$ 1,510,000	$ 1,555,000
Special call	$ -	$ 10,000	$ -	$ 10,000	$ -
Other Debt Service Costs	$ -	$ -	$ -	$ -	$ -
TOTAL EXPENDITURES	$ 2,627,050	$ 2,636,975	$ -	$ 2,636,975	$ 2,626,400
OTHER SOURCES/(USES):					
Interfund Transfer In / (Out)	$ -	$ (10,835)	$ -	$ (10,835)	$ -
Reserve Transfer In	$ -	$ -	$ -	$ -	$ -
TOTAL EXPENDITURES	$ 2,627,050	$ 2,647,810	$ -	$ 2,647,810	$ 2,626,400
EXCESS REVENUES/(EXP)	$ 715,499	$ 768,423	$ 12,291	$ 780,714	$ 798,500
				Interest 11/1/2026	$ 512,375

Series 2022A
Represents bonds secured by the pledged revenues assigned to properties located in the southern part of the District, which was part of the previously issued Series 2015-1 bonds. These properties were platted at the time of the issuance.

Tolomato Community Development District
Series 2022A St Johns County Assessments
Fiscal Year 2026

	Total ERUs	Total Series 2022A Debt Assigned	Current Unamortized Series2022A Debt	Total Series 2022A Annual Debt Service Assessments
Totals		$ 34,245,000	29,770,000	$ 2,609,187
Debt Assigned				
Del Webb Ponte Vedra	616.90	$ 11,511,395	10,007,132	$ 878,125
Anthem Ridge	80.40	1,466,777	1,275,104	111,890
Freedom Landing	248.50	4,669,013	4,058,885	356,165
Heritage Trace	199.70	3,736,456	3,248,191	283,467
Liberty Cove	123.30	2,413,176	2,097,832	184,083
Pioneer Village	146.40	2,830,889	2,460,960	215,948
Settlers Landing	331.40	6,288,159	5,466,447	478,118
Franklin Square	60.80	1,329,135	1,155,449	101,390
Grand Total Debt		**$ 34,245,000**	**$ 29,770,000**	**$ 2,609,187**
Estimated shortfall due to accumulated paydowns/payoffs				
Adjusted Assessments				**$ 2,609,187**

TOLOMATO
COMMUNITY DEVELOPMENT DISTRICT

Series 2022A, Special Assessment Revenue Bonds
Amortization Schedule
updated 5/01/25

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	PREPAYMENT	TOTAL
2/15/22	34,245,000				$ 34,245,000
1-May-22	$ 34,245,000	$ 254,621	$ -		$ 34,245,000
1-Nov-22	$ 34,245,000	$ 603,050	$ 5,000	$ -	$ 34,240,000
1-May-23	$ 34,240,000	$ 602,675	$ 1,425,000	$ 60,000	$ 32,755,000
1-Nov-23	$ 32,755,000	$ 580,575			$ 32,755,000
1-May-24	$ 32,755,000	$ 580,500	$ 1,465,000		$ 31,290,000
1-Nov-24	$ 31,290,000	$ 558,525			$ 31,290,000
1-May-25	$ 31,290,000	$ 558,525	$ 1,510,000	$ 10,000.00	$ 29,770,000
1-Nov-25	$ 29,770,000	$ 535,700			$ 29,770,000
1-May-26	$ 29,770,000	$ 535,700	$ 1,555,000		$ 28,215,000
1-Nov-26	$ 28,215,000	$ 512,375			$ 28,215,000
1-May-27	$ 28,215,000	$ 512,375	$ 1,605,000		$ 26,610,000
1-Nov-27	$ 26,610,000	$ 488,300			$ 26,610,000
1-May-28	$ 26,610,000	$ 488,300	$ 1,650,000		$ 24,960,000
1-Nov-28	$ 24,960,000	$ 463,550			$ 24,960,000
1-May-29	$ 24,960,000	$ 463,550	$ 1,700,000		$ 23,260,000
1-Nov-29	$ 23,260,000	$ 438,050			$ 23,260,000
1-May-30	$ 23,260,000	$ 438,050	$ 1,755,000		$ 21,505,000
1-Nov-30	$ 21,505,000	$ 411,725			$ 21,505,000
1-May-31	$ 21,505,000	$ 411,725	$ 1,810,000		$ 19,695,000
1-Nov-31	$ 19,695,000	$ 384,575			$ 19,695,000
1-May-32	$ 19,695,000	$ 384,575	$ 1,865,000		$ 17,830,000
1-Nov-32	$ 17,830,000	$ 356,600			$ 17,830,000
1-May-33	$ 17,830,000	$ 356,600	$ 1,930,000		$ 15,900,000
1-Nov-33	$ 15,900,000	$ 318,000			$ 15,900,000
1-May-34	$ 15,900,000	$ 318,000	$ 2,010,000		$ 13,890,000
1-Nov-34	$ 13,890,000	$ 277,800			$ 13,890,000
1-May-35	$ 13,890,000	$ 277,800	$ 2,090,000		$ 11,800,000
1-Nov-35	$ 11,800,000	$ 236,000			$ 11,800,000
1-May-36	$ 11,800,000	$ 236,000	$ 2,175,000		$ 9,625,000
1-Nov-36	$ 9,625,000	$ 192,500			$ 9,625,000
1-May-37	$ 9,625,000	$ 192,500	$ 2,265,000		$ 7,360,000
1-Nov-37	$ 7,360,000	$ 147,200			$ 7,360,000
1-May-38	$ 7,360,000	$ 147,200	$ 2,355,000		$ 5,005,000
1-Nov-38	$ 5,005,000	$ 100,100			$ 5,005,000
1-May-39	$ 5,005,000	$ 100,100	$ 2,450,000		$ 2,555,000
1-Nov-39	$ 2,555,000	$ 51,100			$ 2,555,000
1-May-40	$ 2,555,000	$ 51,100	$ 2,555,000		$ -
1-Nov-40					
		$ 13,565,621	$ 34,175,000	$ 70,000.00	

Tolomato
Community Development District

Debt Service Fund
Series 2022B

Description	FY2025 Adopted Budget	Actual Through 6/30/2025	Projected Next 3 Months	Total Projected 9/30/2025	FY2026 Budget for Adoption
REVENUES:					
Special Assessments	$ 1,699,676	$ 1,689,942	$ 9,734	$ 1,699,676	$ 1,695,113
Carry Forward Surplus	$ 413,430	$ 448,026	$ -	$ 448,026	$ 436,885
Prepayments	$ -	$ 17,971	$ -	$ 17,971	$ -
Interest Income	$ 40,000	$ 58,278	$ 2,000	$ 60,278	$ 40,000
TOTAL REVENUES	$ 2,153,106	$ 2,214,216	$ 11,734	$ 2,225,951	$ 2,171,998
EXPENDITURES:					
Series 2022B					
Interest 11/1	$ 328,125	$ 328,125	$ -	$ 328,125	$ 313,506
Interest - 5/1	$ 328,125	$ 327,753	$ -	$ 327,753	$ 313,506
Principal - 5/1	$ 1,055,000	$ 1,055,000	$ -	$ 1,055,000	$ 1,080,000
Special Call	$ -	$ 45,000	$ 5,000	$ 50,000	$ -
Other Debt Service Costs	$ -	$ -	$ -	$ -	$ -
TOTAL EXPENDITURES	$ 1,711,250	$ 1,755,878	$ 5,000	$ 1,760,878	$ 1,707,013
OTHER SOURCES/(USES):					
Interfund Transfer In / (Out)	$ -	$ (28,187)	$ -	$ (28,187)	$ -
Reserve Transfer In	$ -	$ -	$ -	$ -	$ -
TOTAL EXPENDITURES	$ 1,711,250	$ 1,784,066	$ 5,000	$ 1,789,066	$ 1,707,013
EXCESS REVENUES/(EXP)	$ 441,856	$ 430,151	$ 6,734	$ 436,885	$ 464,986
				Interest 11/1/2026	$ 299,331

Series 2022B
Represents bonds secured by the pledged revenues assigned to properties located in the southern part of the District, which was part of the previously issued Series 2015-1 and Series 2015-2 bonds. These properties were not platted at the time of the issuance.

Series 2022B St Johns County Assessments
Fiscal Year 2026

	Total ERUs	Total Series 2022B Debt Assigned	Current Unamortized Series 2022B Debt	Total Series 2022B Annual Debt Service Assessments
Totals		$ 23,335,000	$ 20,180,000	$ 1,696,623
Debt Assigned				
Del Webb Ponte Vedra Ph III	287.20	$ 5,921,574	$ 5,120,950	$ 430,011
Palm Crest	110.00	2,228,631	1,927,310	160,868
Seabrook Village I	309.10	6,501,841	5,622,762	472,659
Coral Ridge	225.60	4,461,650	3,858,414	325,305
Seabrook Village II	5.00	93,194	80,594	5,419
Crosswinds	186.50	4,128,110	3,569,970	302,361
Grand Total Debt		**$ 23,335,000**	**$ 20,180,000**	**$ 1,696,623**
			Estimated shortfall due to accumulated paydowns/payoffs	$ (1,510)
			Adjusted Assessments	**$ 1,695,113**

TOLOMATO
COMMUNITY DEVELOPMENT DISTRICT

Series 2022B, Special Assessment Revenue Bonds
Amortization Schedule
updated 8/1/25

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	PREPAYMENT	TOTAL
2/15/22	23,335,000				$ 23,335,000.00
1-May-22	$ 23,335,000	$ 149,919.24	$ -		$ 23,335,000.00
1-Nov-22	$ 23,335,000	$ 355,071.88	$ 20,000.00		$ 23,315,000.00
1-May-23	$ 23,315,000	$ 355,071.88	$ 1,000,000.00		$ 22,315,000.00
1-Nov-23	$ 22,315,000	$ 341,946.88			$ 22,315,000.00
1-May-24	$ 22,315,000	$ 341,643.75	$ 1,030,000.00		$ 21,285,000.00
1-Nov-24	$ 21,285,000	$ 328,125.00			$ 21,285,000.00
1-May-25	$ 21,285,000	$ 328,125.00	$ 1,055,000.00	$ 50,000.00	$ 20,180,000.00
1-Nov-25	$ 20,180,000	$ 313,506.25			$ 20,180,000.00
1-May-26	$ 20,180,000	$ 313,506.25	$ 1,080,000.00		$ 19,100,000.00
1-Nov-26	$ 19,100,000	$ 299,331.25			$ 19,100,000.00
1-May-27	$ 19,100,000	$ 299,331.25	$ 1,110,000.00		$ 17,990,000.00
1-Nov-27	$ 17,990,000	$ 284,762.50			$ 17,990,000.00
1-May-28	$ 17,990,000	$ 284,762.50	$ 1,140,000.00		$ 16,850,000.00
1-Nov-28	$ 16,850,000	$ 267,662.50			$ 16,850,000.00
1-May-29	$ 16,850,000	$ 267,662.50	$ 1,175,000.00		$ 15,675,000.00
1-Nov-29	$ 15,675,000	$ 250,037.50			$ 15,675,000.00
1-May-30	$ 15,675,000	$ 250,037.50	$ 1,210,000.00		$ 14,465,000.00
1-Nov-30	$ 14,465,000	$ 231,887.50			$ 14,465,000.00
1-May-31	$ 14,465,000	$ 231,887.50	$ 1,250,000.00		$ 13,215,000.00
1-Nov-31	$ 13,215,000	$ 213,137.50			$ 13,215,000.00
1-May-32	$ 13,215,000	$ 213,137.50	$ 1,285,000.00		$ 11,930,000.00
1-Nov-32	$ 11,930,000	$ 193,862.50			$ 11,930,000.00
1-May-33	$ 11,930,000	$ 192,862.50	$ 1,330,000.00		$ 10,600,000.00
1-Nov-33	$ 10,600,000	$ 172,250.00			$ 10,600,000.00
1-May-34	$ 10,600,000	$ 172,250.00	$ 1,370,000.00		$ 9,230,000.00
1-Nov-34	$ 9,230,000	$ 149,987.50			$ 9,230,000.00
1-May-35	$ 9,230,000	$ 149,987.50	$ 1,415,000.00		$ 7,815,000.00
1-Nov-35	$ 7,815,000	$ 126,993.75			$ 7,815,000.00
1-May-36	$ 7,815,000	$ 126,993.75	$ 1,465,000.00		$ 6,350,000.00
1-Nov-36	$ 6,350,000	$ 103,187.50			$ 6,350,000.00
1-May-37	$ 6,350,000	$ 103,187.50	$ 1,510,000.00		$ 4,840,000.00
1-Nov-37	$ 4,840,000	$ 78,650.00			$ 4,840,000.00
1-May-38	$ 4,840,000	$ 78,650.00	$ 1,560,000.00		$ 3,280,000.00
1-Nov-38	$ 3,280,000	$ 53,300.00			$ 3,280,000.00
1-May-39	$ 3,280,000	$ 53,300.00	$ 1,615,000.00		$ 1,665,000.00
1-Nov-39	$ 1,665,000	$ 27,056.25			$ 1,665,000.00
1-May-40	$ 1,665,000	$ 27,056.25	$ 1,665,000.00		$ -
1-Nov-40					
		$ 7,730,128.63	$ 23,285,000.00	$ 50,000.00	

Tolomato
Community Development District

Debt Service Fund
Series 2022C

Description	FY2025 Adopted Budget	Actual Through 6/30/2025	Projected Next 3 Months	Total Projected 9/30/2025	FY2026 Budget for Adoption
REVENUES:					
Special Assessments	$ 1,330,510	$ 1,330,059	$ 451	$ 1,330,510	$ 1,219,730
Carry Forward Surplus	$ 511,730	$ 403,866	$ -	$ 403,866	$ 359,217
Prepayments	$ -	$ 1,437,820	$ 14,111	$ 1,451,930	$ -
Interest Income	$ 28,000	$ 58,735	$ 2,000	$ 60,735	$ 30,000
TOTAL REVENUES	$ 1,870,240	$ 3,230,480	$ 16,562	$ 3,247,042	$ 1,608,947
EXPENDITURES:					
Series 2022C					
Interest 11/1	$ 267,860	$ 267,620	$ -	$ 267,620	$ 231,380
Interest - 5/1	$ 267,860	$ 267,535	$ 610	$ 268,145	$ 231,380
Principal - 5/1	$ 805,000	$ 805,000	$ -	$ 805,000	$ 745,000
Special call	$ -	$ 1,450,000	$ 75,000	$ 1,525,000	$ -
Other Debt Service Costs	$ -	$ -	$ -	$ -	$ -
TOTAL EXPENDITURES	$ 1,340,720	$ 2,790,155	$ 75,610	$ 2,865,765	$ 1,207,760
OTHER SOURCES/(USES):					
Interfund Transfer In / (Out)	$ -	$ (22,060)	$ -	$ (22,060)	$ -
Reserve Transfer In	$ -	$ -	$ -	$ -	$ -
TOTAL EXPENDITURES	$ 1,340,720	$ 2,812,215	$ 75,610	$ 2,887,825	$ 1,207,760
EXCESS REVENUES/(EXP)	$ 529,520	$ 418,265	$ (59,048)	$ 359,217	$ 401,187
				Interest 11/1/2026	$ 220,950

Series 2022C
Represents bonds secured by the pledged revenues assigned to properties that were part of the previously issued Series 2012-4 bonds.

Tolomato Community Development District
Series 2022C SJC & Duval County Assessments
Fiscal Year 2026

	Total ERUs	Total Series 2022C Debt Assigned	Current Unamortized Series 2022C Debt	Total Series 2022C Annual Debt Service Assessments
Totals		$ 18,015,000	$ 14,125,000	$ 1,219,730
Debt Assigned				
West End Duplex	72.80	$ 1,476,713	1,274,858	$ 108,000
West End Phase III	83.20	$ 1,687,671	1,456,980	$ 124,800
TC North II	4.41	$ 116,698	100,746	$ 8,630
Palmetto Cove	73.20	$ 1,237,355	1,068,218	$ 91,500
Fleet Landing	146.01	$ 2,567,681	2,216,700	$ 189,809
Fleet Landing II	2.05	$ 169,798	146,588	$ 12,552
Wheelhouse 2 West	4.65	$ 101,808	87,892	$ 7,528
Southwest Quad Burbank	4.68	$ 123,864	106,932	$ 9,160
Grocer West - St Johns County	14.91	$ 394,547	340,616	$ 29,176
Grocer West - Duval	16.06	$ 425,165	367,048	$ 31,453
TC North III	7.87	$ 208,314	179,839	$ 15,404
Adventure Retail	23.07	$ 370,668	320,001	$ 27,410
Sunshine South PV Group	6.60	$ 174,736	150,851	$ 12,921
Thompson Thrift Apts (paid off)	187.20	$ 1,653,515	-	$ -
West End Offices (Silverfield)	18.57	$ 267,079	230,571	$ 19,750
First Cost Energy	3.76	$ 99,529	85,924	$ 7,360
Unassigned		$ 6,939,860	5,991,236	$ 525,478
Grand Total Debt		**$ 18,015,002**	**$ 14,125,000**	**$ 1,220,930**
Estimated shortfall due to accumulated paydowns/payoffs				$ (1,200)
Adjusted Assessments				**$ 1,219,730**

TOLOMATO
COMMUNITY DEVELOPMENT DISTRICT

Series 2022C, Special Assessment Revenue Bonds
Amortization Schedule
updated 8/1/25

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	PREPAYMENT	TOTAL
2/15/22	18,015,000				$ 18,015,000.00
1-May-22	$ 18,015,000	$ 122,229.12	$ -		$ 18,015,000.00
1-Nov-22	$ 18,015,000	$ 289,490.00			$ 18,015,000.00
1-May-23	$ 18,015,000	$ 289,490.00	$ 760,000.00		$ 17,255,000.00
1-Nov-23	$ 17,255,000	$ 278,850.00			$ 17,255,000.00
1-May-24	$ 17,255,000	$ 278,850.00	$ 785,000.00	$ 15,000.00	$ 16,470,000.00
1-Nov-24	$ 16,455,000	$ 267,860.00		$ 5,000.00	$ 16,455,000.00
1-May-25	$ 16,450,000	$ 267,860.00	$ 805,000.00	$ 1,520,000.00	$ 14,125,000.00
1-Nov-25	$ 14,125,000	$ 231,380.00			$ 14,125,000.00
1-May-26	$ 14,125,000	$ 231,380.00	$ 745,000.00		$ 13,380,000.00
1-Nov-26	$ 13,380,000	$ 220,950.00			$ 13,380,000.00
1-May-27	$ 13,380,000	$ 220,950.00	$ 765,000.00		$ 12,615,000.00
1-Nov-27	$ 12,615,000	$ 210,240.00			$ 12,615,000.00
1-May-28	$ 12,615,000	$ 210,240.00	$ 790,000.00		$ 11,825,000.00
1-Nov-28	$ 11,825,000	$ 197,600.00			$ 11,825,000.00
1-May-29	$ 11,825,000	$ 197,600.00	$ 815,000.00		$ 11,010,000.00
1-Nov-29	$ 11,010,000	$ 184,560.00			$ 11,010,000.00
1-May-30	$ 11,010,000	$ 184,560.00	$ 840,000.00		$ 10,170,000.00
1-Nov-30	$ 10,170,000	$ 171,120.00			$ 10,170,000.00
1-May-31	$ 10,170,000	$ 171,120.00	$ 870,000.00		$ 9,300,000.00
1-Nov-31	$ 9,300,000	$ 157,200.00			$ 9,300,000.00
1-May-32	$ 9,300,000	$ 157,200.00	$ 900,000.00		$ 8,400,000.00
1-Nov-32	$ 8,400,000	$ 142,800.00			$ 8,400,000.00
1-May-33	$ 8,400,000	$ 142,800.00	$ 930,000.00		$ 7,470,000.00
1-Nov-33	$ 7,470,000	$ 126,990.00			$ 7,470,000.00
1-May-34	$ 7,470,000	$ 126,990.00	$ 960,000.00		$ 6,510,000.00
1-Nov-34	$ 6,510,000	$ 110,670.00			$ 6,510,000.00
1-May-35	$ 6,510,000	$ 110,670.00	$ 995,000.00		$ 5,515,000.00
1-Nov-35	$ 5,515,000	$ 93,755.00			$ 5,515,000.00
1-May-36	$ 5,515,000	$ 93,755.00	$ 1,030,000.00		$ 4,485,000.00
1-Nov-36	$ 4,485,000	$ 76,245.00			$ 4,485,000.00
1-May-37	$ 4,485,000	$ 76,245.00	$ 1,065,000.00		$ 3,420,000.00
1-Nov-37	$ 3,420,000	$ 58,140.00			$ 3,420,000.00
1-May-38	$ 3,420,000	$ 58,140.00	$ 1,100,000.00		$ 2,320,000.00
1-Nov-38	$ 2,320,000	$ 39,440.00			$ 2,320,000.00
1-May-39	$ 2,320,000	$ 39,440.00	$ 1,140,000.00		$ 1,180,000.00
1-Nov-39	$ 1,180,000	$ 20,060.00			$ 1,180,000.00
1-May-40	$ 1,180,000	$ 20,060.00	$ 1,180,000.00		$ -
1-Nov-40					
		$ 5,876,929.12	$ 16,475,000.00	$ 1,540,000.00	

Tolomato
Community Development District

Debt Service Fund
Series 2022-1

Description	FY2025 Adopted Budget	Actual Through 6/30/2025	Projected Next 3 Months	Total Projected 9/30/2025	FY2026 Budget for Adoption
REVENUES:					
Special Assessments	$ 241,200	$ 240,242	$ 958	$ 241,200	$ 241,200
Carry Forward Surplus	$ 96,950	$ 100,805	$ -	$ 100,805	$ 106,707
Prepayments	$ -	$ -	$ -	$ -	$ -
Interest Income	$ 6,500	$ 8,979	$ 500	$ 9,479	$ 6,500
TOTAL REVENUES	$ 344,650	$ 350,027	$ 1,458	$ 351,485	$ 354,407
EXPENDITURES:					
Series 2022-1					
Interest 11/1	$ 75,388	$ 75,388	$ -	$ 75,388	$ 74,094
Interest - 5/1	$ 75,388	$ 75,388	$ -	$ 75,388	$ 74,094
Principal - 5/1	$ 90,000	$ 90,000	$ -	$ 90,000	$ 90,000
Special call - 5/1	$ -	$ -	$ -	$ -	$ -
TOTAL EXPENDITURES	$ 240,776	$ 240,776	$ -	$ 240,776	$ 238,189
OTHER SOURCES/(USES):					
Interfund Transfer In / (Out)	$ -	$ (4,002)	$ -	$ (4,002)	$ -
Reserve Transfer In	$ -	$ -	$ -	$ -	$ -
TOTAL EXPENDITURES	$ 240,776	$ 244,778	$ -	$ 244,778	$ 238,189
EXCESS REVENUES/(EXP)	$ 103,874	$ 105,249	$ 1,458	$ 106,707	$ 116,218
				Interest 11/1/2026	$ 72,801

Tolomato Community Development District
Series 2022-1 St Johns County Assessments
Fiscal Year 2026

	Total ERUs	Total Series 2022-1 Debt Assigned	Current Unamortized Series2022-1 Debt	Total Series 2022-1 Annual Debt Service Assessments
Totals		$ 4,275,000	4,015,000	$ 241,200
Debt Assigned				
Preserve Lots	111.00	$ 3,005,888	2,823,074	$ 169,595
Waterfront Lots	45.00	$ 1,269,112	1,191,926	$ 71,605
Grand Total Debt		**$ 4,275,000**	**$ 4,015,000**	**$ 241,200**
Estimated shortfall due to accumulated paydowns/payoffs				$ -
Adjusted Assessments				**$ 241,200**

TOLOMATO
COMMUNITY DEVELOPMENT DISTRICT

Series 2022-1, Special Assessment Revenue Bonds
Amortization Schedule
updated 2/1/22

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	PREPAYMENT	TOTAL
1-May-24	$ 4,190,000	$ 76,610.00	$ 85,000.00		$ 4,105,000.00
1-Nov-24	$ 4,105,000	$ 75,388.13			$ 4,105,000.00
1-May-25	$ 4,105,000	$ 75,388.13	$ 90,000.00		$ 4,015,000.00
1-Nov-25	$ 4,015,000	$ 74,094.38			$ 4,015,000.00
1-May-26	$ 4,015,000	$ 74,094.38	$ 90,000.00		$ 3,925,000.00
1-Nov-26	$ 3,925,000	$ 72,800.63			$ 3,925,000.00
1-May-27	$ 3,925,000	$ 72,800.63	$ 95,000.00		$ 3,830,000.00
1-Nov-27	$ 3,830,000	$ 71,435.00			$ 3,830,000.00
1-May-28	$ 3,830,000	$ 71,435.00	$ 95,000.00		$ 3,735,000.00
1-Nov-28	$ 3,735,000	$ 69,867.50			$ 3,735,000.00
1-May-29	$ 3,735,000	$ 69,867.50	$ 100,000.00		$ 3,635,000.00
1-Nov-29	$ 3,635,000	$ 68,217.50			$ 3,635,000.00
1-May-30	$ 3,635,000	$ 68,217.50	$ 105,000.00		$ 3,530,000.00
1-Nov-30	$ 3,530,000	$ 66,485.00			$ 3,530,000.00
1-May-31	$ 3,530,000	$ 66,485.00	$ 105,000.00		$ 3,425,000.00
1-Nov-31	$ 3,425,000	$ 64,752.50			$ 3,425,000.00
1-May-32	$ 3,425,000	$ 64,752.50	$ 110,000.00		$ 3,315,000.00
1-Nov-32	$ 3,315,000	$ 62,937.50			$ 3,315,000.00
1-May-33	$ 3,315,000	$ 62,937.50	$ 115,000.00		$ 3,200,000.00
1-Nov-33	$ 3,200,000	$ 60,925.00			$ 3,200,000.00
1-May-34	$ 3,200,000	$ 60,925.00	$ 120,000.00		$ 3,080,000.00
1-Nov-34	$ 3,080,000	$ 58,825.00			$ 3,080,000.00
1-May-35	$ 3,080,000	$ 58,825.00	$ 125,000.00		$ 2,955,000.00
1-Nov-35	$ 2,955,000	$ 56,637.50			$ 2,955,000.00
1-May-36	$ 2,955,000	$ 56,637.50	$ 130,000.00		$ 2,825,000.00
1-Nov-36	$ 2,825,000	$ 54,362.50			$ 2,825,000.00
1-May-37	$ 2,825,000	$ 54,362.50	$ 130,000.00		$ 2,695,000.00
1-Nov-37	$ 2,695,000	$ 52,087.50			$ 2,695,000.00
1-May-38	$ 2,695,000	$ 52,087.50	$ 135,000.00		$ 2,560,000.00
1-Nov-38	$ 2,560,000	$ 49,725.00			$ 2,560,000.00
1-May-39	$ 2,560,000	$ 49,725.00	$ 140,000.00		$ 2,420,000.00
1-Nov-39	$ 2,420,000	$ 47,275.00			$ 2,420,000.00
1-May-40	$ 2,420,000	$ 47,275.00	$ 145,000.00		$ 2,275,000.00
1-Nov-40	$ 2,275,000	$ 44,737.50			$ 2,275,000.00
1-May-41	$ 2,275,000	$ 44,737.50	$ 150,000.00		$ 2,125,000.00
1-Nov-41	$ 2,125,000	$ 42,112.50			$ 2,125,000.00
1-May-42	$ 2,125,000	$ 42,112.50	$ 155,000.00		$ 1,970,000.00
1-Nov-42	$ 1,970,000	$ 39,400.00			$ 1,970,000.00
1-May-43	$ 1,970,000	$ 39,400.00	$ 165,000.00		$ 1,805,000.00
1-Nov-43	$ 1,805,000	$ 36,100.00			$ 1,805,000.00
1-May-44	$ 1,805,000	$ 36,100.00	$ 170,000.00		$ 1,635,000.00
1-Nov-44	$ 1,635,000	$ 32,700.00			$ 1,635,000.00
1-May-45	$ 1,635,000	$ 32,700.00	$ 175,000.00		$ 1,460,000.00
1-Nov-45	$ 1,460,000	$ 29,200.00			$ 1,460,000.00
1-May-46	$ 1,460,000	$ 29,200.00	$ 185,000.00		$ 1,275,000.00
1-Nov-46	$ 1,275,000	$ 25,500.00			$ 1,275,000.00
1-May-47	$ 1,275,000	$ 25,500.00	$ 190,000.00		$ 1,085,000.00
1-Nov-47	$ 1,085,000	$ 21,700.00			$ 1,085,000.00
1-May-48	$ 1,085,000	$ 21,700.00	$ 200,000.00		$ 885,000.00
1-Nov-48	$ 885,000	$ 17,700.00			$ 885,000.00
1-May-49	$ 885,000	$ 17,700.00	$ 210,000.00		$ 675,000.00
1-Nov-49	$ 675,000	$ 13,500.00			$ 675,000.00
1-May-50	$ 675,000	$ 13,500.00	$ 215,000.00		$ 460,000.00
1-Nov-50	$ 460,000	$ 9,200.00			$ 460,000.00
1-May-51	$ 460,000	$ 9,200.00	$ 225,000.00		$ 235,000.00
1-Nov-51	$ 235,000	$ 4,700.00			$ 235,000.00
1-May-52	$ 235,000	$ 4,700.00	$ 235,000.00		$ -
		$ 2,986,477.39	$ 4,275,000.00		

Tolomato
Community Development District

Debt Service Fund
Series 2022-2

Description	FY2025 Adopted Budget	Actual Through Thru 6/30/25	Projected Next 3 Months	Total Projected 9/30/2025	FY2026 Budget for Adoption
REVENUES:					
Special Assessments	$ 90,200	$ 89,842	$ 358	$ 90,200	$ 90,200
Carry Forward Surplus	$ 38,054	$ 38,803	$ -	$ 38,803	$ 42,100
Prepayments	$ -	$ -	$ -	$ -	$ -
Interest Income	$ 2,800	$ 3,423	$ 250	$ 3,673	$ 2,800
TOTAL REVENUES	$ 131,054	$ 132,067	$ 608	$ 132,676	$ 135,100
EXPENDITURES:					
Series 2022-2					
Interest 11/1	$ 27,039	$ 27,039	$ -	$ 27,039	$ 26,536
Interest - 5/1	$ 27,039	$ 27,039	$ -	$ 27,039	$ 26,536
Principal - 5/1	$ 35,000	$ 35,000	$ -	$ 35,000	$ 35,000
Special call	$ -	$ -	$ -	$ -	$ -
Other Debt Service Costs	$ -	$ -	$ -	$ -	$ -
TOTAL EXPENDITURES	$ 89,078	$ 89,079	$ -	$ 89,079	$ 88,073
OTHER SOURCES/(USES):					
Interfund Transfer In / (Out)	$ -	$ (1,497)	$ -	$ (1,497)	$ -
Reserve Transfer In	$ -	$ -	$ -	$ -	$ -
TOTAL EXPENDITURES	$ 89,078	$ 90,575	$ -	$ 90,575	$ 88,073
EXCESS REVENUES/(EXP)	$ 41,976	$ 41,492	$ 608	$ 42,100	$ 47,028
				Interest 11/1/2026	$ 26,033

Tolomato Community Development District
Series 2022-2 St Johns County Assessments
Fiscal Year 2026

	Total ERUs	Total Series 2022-2 Debt Assigned	Current Unamortized Series2022-2 Debt	Total Series 2022-2 Annual Debt Service Assessments
Totals		$ 1,595,000	1,445,000	$ 90,200
Debt Assigned				
Townhomes	55.25	$ 1,595,000	1,445,000	$ 90,200
Grand Total Debt		**$ 1,595,000**	**$ 1,445,000**	**$ 90,200**
			Estimated shortfall due to accumulated paydowns/payoffs	$ -
			Adjusted Assessments	**$ 90,200**

TOLOMATO
COMMUNITY DEVELOPMENT DISTRICT

Series 2022-2, Special Assessment Revenue Bonds
Amortization Schedule
updated 2/1/22

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	PREPAYMENT	TOTAL
2/15/22	1,595,000.00				$ 1,595,000.00
1-May-22	$ 1,595,000	$ 12,114.61	$ 50,000.00		$ 1,545,000.00
1-Nov-22	$ 1,545,000	$ 27,973.75			$ 1,545,000.00
1-May-23	$ 1,545,000	$ 27,973.75	$ 30,000.00		$ 1,515,000.00
1-Nov-23	$ 1,515,000	$ 27,542.50			$ 1,515,000.00
1-May-24	$ 1,515,000	$ 27,542.50	$ 35,000.00		$ 1,480,000.00
1-Nov-24	$ 1,480,000	$ 27,039.38			$ 1,480,000.00
1-May-25	$ 1,480,000	$ 27,039.38	$ 35,000.00		$ 1,445,000.00
1-Nov-25	$ 1,445,000	$ 26,536.25			$ 1,445,000.00
1-May-26	$ 1,445,000	$ 26,536.25	$ 35,000.00		$ 1,410,000.00
1-Nov-26	$ 1,410,000	$ 26,033.13			$ 1,410,000.00
1-May-27	$ 1,410,000	$ 26,033.13	$ 35,000.00		$ 1,375,000.00
1-Nov-27	$ 1,375,000	$ 25,530.00			$ 1,375,000.00
1-May-28	$ 1,375,000	$ 25,530.00	$ 35,000.00		$ 1,340,000.00
1-Nov-28	$ 1,340,000	$ 24,952.50			$ 1,340,000.00
1-May-29	$ 1,340,000	$ 24,952.50	$ 40,000.00		$ 1,300,000.00
1-Nov-29	$ 1,300,000	$ 24,292.50			$ 1,300,000.00
1-May-30	$ 1,300,000	$ 24,292.50	$ 40,000.00		$ 1,260,000.00
1-Nov-30	$ 1,260,000	$ 23,632.50			$ 1,260,000.00
1-May-31	$ 1,260,000	$ 23,632.50	$ 40,000.00		$ 1,220,000.00
1-Nov-31	$ 1,220,000	$ 22,972.50			$ 1,220,000.00
1-May-32	$ 1,220,000	$ 22,972.50	$ 40,000.00		$ 1,180,000.00
1-Nov-32	$ 1,180,000	$ 22,312.50			$ 1,180,000.00
1-May-33	$ 1,180,000	$ 22,312.50	$ 45,000.00		$ 1,135,000.00
1-Nov-33	$ 1,135,000	$ 21,525.00			$ 1,135,000.00
1-May-34	$ 1,135,000	$ 21,525.00	$ 45,000.00		$ 1,090,000.00
1-Nov-34	$ 1,090,000	$ 20,737.50			$ 1,090,000.00
1-May-35	$ 1,090,000	$ 20,737.50	$ 45,000.00		$ 1,045,000.00
1-Nov-35	$ 1,045,000	$ 19,950.00			$ 1,045,000.00
1-May-36	$ 1,045,000	$ 19,950.00	$ 50,000.00		$ 995,000.00
1-Nov-36	$ 995,000	$ 19,075.00			$ 995,000.00
1-May-37	$ 995,000	$ 19,075.00	$ 50,000.00		$ 945,000.00
1-Nov-37	$ 945,000	$ 18,200.00			$ 945,000.00
1-May-38	$ 945,000	$ 18,200.00	$ 50,000.00		$ 895,000.00
1-Nov-38	$ 895,000	$ 17,325.00			$ 895,000.00
1-May-39	$ 895,000	$ 17,325.00	$ 55,000.00		$ 840,000.00
1-Nov-39	$ 840,000	$ 16,362.50			$ 840,000.00
1-May-40	$ 840,000	$ 16,362.50	$ 55,000.00		$ 785,000.00
1-Nov-40	$ 785,000	$ 15,400.00			$ 785,000.00
1-May-41	$ 785,000	$ 15,400.00	$ 60,000.00		$ 725,000.00
1-Nov-41	$ 725,000	$ 14,350.00			$ 725,000.00
1-May-42	$ 725,000	$ 14,350.00	$ 60,000.00		$ 665,000.00
1-Nov-42	$ 665,000	$ 13,300.00			$ 665,000.00
1-May-43	$ 665,000	$ 13,300.00	$ 60,000.00		$ 605,000.00
1-Nov-43	$ 605,000	$ 12,100.00			$ 605,000.00
1-May-44	$ 605,000	$ 12,100.00	$ 65,000.00		$ 540,000.00
1-Nov-44	$ 540,000	$ 10,800.00			$ 540,000.00
1-May-45	$ 540,000	$ 10,800.00	$ 70,000.00		$ 470,000.00
1-Nov-45	$ 470,000	$ 9,400.00			$ 470,000.00
1-May-46	$ 470,000	$ 9,400.00	$ 70,000.00		$ 400,000.00
1-Nov-46	$ 400,000	$ 8,000.00			$ 400,000.00
1-May-47	$ 400,000	$ 8,000.00	$ 75,000.00		$ 325,000.00
1-Nov-47	$ 325,000	$ 6,500.00			$ 325,000.00
1-May-48	$ 325,000	$ 6,500.00	$ 75,000.00		$ 250,000.00
1-Nov-48	$ 250,000	$ 5,000.00			$ 250,000.00
1-May-49	$ 250,000	$ 5,000.00	$ 80,000.00		$ 170,000.00
1-Nov-49	$ 170,000	$ 3,400.00			$ 170,000.00
1-May-50	$ 170,000	$ 3,400.00	$ 85,000.00		$ 85,000.00
1-Nov-50	$ 85,000	$ 1,700.00			$ 85,000.00
1-May-51	$ 85,000	$ 1,700.00	$ 85,000.00		$ -
		$ 1,035,999.63	$ 1,595,000.00		

Description	FY2025 Adopted Budget	Actual through 6/30/2025	Projected Next 3 Months	Total Projected 9/30/2025	FY2026 Budget for Adoption
REVENUES:					
Special Assessments	$ 4,403,529	$ 4,374,892	$ 28,637	$ 4,403,529	$ 4,401,159
Carry Forward Surplus	$ 1,339,535	$ 1,448,257	$ -	$ 1,448,257	$ 1,571,574 [1]
Prepayments	$ -	$ 23,526	$ -	$ 23,526	$ -
Interest Income	$ 90,000	$ 138,027	$ 10,000	$ 148,027	$ 90,000
TOTAL REVENUES	$ 5,833,064	$ 5,984,701	$ 38,637	$ 6,023,338	$ 6,062,733
EXPENDITURES:					
Series 2019A					
Interest 11/1	$ 720,693	$ 718,511	$ -	$ 718,511	$ 680,938
Interest - 5/1	$ 720,693	$ 718,254	$ -	$ 718,254	$ 680,938
Principal - 5/1	$ 3,000,000	$ 2,995,000	$ -	$ 2,995,000	$ 3,075,000
Special call	$ -	$ 20,000	$ -	$ 20,000	$ -
TOTAL EXPENDITURES	$ 4,441,386	$ 4,451,764	$ -	$ 4,451,764	$ 4,436,875
OTHER SOURCES/(USES):					
Interfund Transfer In / (Out)	$ -	$ -	$ -	$ -	$ -
Discount on Bond Purchase	$ -		$ -	$ -	$ -
TOTAL EXPENDITURES	$ 4,441,386	$ 4,451,764	$ -	$ 4,451,764	$ 4,436,875
EXCESS REVENUES	$ 1,391,678	$ 1,532,936	$ 38,637	$ 1,571,574	$ 1,625,858

Interest Payment - 11/1/2026 $ 642,358

[1] Carry forward is net of Reserve Fund requirement.

Tolomato Community Development District
Series 2019A Assessments - St Johns County
Fiscal Year 2026

	Total ERUs	Total Series 2019A Debt Assigned	Current Unamortized Series 2019A Debt	Total Series 2019A Debt Service Assessments
Totals		$ 60,900,000	$ 43,705,000	$ 4,401,159
Debt Assigned				
St Johns County				
Austin Park	129.40	$ 2,006,681	$ 1,440,098	$ 145,577
Coastal Oaks	1,047.40	$ 19,214,848	$ 13,789,572	$ 1,388,929
Del Webb Ponte Vedra	1,464.10	$ 29,563,642	$ 21,216,404	$ 2,135,231
Willowcove	436.20	$ 8,008,736	$ 5,747,485	$ 581,003
Tidewater	79.20	$ 2,106,093	$ 1,511,442	$ 152,789
Grand Total Debt		**$ 60,900,000**	**$ 43,705,000**	**$ 4,403,529**
		Estimated shortfall due to accumulated paydowns/payoffs		$ (2,369.75)
			Adjusted Assessments	**$ 4,401,159**

Series 2019A
Represents original Series 2006 bonds. These were redeemed in 2018 with a change in principal and annual payments. A portion of the Series 2006 bonds was refunded to the Series 2019C bonds.

TOLOMATO
COMMUNITY DEVELOPMENT DISTRICT

Series 2019A, Special Assessment Revenue Bonds
Amortization Schedule
updated 5/1/25

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	PREPAYMENTS	TOTAL
28-Jun-19	60,900,000.00				$ 60,900,000.00
1-Nov-19	$ 60,900,000	$ 603,566.13	$ -		$ 60,900,000.00
1-May-20	$ 60,900,000	$ 833,267.50	$ 2,760,000.00		$ 58,140,000.00
1-Nov-20	$ 58,140,000	$ 852,305.00			$ 58,140,000.00
1-May-21	$ 58,140,000	$ 852,305.00	$ 2,735,000.00	$ 35,000.00	$ 55,405,000.00
1-Nov-21	$ 55,370,000	$ 820,630.00		$ 25,000.00	$ 55,370,000.00
1-May-22	$ 55,345,000	$ 820,630.00	$ 2,795,000.00		$ 52,550,000.00
1-Nov-22	$ 52,550,000	$ 788,117.50			$ 52,550,000.00
1-May-23	$ 52,550,000	$ 788,117.50	$ 2,860,000.00	$ 20,000.00	$ 49,690,000.00
1-Nov-23	$ 49,670,000	$ 754,805.00		$ 20,000.00	$ 49,650,000.00
1-May-24	$ 49,650,000	$ 754,805.00	$ 2,930,000.00		$ 46,720,000.00
1-Nov-24	$ 46,720,000	$ 720,692.50		$ 10,000.00	$ 46,720,000.00
1-May-25	$ 46,710,000	$ 718,328.75	$ 2,995,000.00	$ 10,000.00	$ 43,715,000.00
1-Nov-25	$ 43,705,000	$ 680,937.50			$ 43,705,000.00
1-May-26	$ 43,705,000	$ 680,937.50	$ 3,075,000.00		$ 40,630,000.00
1-Nov-26	$ 40,630,000	$ 642,357.50	$ -		$ 40,630,000.00
1-May-27	$ 40,630,000	$ 642,357.50	$ 3,155,000.00		$ 37,475,000.00
1-Nov-27	$ 37,475,000	$ 601,183.75	$ -		$ 37,475,000.00
1-May-28	$ 37,475,000	$ 601,183.75	$ 3,240,000.00		$ 34,235,000.00
1-Nov-28	$ 34,235,000	$ 556,938.75	$ -		$ 34,235,000.00
1-May-29	$ 34,235,000	$ 556,938.75	$ 3,325,000.00		$ 30,910,000.00
1-Nov-29	$ 30,910,000	$ 510,212.50	$ -		$ 30,910,000.00
1-May-30	$ 30,910,000	$ 510,212.50	$ 3,435,000.00		$ 27,475,000.00
1-Nov-30	$ 27,475,000	$ 453,687.50	$ -		$ 27,475,000.00
1-May-31	$ 27,475,000	$ 453,687.50	$ 3,550,000.00		$ 23,925,000.00
1-Nov-31	$ 23,925,000	$ 395,218.75	$ -		$ 23,925,000.00
1-May-32	$ 23,925,000	$ 395,218.75	$ 3,665,000.00		$ 20,260,000.00
1-Nov-32	$ 20,260,000	$ 334,806.25	$ -		$ 20,260,000.00
1-May-33	$ 20,260,000	$ 334,806.25	$ 3,785,000.00		$ 16,475,000.00
1-Nov-33	$ 16,475,000	$ 272,375.00	$ -		$ 16,475,000.00
1-May-34	$ 16,475,000	$ 272,375.00	$ 3,915,000.00		$ 12,560,000.00
1-Nov-34	$ 12,560,000	$ 207,743.75	$ -		$ 12,560,000.00
1-May-35	$ 12,560,000	$ 207,743.75	$ 4,050,000.00		$ 8,510,000.00
1-Nov-35	$ 8,510,000	$ 140,806.25	$ -		$ 8,510,000.00
1-May-36	$ 8,510,000	$ 140,806.25	$ 4,185,000.00		$ 4,325,000.00
1-Nov-36	$ 4,325,000	$ 71,593.75	$ -		$ 4,325,000.00
1-May-37	$ 4,325,000	$ 71,593.75	$ 4,325,000.00		$ -
1-Nov-37	$ -				$ -
		$ 19,043,292.38	$ 60,780,000.00	$ 120,000.00	

Tolomato
Community Development District

Debt Service Fund
Series 2019B

Description	FY2025 Adopted Budget	Actual through 6/30/2025	Projected Next 3 Months	Total Projected 9/30/2025	FY2026 Budget for Adoption
REVENUES:					
Special Assessments	$ 1,554,979	$ 1,550,333	$ 4,646	$ 1,554,979	$ 1,553,731
Carry Forward Surplus	$ 505,629	$ 554,870	$ -	$ 554,870	$ 590,728 (1)
Prepayments	$ -	$ -	$ -	$ -	$ -
Interest Income	$ 30,000	$ 47,199	$ 5,000	$ 52,199	$ 30,000
TOTAL REVENUES	$ 2,090,608	$ 2,152,402	$ 9,646	$ 2,162,048	$ 2,174,459
EXPENDITURES:					
Series 2019B					
Interest 11/1	$ 273,264	$ 273,264	$ -	$ 273,264	$ 262,956
Interest - 5/1	$ 273,264	$ 273,056	$ -	$ 273,056	$ 262,956
Principal - 5/1	$ 1,010,000	$ 1,010,000	$ -	$ 1,010,000	$ 1,030,000
Special call	$ -	$ 15,000	$ -	$ 15,000	$ -
TOTAL EXPENDITURES	$ 1,556,528	$ 1,571,320	$ -	$ 1,571,320	$ 1,555,913
OTHER SOURCES/(USES):					
Interfund Transfer In / (Out)	$ -		$ -	$ -	$ -
Discount on Bond Purchase	$ -		$ -	$ -	$ -
TOTAL EXPENDITURES	$ 1,556,528	$ 1,571,320	$ -	$ 1,571,320	$ 1,555,913
EXCESS REVENUES	$ 534,080	$ 581,082	$ 9,646	$ 590,728	$ 618,546

Interest Payment - 11/1/2026 $ 252,141

(1) Carry forward is net of Reserve Fund requirement.

Tolomato Community Development District
Series 2019B Assessments
Fiscal Year 2026

	Total ERUs	Total Series 2019B Debt Assigned	Current Unamortized Series 2019B Debt	Total Series 2019B Debt Service Assessments
Totals		$ 24,360,000	$ 18,590,000	$ 1,553,731
Debt Assigned				
St Johns County				
Twenty Mile	883.20	$ 17,052,434	$ 13,013,331	$ 1,078,463
Daniel Park	19.80	$ 395,723	$ 301,991	$ 25,056
The Palms TH	85.60	$ 1,935,000	$ 1,476,669	$ 124,772
Duval County				
Timberland Ridge	59.20	$ 1,156,843	$ 882,829	$ 73,248
The Palms SF	190.50	$ 3,820,000	$ 2,915,181	$ 252,192
Grand Total Debt		**$ 24,360,000**	**$ 18,590,000**	**$ 1,553,731**
		Estimated shortfall due to accumulated paydowns/payoffs		
			Adjusted Assessments	**$ 1,553,731**

Series 2019B
Represents original Series 2012-3, 2007-a and 2007A-1 bonds. These were redeemed in 2019 with a change in principal and annual payments. A portion of the Series 2012-3, 2007-1 and 2007A-1 bonds were refunded to the Series 2019B bonds.

TOLOMATO
COMMUNITY DEVELOPMENT DISTRICT

Series 2019B, Special Assessment Revenue Bonds
Amortization Schedule
updated 11/1/24

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	PREPAYMENTS	TOTAL
28-Jun-19	24,360,000.00				$ 24,360,000.00
1-Nov-19	$ 24,360,000	$ 219,256.89	$ -		$ 24,360,000.00
1-May-20	$ 24,360,000	$ 320,863.75	$ 910,000.00		$ 23,450,000.00
1-Nov-20	$ 23,450,000	$ 311,763.75			$ 23,450,000.00
1-May-21	$ 23,450,000	$ 311,763.75	$ 935,000.00		$ 22,515,000.00
1-Nov-21	$ 22,515,000	$ 302,413.75	$ -		$ 22,515,000.00
1-May-22	$ 22,515,000	$ 302,413.75	$ 950,000.00		$ 21,565,000.00
1-Nov-22	$ 21,565,000	$ 292,913.75			$ 21,565,000.00
1-May-23	$ 21,565,000	$ 292,913.75	$ 970,000.00		$ 20,595,000.00
1-Nov-23	$ 20,595,000	$ 283,213.75			$ 20,595,000.00
1-May-24	$ 20,595,000	$ 283,213.75	$ 995,000.00		$ 19,600,000.00
1-Nov-24	$ 19,600,000	$ 273,263.75			$ 19,600,000.00
1-May-25	$ 19,600,000	$ 273,056.25	$ 1,010,000.00		$ 18,590,000.00
1-Nov-25	$ 18,590,000	$ 262,956.25			$ 18,590,000.00
1-May-26	$ 18,590,000	$ 262,956.25	$ 1,030,000.00		$ 17,560,000.00
1-Nov-26	$ 17,560,000	$ 252,141.25	$ -		$ 17,560,000.00
1-May-27	$ 17,560,000	$ 252,141.25	$ 1,055,000.00		$ 16,505,000.00
1-Nov-27	$ 16,505,000	$ 240,272.50	$ -		$ 16,505,000.00
1-May-28	$ 16,505,000	$ 240,272.50	$ 1,080,000.00		$ 15,425,000.00
1-Nov-28	$ 15,425,000	$ 227,910.00	$ -		$ 15,425,000.00
1-May-29	$ 15,425,000	$ 227,910.00	$ 1,105,000.00		$ 14,320,000.00
1-Nov-29	$ 14,320,000	$ 214,650.00			$ 14,320,000.00
1-May-30	$ 14,320,000	$ 214,650.00	$ 1,140,000.00		$ 13,180,000.00
1-Nov-30	$ 13,180,000	$ 197,550.00	$ -		$ 13,180,000.00
1-May-31	$ 13,180,000	$ 197,550.00	$ 1,170,000.00		$ 12,010,000.00
1-Nov-31	$ 12,010,000	$ 180,000.00	$ -		$ 12,010,000.00
1-May-32	$ 12,010,000	$ 180,000.00	$ 1,205,000.00		$ 10,805,000.00
1-Nov-32	$ 10,805,000	$ 161,925.00			$ 10,805,000.00
1-May-33	$ 10,805,000	$ 161,925.00	$ 1,245,000.00		$ 9,560,000.00
1-Nov-33	$ 9,560,000	$ 143,250.00	$ -		$ 9,560,000.00
1-May-34	$ 9,560,000	$ 143,250.00	$ 1,275,000.00		$ 8,285,000.00
1-Nov-34	$ 8,285,000	$ 124,125.00	$ -		$ 8,285,000.00
1-May-35	$ 8,285,000	$ 124,125.00	$ 1,320,000.00		$ 6,965,000.00
1-Nov-35	$ 6,965,000	$ 104,400.00	$ -		$ 6,965,000.00
1-May-36	$ 6,965,000	$ 104,400.00	$ 1,355,000.00		$ 5,610,000.00
1-Nov-36	$ 5,610,000	$ 84,075.00	$ -		$ 5,610,000.00
1-May-37	$ 5,610,000	$ 84,075.00	$ 1,400,000.00		$ 4,210,000.00
1-Nov-37	$ 4,210,000	$ 63,075.00			$ 4,210,000.00
1-May-38	$ 4,210,000	$ 63,075.00	$ 1,445,000.00		$ 2,765,000.00
1-Nov-38	$ 2,765,000	$ 41,475.00			$ 2,765,000.00
1-May-39	$ 2,765,000	$ 41,475.00	$ 1,485,000.00		$ 1,280,000.00
1-Nov-39	$ 1,280,000	$ 19,200.00			$ 1,280,000.00
1-May-40	$ 1,280,000	$ 19,200.00	$ 1,280,000.00		$ -
1-Nov-40	$ -				
		$ 8,101,060.64	$ 24,360,000.00		

Tolomato

Community Development District

Debt Service Fund
Series 2019C

Description	FY2025 Adopted Budget	Actual Through 6/30/25/2025	Projected Next 3 Months	Total Projected 9/30/2025	FY2026 Budget for Adoption
REVENUES:					
Special Assessments	$ 1,061,614	$ 1,058,344	$ 3,270	$ 1,061,614	$ 1,061,614
Carry Forward Surplus	$ 481,259	$ 507,392	$ -	$ 507,392	$ 548,370 (1)
Prepayments	$ -	$ -	$ -	$ -	$ -
Interest Income	$ 30,000	$ 43,790	$ 2,000	$ 45,790	$ 30,000
TOTAL REVENUES	$ 1,572,873	$ 1,609,526	$ 5,270	$ 1,614,796	$ 1,639,984
EXPENDITURES:					
Series 2019C					
Interest 11/1	$ 258,214	$ 258,214	$ -	$ 258,214	$ 247,901
Interest - 5/1	$ 258,214	$ 258,214	$ -	$ 258,214	$ 247,901
Principal - 5/1	$ 550,000	$ 550,000	$ -	$ 550,000	$ 570,000
Special call	$ -	$ -	$ -	$ -	$ -
TOTAL EXPENDITURES	$ 1,066,428	$ 1,066,428	$ -	$ 1,066,428	$ 1,065,803
OTHER SOURCES/(USES):					
Interfund Transfer In / (Out)	$ -	$ 2	$ -	$ 2	$ -
Discount on Bond Purchase	$ -		$ -	$ -	$ -
TOTAL EXPENDITURES	$ 1,066,428	$ 1,066,426	$ -	$ 1,066,426	$ 1,065,803
EXCESS REVENUES	$ 506,445	$ 543,100	$ 5,270	$ 548,370	$ 574,181
				Interest Payment - 11/1/2026	$ 237,214

(1) Carry forward is net of Reserve Fund requirement.

Tolomato Community Development District
Series 2019C Assessments
Fiscal Year 2026

	Total ERUs	Total Series 2019C Debt Assigned	Current Unamortized Series 2019C Debt	Total Series 2019C Debt Service Assessments
Totals		$ 15,865,000	$ 11,625,000	$ 1,061,614
Debt Assigned				
St Johns County				
Twenty Mile	398.80	$ 6,574,876	$ 4,817,708	$ 473,472
Daniel Park	8.70	$ 151,544	$ 111,043	$ 10,944
Oakwood	34.40	$ 685,936	$ 502,616	$ 49,536
Town Center West Residential	130.00	$ 2,344,957	$ 1,718,256	$ 169,340
Pyrotek	17.4	$ 99,700	$ 73,055	$ 7,200
Planet Swim	5	$ 73,911	$ 54,158	$ 5,338
Wheelhouse Storage	7.21	$ 83,037	$ 60,845	$ 5,997
Starling Assisted Living	31.1	$ 361,796	$ 265,104	$ 26,128
Starling Independent Living	78.54	$ 514,926	$ 377,309	$ 37,186
Crosswater School	29.42	$ 359,804	$ 263,645	$ 25,984
K9s For Warriors	26.76	$ 306,663	$ 224,706	$ 22,146
Planet Swim - Tennis	5.45	$ 80,558	$ 59,028	$ 5,818
TC North, LLC	24.91	$ 587,033	$ 430,146	$ 42,395
Truist Bank	2.35	$ 61,150	$ 44,807	$ 4,415
Baptist/YMCA	77.88	$ 894,685	$ 655,576	$ 64,608
Paid Off		$ 1,145,894	$ 839,648	$ -
				-
Duval County				
Timberland Ridge	78.40	$ 1,345,284	$ 985,750	$ 97,152
Amsdell Storage	15.79	$ 193,246	$ 141,600	$ 13,956
Grand Total Debt		**$ 15,865,000**	**$ 11,625,000**	**$ 1,061,614**
Estimated shortfall due to accumulated paydowns/payoffs				
			Adjusted Assessments	**$ 1,061,614**

Series 2019C
Represents original Series 2012-3, 2007-a and 2007A-1 bonds. These were redeemed in 2019 with a change in principal and annual payments. A portion of the Series 2012-3, 2007-1 and 2007A-1 bonds were refunded to the Series 2019C bonds.

TOLOMATO
COMMUNITY DEVELOPMENT DISTRICT

Series 2019C, Special Assessment Revenue Bonds
Amortization Schedule
updated 3/29/23

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	PREPAYMENT	TOTAL
28-Jun-19	15,865,000.00				$ 15,865,000.00
1-Nov-19	$ 15,865,000	$ 222,659.90			$ 15,865,000.00
1-May-20	$ 15,865,000	$ 325,843.75	$ 500,000.00	$ 20,000.00	$ 15,345,000.00
1-Nov-20	$ 15,345,000	$ 316,912.50			$ 15,345,000.00
1-May-21	$ 15,345,000	$ 316,912.50	$ 515,000.00	$ 1,115,000.00	$ 13,715,000.00
1-Nov-21	$ 13,715,000	$ 284,756.25			$ 13,715,000.00
1-May-22	$ 13,715,000	$ 284,756.25	$ 495,000.00	$ 5,000.00	$ 13,215,000.00
1-Nov-22	$ 13,215,000	$ 276,247.50			$ 13,215,000.00
1-May-23	$ 13,215,000	$ 276,247.50	$ 510,000.00		$ 12,705,000.00
1-Nov-23	$ 12,705,000	$ 267,356.25			$ 12,705,000.00
1-May-24	$ 12,705,000	$ 267,356.25	$ 530,000.00		$ 12,175,000.00
1-Nov-24	$ 12,175,000	$ 258,213.75			$ 12,175,000.00
1-May-25	$ 12,175,000	$ 258,213.75	$ 550,000.00		$ 11,625,000.00
1-Nov-25	$ 11,625,000	$ 247,901.25			$ 11,625,000.00
1-May-26	$ 11,625,000	$ 247,901.25	$ 570,000.00		$ 11,055,000.00
1-Nov-26	$ 11,055,000	$ 237,213.75			$ 11,055,000.00
1-May-27	$ 11,055,000	$ 237,213.75	$ 590,000.00		$ 10,465,000.00
1-Nov-27	$ 10,465,000	$ 226,151.25			$ 10,465,000.00
1-May-28	$ 10,465,000	$ 226,151.25	$ 615,000.00		$ 9,850,000.00
1-Nov-28	$ 9,850,000	$ 214,620.00			$ 9,850,000.00
1-May-29	$ 9,850,000	$ 214,620.00	$ 640,000.00		$ 9,210,000.00
1-Nov-29	$ 9,210,000	$ 202,620.00			$ 9,210,000.00
1-May-30	$ 9,210,000	$ 202,620.00	$ 665,000.00		$ 8,545,000.00
1-Nov-30	$ 8,545,000	$ 187,990.00			$ 8,545,000.00
1-May-31	$ 8,545,000	$ 187,990.00	$ 695,000.00		$ 7,850,000.00
1-Nov-31	$ 7,850,000	$ 172,700.00			$ 7,850,000.00
1-May-32	$ 7,850,000	$ 172,700.00	$ 725,000.00		$ 7,125,000.00
1-Nov-32	$ 7,125,000	$ 156,750.00			$ 7,125,000.00
1-May-33	$ 7,125,000	$ 156,750.00	$ 760,000.00		$ 6,365,000.00
1-Nov-33	$ 6,365,000	$ 140,030.00			$ 6,365,000.00
1-May-34	$ 6,365,000	$ 140,030.00	$ 795,000.00		$ 5,570,000.00
1-Nov-34	$ 5,570,000	$ 122,540.00			$ 5,570,000.00
1-May-35	$ 5,570,000	$ 122,540.00	$ 830,000.00		$ 4,740,000.00
1-Nov-35	$ 4,740,000	$ 104,280.00			$ 4,740,000.00
1-May-36	$ 4,740,000	$ 104,280.00	$ 865,000.00		$ 3,875,000.00
1-Nov-36	$ 3,875,000	$ 85,250.00			$ 3,875,000.00
1-May-37	$ 3,875,000	$ 85,250.00	$ 905,000.00		$ 2,970,000.00
1-Nov-37	$ 2,970,000	$ 65,340.00			$ 2,970,000.00
1-May-38	$ 2,970,000	$ 65,340.00	$ 945,000.00		$ 2,025,000.00
1-Nov-38	$ 2,025,000	$ 44,550.00			$ 2,025,000.00
1-May-39	$ 2,025,000	$ 44,550.00	$ 990,000.00		$ 1,035,000.00
1-Nov-39	$ 1,035,000	$ 22,770.00			$ 1,035,000.00
1-May-40	$ 1,035,000	$ 22,770.00	$ 1,035,000.00		$ -
1-Nov-40	$ -				
		$ 7,816,888.65	$ 14,725,000.00	$ 1,140,000.00	

Tolomato
Community Development District

Debt Service Fund
Series 2018A-1
Series 2018A-2
Combined

Description		FY2025 Adopted Budget		Actual Through 6/30/2025		Projected Next 3 Months		Total Projected 9/30/2025		FY2026 Budget for Adoption	
REVENUES:											
Special Assessments	$	2,508,587	$	2,511,237	$	-	$	2,511,237	$	2,508,588	
Carry Forward Surplus	$	961,114	$	1,038,617	$	-	$	1,038,617	$	1,129,220	(1)
Prepayments	$	-	$	-	$	-	$	-	$	-	
Interest Income	$	55,000	$	82,373	$	8,000	$	90,373	$	55,000	
TOTAL REVENUES	$	3,524,701	$	3,632,228	$	8,000	$	3,640,228	$	3,692,808	
EXPENDITURES:											
Series 2018A-1 and 2018A-2											
Interest 11/1	$	580,803	$	580,504	$	-	$	580,504	$	580,504	(2)
Interest - 5/1	$	580,803	$	580,504	$	-	$	580,504	$	580,504	(2)
Principal - 5/1	$	1,350,000	$	1,350,000	$	-	$	1,350,000	$	1,350,000	(2)
Special call	$	-			$	-	$	-	$	-	
TOTAL EXPENDITURES	$	2,511,606	$	2,511,008	$	-	$	2,511,008	$	2,511,008	
OTHER SOURCES/(USES):											
Interfund Transfer In / (Out)	$	-	$	-	$	-			$	-	
Reserve Transfer In	$	-	$	-	$	-	$	-	$	-	
TOTAL EXPENDITURES	$	2,511,606	$	2,511,008	$	-	$	2,511,008	$	2,511,008	
EXCESS REVENUES	$	1,013,095	$	1,121,220	$	8,000	$	1,129,220	$	1,181,801	

Interest Payment 11/1/2026 $ 558,695

(1) Carry forward is net of Reserve Fund requirement.

(2) Principal and Interest payments combine St. Johns and Duval Counties

Series 2018A-1 and 2018A-2
Represents Series 2012A-1 bonds that were refinanced. Sereies 2012A-1 bonds were the resultof a restructuring of the original Series 2007 and Series 2007A bonds.

Tolomato Community Development District
Series 2018A Assessments - St Johns County
Fiscal Year 2026

	Total ERUs	Total Series 2018A Debt Assigned	Current Unamortized Series 2018A Debt	Total Series 2018A Debt Service Assessments
Totals		$ 35,125,000	$ 26,179,802	$ 2,381,174
Debt Assigned				
St Johns County				
Greenleaf CC, LLC (The Learning Experience)	4.70	$ 130,194	$ 97,038	$ 8,830
LB Ponte Vedra, LLC (Chase Bank parcel)	1.67	46,323	34,526	3,142
Waypoint Church/Presbyterian (Duval)	4.08	45,460	33,883	3,083
NTC-Reg, LLC	60.21	1,733,291	1,291,878	117,364
Regency II	3.85	107,837	80,375	7,241
First Coast Energy	3.48	100,196	74,679	6,796
Vystar Credit Union	2.12	60,930	45,413	4,132
Redus One, LLC	118.18	403,684	300,879	27,379
Crosswater Community Church	29.92	-	-	-
Dreamfinders Homes (Willowcove)	37.43	993,079	740,174	67,354
Sandy Ridge North Residential	819.90	14,944,010	11,138,255	1,013,547
David Weekley Office	3.86	47,096	35,102	3,194
TC Development Residential	592.70	10,981,589	8,184,934	744,804
Town Square Office	22.26	271,606	202,437	18,421
TC Park	3.85	8,877	6,616	596
Flagler Health	21.71	286,712	213,696	19,446
AEA Ponte Vedra	5.69	159,284	118,719	10,695
Gate Additional Development Rights	1.02	23,225	17,310	1,622
Watson Realty	3.48	42,455	31,643	2,879
Wen South, LLC (Wendy's)	1.70	47,130	35,128	3,197
NTC-Office, LLC (Silverfield)	17.40	212,273	158,214	14,397
NTC Office II	18.56	226,425	168,762	15,357
Pavilion Health	3.77	45,992	34,279	3,119
Kelly Pointe (Residential)	170.34	3,374,622	2,515,215	228,876
The Link	13.05	159,206	118,662	10,798
Tavernier Professional Office	5.77	70,447	52,506	4,778
CVS	6.99	193,753	144,410	13,141
Hotel	26.52	296,090	220,685	21,455
Dentist	9.28	113,213	84,382	7,678
Paid Off - Trust Partners		-	-	-
Grand Total Debt		**$ 35,125,000**	**$ 26,179,802**	**$ 2,383,320**
		Estimated shortfall due to accumulated paydowns/payoffs		$ (2,146)
			Adjusted Assessments	**$ 2,381,174**

Series 2018A-1 and 2018A-2
Represents original par value of $36,035,000 assigned to currently performing properties from the previously issued Series 2007 and 2007A bonds and subsequently restructured to Series 2012A-1 bonds. These were redeemed in 2018 with a change in principal and annual payments.

Tolomato Community Development District
Series 2018A Duval County Assessments
Fiscal Year 2026

	Total ERUs	Total Series 2018A Debt Assigned	Current Unamortized Series 2018A Debt	Total Series 2018A Debt Service Assessments
Totals		$ 2,100,000	$ 1,565,198	$ 127,414
Debt Assigned				
Waypoint Church	46.92	$ 387,110	$ 388,923	$ 31,660
Diocese of St. Augustine	42.50	$ -	$ -	$ -
Flagler Development	394.87	$ 1,170,791	$ 1,176,275	$ 95,754
Paid Off JO Park VTC		$ 275,336		$ -
Paid Off	34.80	$ 266,763		$ -
Grand Total Debt		**$ 2,100,000**	**$ 1,565,198**	**$ 127,414**
Estimated shortfall due to accumulated paydowns/payoffs				
Adjusted Assessments				**$ 127,414**

Series 2018A-1 and 2018A-2
Represents original par value of $36,035,000 assigned to currently performing properties from the previously issued Series 2007 and 2007A bonds and subsequently restructured to Series 2012A-1 bonds. These were redeemed in 2018 with a change in principal and annual payments.

TOLOMATO

Series 2018A-1, Special Assessment Revenue Bonds

COMMUNITY DEVELOPMENT DISTRICT

Amortization Schedule

Updated 5/1/24

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	PREPAYMENTS	TOTAL
05/01/2022	25,805,000	2.250%	$ 441,237.50	$ 1,005,000.00		
11/01/2022	24,800,000		$ 429,931.25		$ 5,000.00	$ 1,876,168.75
05/01/2023	24,795,000	2.500%	$ 429,931.25	$ 1,030,000.00	$ 5,000.00	
11/01/2023	23,760,000		$ 416,884.38		$ 5,000.00	$ 1,876,815.63
05/01/2024	23,755,000	2.625%	$ 416,790.63	$ 1,055,000.00	$ 10,000.00	
11/01/2024	22,690,000		$ 402,775.00			$ 1,874,565.63
05/01/2025	22,690,000	2.750%	$ 402,775.00	$ 1,085,000.00		
11/01/2025	21,605,000		$ 387,856.25			$ 1,875,631.25
05/01/2026	21,605,000	3.000%	$ 387,856.25	$ 1,115,000.00		
11/01/2026	20,490,000		$ 371,131.25			$ 1,873,987.50
05/01/2027	20,490,000	3.125%	$ 371,131.25	$ 1,150,000.00		
11/01/2027	19,340,000		$ 353,162.50			$ 1,874,293.75
05/01/2028	19,340,000	3.250%	$ 353,162.50	$ 1,190,000.00		
11/01/2028	18,150,000		$ 333,825.00			$ 1,876,987.50
05/01/2029	18,150,000	3.500%	$ 333,825.00	$ 1,230,000.00		
11/01/2029	16,920,000		$ 312,300.00			$ 1,876,125.00
05/01/2030	16,920,000	3.500%	$ 312,300.00	$ 1,275,000.00		
11/01/2030	15,645,000		$ 289,987.50			$ 1,877,287.50
05/01/2031	15,645,000	3.500%	$ 289,987.50	$ 1,320,000.00		
11/01/2031	14,325,000		$ 266,887.50			$ 1,876,875.00
05/01/2032	14,325,000	3.500%	$ 266,887.50	$ 1,365,000.00		
11/01/2032	12,960,000		$ 243,000.00			$ 1,874,887.50
05/01/2033	12,960,000	3.750%	$ 243,000.00	$ 1,415,000.00		
11/01/2033	11,545,000		$ 216,468.75			$ 1,874,468.75
05/01/2034	11,545,000	3.750%	$ 216,468.75	$ 1,470,000.00		
11/01/2034	10,075,000		$ 188,906.25			$ 1,875,375.00
05/01/2035	10,075,000	3.750%	$ 188,906.25	$ 1,525,000.00		
11/01/2035	8,550,000		$ 160,312.50			$ 1,874,218.75
05/01/2036	8,550,000	3.750%	$ 160,312.50	$ 1,585,000.00		
11/01/2036	6,965,000		$ 130,593.75			$ 1,875,906.25
05/01/2037	6,965,000	3.750%	$ 130,593.75	$ 1,645,000.00		
11/01/2037	5,320,000		$ 99,750.00			$ 1,875,343.75
05/01/2038	5,320,000	3.750%	$ 99,750.00	$ 1,705,000.00		
11/01/2038	3,615,000		$ 67,781.25			$ 1,872,531.25
05/01/2039	3,615,000	3.750%	$ 67,781.25	$ 1,775,000.00		
11/01/2039	1,840,000		$ 34,500.00			$ 1,877,281.25
05/01/2040	1,840,000	3.750%	$ 34,500.00	$ 1,840,000.00		
11/01/2040	-					$ 1,874,500.00
		Total	$ 9,853,250.01	$ 25,780,000.00	$ 25,000.00	$ 35,633,250.01

TOLOMATO
COMMUNITY DEVELOPMENT DISTRICT

Series 2018A-2, Special Assessment Revenue Bonds

Amortization Schedule
Updated 5/1/24

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	PREPAYMENTS	TOTAL
05/01/2022	$ 7,120,000	5.200%	$ 196,318.75	$ 225,000.00		
11/01/2022	$ 6,895,000		$ 190,468.75			$ 611,787.50
05/01/2023	$ 6,895,000	5.200%	$ 190,468.75	$ 235,000.00		
11/01/2023	$ 6,660,000		$ 184,358.75			$ 609,827.50
05/01/2024	$ 6,660,000	5.200%	$ 184,358.75	$ 250,000.00	$ 5,000.00	
11/01/2024	$ 6,405,000		$ 177,728.75			$ 627,087.50
05/01/2025	$ 6,405,000	5.200%	$ 177,728.75	$ 265,000.00		
11/01/2025	$ 6,140,000		$ 170,838.75			$ 623,567.50
05/01/2026	$ 6,140,000	5.200%	$ 170,838.75	$ 275,000.00		
11/01/2026	$ 5,865,000		$ 163,688.75			$ 624,527.50
05/01/2027	$ 5,865,000	5.200%	$ 163,688.75	$ 290,000.00		
11/01/2027	$ 5,575,000		$ 156,148.75			$ 624,837.50
05/01/2028	$ 5,575,000	5.200%	$ 156,148.75	$ 305,000.00		
11/01/2028	$ 5,270,000		$ 148,218.75			$ 629,367.50
05/01/2029	$ 5,270,000	5.625%	$ 148,218.75	$ 325,000.00		
11/01/2029	$ 4,945,000		$ 139,078.13			$ 632,296.88
05/01/2030	$ 4,945,000	5.625%	$ 139,078.13	$ 345,000.00		
11/01/2030	$ 4,600,000		$ 129,375.00			$ 633,453.13
05/01/2031	$ 4,600,000	5.625%	$ 129,375.00	$ 365,000.00		
11/01/2031	$ 4,235,000		$ 119,109.38			$ 633,484.38
05/01/2032	$ 4,235,000	5.625%	$ 119,109.38	$ 385,000.00		
11/01/2032	$ 3,850,000		$ 108,281.25			$ 632,390.63
05/01/2033	$ 3,850,000	5.625%	$ 108,281.25	$ 405,000.00		
11/01/2033	$ 3,445,000		$ 96,890.63			$ 635,171.88
05/01/2034	$ 3,445,000	5.625%	$ 96,890.63	$ 430,000.00		
11/01/2034	$ 3,015,000		$ 84,796.88			$ 636,687.51
05/01/2035	$ 3,015,000	5.625%	$ 84,796.88	$ 455,000.00		
11/01/2035	$ 2,560,000		$ 72,000.00			$ 636,796.88
05/01/2036	$ 2,560,000	5.625%	$ 72,000.00	$ 480,000.00		
11/01/2036	$ 2,080,000		$ 58,500.00			$ 640,500.00
05/01/2037	$ 2,080,000	5.625%	$ 58,500.00	$ 510,000.00		
11/01/2037	$ 1,570,000		$ 44,156.25			$ 642,656.25
05/01/2038	$ 1,570,000	5.625%	$ 44,156.25	$ 540,000.00		
11/01/2038	$ 1,030,000		$ 28,968.75			$ 643,125.00
05/01/2039	$ 1,030,000	5.625%	$ 28,968.75	$ 570,000.00		
11/01/2039	$ 460,000		$ 12,937.50			$ 501,906.25
05/01/2040	$ 460,000	5.625%	$ 12,937.50	$ 460,000.00		
11/01/2040	$ -					
		Total	$ 4,367,408.79	$ 7,115,000.00	$ 5,000.00	$ 11,219,471.29

Tolomato
Community Development District

Debt Service Fund
Series 2018B

Description	FY2025 Adopted Budget	Actual Through 6/30/2025	Projected Next 3 Months	Total Projected 9/30/2025	FY2026 Budget for Adoption
REVENUES:					
Special Assessments	$ 1,023,813	$ 1,025,664	$ -	$ 1,025,664	$ 1,022,569
Carry Forward Surplus	$ 336,653	$ 410,221	$ -	$ 410,221	$ 437,711 (1)
Prepayments	$ -	$ -	$ -	$ -	$ -
Interest Income	$ 24,000	$ 35,948	$ 500	$ 36,448	$ 24,000
TOTAL REVENUES	$ 1,384,466	$ 1,471,833	$ 500	$ 1,472,333	$ 1,484,279
EXPENDITURES:					
Series 2018B-1 and Series 2018B-2					
Interest - 11/1	$ 225,194	$ 224,944	$ -	$ 224,944	$ 224,944
Interest - 5/1	$ 225,194	$ 224,678	$ -	$ 224,678	$ 224,944
Principal - 5/1	$ 575,000	$ 570,000	$ -	$ 570,000	$ 570,000
Special Call	$ -	$ 15,000	$ -	$ 15,000	$ -
TOTAL EXPENDITURES	$ 1,025,388	$ 585,000	$ -	$ 1,034,622	$ 1,019,888
OTHER SOURCES/(USES):					
Interfund Transfer In / (Out)	$ -	$ -	$ -		$ -
Reserve Transfer In	$ -	$ -	$ -	$ -	$ -
TOTAL EXPENDITURES	$ 1,025,388	$ 585,000	$ -	$ 1,034,622	$ 1,019,888
EXCESS REVENUES	$ 359,078	$ 886,833	$ 500	$ 437,711	$ 464,392

(1) Carry forward is net of Reserve Fund requirement.

Interest Payment 11/1/2026 $ 215,653

Series 2018B
Represents original par value of $17,005,888 from the perviously issued 2007 and 2007A bonds, reissued at $9,472,634.50 with a five year capital appreciation period. These bonds were refunded in 2018 and reissued as Series 2018B-1 and 2018B-2

Tolomato Community Development District
Series 2018B St Johns County Assessments
Fiscal Year 2026

	Total ERUs	Total Series 2018B Debt Assigned	Current Unamortized Series 2018B Debt	Total Series 2018B Annual Debt Service Assessments
Totals		$ 2,628,878	1,909,330	$ 182,682
Debt Assigned				
Twenty Mile Pointe and Island	96.90	$ 1,565,544	1,137,041	$ 110,276
Lakeside Phase III (Partial)	27.50	$ 425,121	308,761	$ 28,698
NTC East Retail	19.74	$ 526,495	382,389	$ 37,086
Car Wash (BFC Holdings)	1.07	$ 28,205	20,485	$ 1,987
Gate Petroleum	3.12	$ 83,512	60,654	$ 5,883
Grand Total Debt		**$ 2,628,878**	**$ 1,909,330**	**$ 183,929**
			Estimated shortfall due to accumulated paydowns/payoffs	$ (1,248)
			Adjusted Assessments	**$ 182,682**

Series 2018B
Represents bonds perviously issued as Series 2007 and 2007A,
and reissued in 2012 with a five year capital appreciation period.
These bonds were redeemed in 2018 with a change in principal and annual payments.

Tolomato Community Development District
Series 2018B Duval County Assessments
Fiscal Year 2026

	Total ERUs	Total Series 2018B Debt Assigned	Current Unamortized Series 2018B Debt	Total Series 2018B Annual Debt Service Assessments
Totals		$ 12,186,122	8,850,670	$ 839,887
Debt Assigned				
Brookwood	107.00	$ 1,859,908	$ 1,350,835	$ 131,011
Cypress Trails	307.40	$ 5,357,613	$ 3,891,186	$ 374,893
The Villas	72.00	$ 1,422,522	$ 1,033,165	$ 99,050
Artisan Lakes	202.80	$ 3,546,079	$ 2,575,485	$ 234,933
Grand Total Debt		**$ 12,186,122**	**$ 8,850,670**	**$ 839,887**
			Estimated shortfall due to accumulated paydowns/payoffs	
			Adjusted Assessments	**$ 839,887**

Series 2018B
Represents bonds perviously issued as Series 2007 and 2007A, and reissued in 2012 with a five year capital appreciation period. These bonds were redeemed in 2018 with a change in principal an dannual payments

TOLOMATO
COMMUNITY DEVELOPMENT DISTRICT

Series 2018B-1, Special Assessment Revenue Bonds
St Johns and Duval County
Amortization Schedule

updated 5/1/24

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	PREPAYMENTS	TOTAL
03/29/2018	$ 10,585,000					
05/01/2018	$ 10,585,000		$ 30,570			
11/01/2018	$ 10,585,000		$ 171,956			$ 202,526
05/01/2019	$ 10,585,000	2.000%	$ 171,956	$ 370,000		
11/01/2019	$ 10,215,000		$ 168,256		$ 155,000	$ 710,213
05/01/2020	$ 10,060,000	2.000%	$ 164,778	$ 370,000	$ 70,000	
11/01/2020	$ 9,620,000		$ 160,834			$ 695,613
05/01/2021	$ 9,620,000	2.125%	$ 160,834	$ 380,000		
11/01/2021	$ 9,240,000		$ 156,797			$ 697,631
05/01/2022	$ 9,240,000	2.250%	$ 156,797	$ 390,000		
11/01/2022	$ 8,850,000		$ 152,409			$ 699,206
05/01/2023	$ 8,850,000	2.500%	$ 152,409	$ 395,000		
11/01/2023	$ 8,455,000		$ 147,472			$ 694,881
05/01/2024	$ 8,455,000	2.625%	$ 146,956	$ 405,000	$ 45,000	
11/01/2024	$ 8,005,000		$ 141,391			$ 693,347
05/01/2025	$ 8,005,000	2.750%	$ 141,391	$ 415,000		
11/01/2025	$ 7,590,000		$ 135,684			$ 692,075
05/01/2026	$ 7,590,000	3.000%	$ 135,684	$ 430,000		
11/01/2026	$ 7,160,000		$ 129,234			$ 694,919
05/01/2027	$ 7,160,000	3.125%	$ 129,234	$ 445,000		
11/01/2027	$ 6,715,000		$ 122,281			$ 696,516
05/01/2028	$ 6,715,000	3.250%	$ 122,281	$ 455,000		
11/01/2028	$ 6,260,000		$ 114,888			$ 692,169
05/01/2029	$ 6,260,000	3.500%	$ 114,888	$ 470,000		
11/01/2029	$ 5,790,000		$ 106,663			$ 691,550
05/01/2030	$ 5,790,000	3.500%	$ 106,663	$ 490,000		
11/01/2030	$ 5,300,000		$ 98,088			$ 694,750
05/01/2031	$ 5,300,000	3.500%	$ 98,088	$ 505,000		
11/01/2031	$ 4,795,000		$ 89,250			$ 692,338
05/01/2032	$ 4,795,000	3.500%	$ 89,250	$ 525,000		
11/01/2032	$ 4,270,000		$ 80,063			$ 694,313
05/01/2033	$ 4,270,000	3.750%	$ 80,063	$ 545,000		
11/01/2033	$ 3,725,000		$ 69,844			$ 694,906
05/01/2034	$ 3,725,000	3.750%	$ 69,844	$ 565,000		
11/01/2034	$ 3,160,000		$ 59,250			$ 694,094
05/01/2035	$ 3,160,000	3.750%	$ 59,250	$ 585,000		
11/01/2035	$ 2,575,000		$ 48,281			$ 692,531
05/01/2036	$ 2,575,000	3.750%	$ 48,281	$ 610,000		
11/01/2036	$ 1,965,000		$ 36,844			$ 695,125
05/01/2037	$ 1,965,000	3.750%	$ 36,844	$ 630,000		
11/01/2037	$ 1,335,000		$ 25,031			$ 691,875
05/01/2038	$ 1,335,000	3.750%	$ 25,031	$ 655,000		
11/01/2038	$ 680,000		$ 12,750			$ 692,781
05/01/2039	$ 680,000	3.750%	$ 12,750	$ 680,000		
11/01/2039	$ -					
		Total	$ 4,481,107.57	$ 10,315,000.00	$ 270,000.00	$ 14,103,357.57

TOLOMATO

COMMUNITY DEVELOPMENT DISTRICT

Series 2018B-2, Special Assessment Revenue Bonds
St Johns and Duval County
Amortization Schedule

Updated 4/1/22

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	PREPAYMENTS	TOTAL
03/29/2018	$ 4,230,000					
05/01/2018	$ 4,230,000		$ 18,607.78			
11/01/2018	$ 4,230,000		$ 104,668.75			$ 123,276.53
05/01/2019	$ 4,230,000	4.625%	$ 104,668.75	$ 120,000.00		
11/01/2019	$ 4,110,000		$ 101,893.75			$ 326,562.50
05/01/2020	$ 4,110,000	4.625%	$ 101,893.75	$ 125,000.00		
11/01/2020	$ 3,985,000		$ 99,003.13			$ 325,896.88
05/01/2021	$ 3,985,000	4.625%	$ 99,003.13	$ 130,000.00		
11/01/2021	$ 3,855,000		$ 95,996.88		$ 105,000.00	$ 325,000.01
05/01/2022	$ 3,750,000	4.625%	$ 95,996.88	$ 140,000.00		
11/01/2022	$ 3,610,000		$ 90,143.75			$ 326,140.63
05/01/2023	$ 3,610,000	4.625%	$ 90,143.75	$ 140,000.00		
11/01/2023	$ 3,470,000		$ 86,906.25			$ 317,050.00
05/01/2024	$ 3,470,000	4.625%	$ 86,906.25	$ 145,000.00		
11/01/2024	$ 3,325,000		$ 83,553.13			$ 315,459.38
05/01/2025	$ 3,325,000	4.625%	$ 83,553.13	$ 155,000.00		
11/01/2025	$ 3,170,000		$ 79,968.75			$ 318,521.88
05/01/2026	$ 3,170,000	4.625%	$ 79,968.75	$ 160,000.00		
11/01/2026	$ 3,010,000		$ 76,268.75			$ 316,237.50
05/01/2027	$ 3,010,000	4.625%	$ 76,268.75	$ 170,000.00		
11/01/2027	$ 2,840,000		$ 72,337.50			$ 318,606.25
05/01/2028	$ 2,840,000	4.625%	$ 72,337.50	$ 175,000.00		
11/01/2028	$ 2,665,000		$ 68,290.63			$ 315,628.13
05/01/2029	$ 2,665,000	5.125%	$ 68,290.63	$ 185,000.00		
11/01/2029	$ 2,480,000		$ 63,550.00			$ 316,840.63
05/01/2030	$ 2,480,000	5.125%	$ 63,550.00	$ 195,000.00		
11/01/2030	$ 2,285,000		$ 58,553.13			$ 317,103.13
05/01/2031	$ 2,285,000	5.125%	$ 58,553.13	$ 205,000.00		
11/01/2031	$ 2,080,000		$ 53,300.00			$ 316,853.13
05/01/2032	$ 2,080,000	5.125%	$ 53,300.00	$ 215,000.00		
11/01/2032	$ 1,865,000		$ 47,790.63			$ 316,090.63
05/01/2033	$ 1,865,000	5.125%	$ 47,790.63	$ 225,000.00		
11/01/2033	$ 1,640,000		$ 42,025.00			$ 314,815.63
05/01/2034	$ 1,640,000	5.125%	$ 42,025.00	$ 240,000.00		
11/01/2034	$ 1,400,000		$ 35,875.00			$ 317,900.00
05/01/2035	$ 1,400,000	5.125%	$ 35,875.00	$ 250,000.00		
11/01/2035	$ 1,150,000		$ 29,468.75			$ 315,343.75
05/01/2036	$ 1,150,000	5.125%	$ 29,468.75	$ 265,000.00		
11/01/2036	$ 885,000		$ 22,678.13			$ 317,146.88
05/01/2037	$ 885,000	5.125%	$ 22,678.13	$ 280,000.00		
11/01/2037	$ 605,000		$ 15,503.13			$ 318,181.26
05/01/2038	$ 605,000	5.125%	$ 15,503.13	$ 295,000.00		
11/01/2038	$ 310,000		$ 7,943.75			$ 318,446.88
05/01/2039	$ 310,000	5.125%	$ 7,943.75	$ 310,000.00		
11/01/2039	$ -					
		Total	$ 2,690,045.36	$ 4,125,000	$ 105,000	$ 6,497,101.61

Tolomato
Community Development District

Debt Service Fund
Series 2018 Expansion

Description	FY2025 Adopted Budget	Actual Through 6/30/2025	Projected Next 3 Months	Total Projected 9/30/2025	FY2026 Budget for Adoption
REVENUES:					
Special Assessments	$ 125,200	$ 124,703	$ 497	$ 125,200	$ 125,200
Carry Forward Surplus	$ 73,076	$ 68,937	$ -	$ 68,937	$ 73,377 (1)
Prepayments	$ -	$ -	$ -	$ -	$ -
Interest Income	$ 2,200	$ 5,383	$ 200	$ 5,583	$ 2,200
TOTAL REVENUES	$ 200,476	$ 199,023	$ 697	$ 199,720	$ 200,777
EXPENDITURES:					
Series 2018 Expansion					
Interest - 11/1	$ 42,138	$ 42,138	$ -	$ 42,138	$ 41,268
Interest - 5/1	$ 42,138	$ 42,138	$ -	$ 42,138	$ 41,268
Principal - 5/1	$ 40,000	$ 40,000	$ -	$ 40,000	$ 40,000
Special call	$ -	$ -	$ -	$ -	$ -
TOTAL EXPENDITURES	$ 124,276	$ 40,000	$ -	$ 124,275	$ 122,535
OTHER SOURCES/(USES):					
Interfund Transfer In / (Out)	$ -	$ (2,068)	$ -	$ (2,068)	$ -
Reserve Transfer In	$ -	$ -	$ -	$ -	$ -
TOTAL EXPENDITURES	$ 124,276	$ 42,068	$ -	$ 126,343	$ 122,535
EXCESS REVENUES	$ 76,199	$ 156,955	$ 697	$ 73,377	$ 78,242
				Interest Payment 11/1/2026	$ 40,398

(1) Carry forward is net of Reserve Fund requirement.

Tolomato Community Development District
Series 2018 Expansion St Johns County Asmts
Fiscal Year 2026

	Total ERUs	Total Series 2018 Expansion Debt Assigned	Current Unamortized Series 2018 Expansion Debt	Total Series 2018 Expansion Annual Debt Service Assessments
Totals		$ 1,930,000	$ 1,685,000	$ 125,200
Debt Assigned				
The Colony at Twenty Mile	98.80	$ 1,930,000	$ 1,685,000	$ 125,200
Grand Total Debt		**$ 1,930,000**	**$ 1,685,000**	**$ 125,200**

TOLOMATO
COMMUNITY DEVELOPMENT DISTRICT

Series 2018 Expansion, Special Assessment Revenue Bonds
Amortization Schedule

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
07/26/2018	1930000				
11/01/2018			24,374.76	-	24,374.76
05/01/2019	1930000	3.850%	46,183.75	30,000.00	
11/01/2019			45,606.25	-	121,790.00
05/01/2020	1,900,000	3.850%	45,606.25	30,000.00	
11/01/2020	-		45,028.75	-	120,635.00
05/01/2021	1,870,000	3.850%	45,028.75	35,000.00	
11/01/2021	-		44,355.00	-	124,383.75
05/01/2022	1,835,000	3.850%	44,355.00	35,000.00	
11/01/2022	-		43,681.25	-	123,036.25
05/01/2023	1,800,000	3.850%	43,681.25	35,000.00	
11/01/2023	-		43,007.50	-	121,688.75
05/01/2024	1,765,000	4.350%	43,007.50	40,000.00	
11/01/2024	-		42,137.50	-	125,145.00
05/01/2025	1,725,000	4.350%	42,137.50	40,000.00	
11/01/2025	-		41,267.50	-	123,405.00
05/01/2026	1,685,000	4.350%	41,267.50	40,000.00	
11/01/2026	-		40,397.50	-	121,665.00
05/01/2027	1,645,000	4.350%	40,397.50	45,000.00	
11/01/2027	-		39,418.75	-	124,816.25
05/01/2028	1,600,000	4.350%	39,418.75	45,000.00	
11/01/2028	-		38,440.00	-	122,858.75
05/01/2029	1,555,000	4.850%	38,440.00	45,000.00	
11/01/2029	-		37,348.75	-	120,788.75
05/01/2030	1,510,000	4.850%	37,348.75	50,000.00	
11/01/2030	-		36,136.25	-	123,485.00
05/01/2031	1,460,000	4.850%	36,136.25	50,000.00	
11/01/2031	-		34,923.75	-	121,060.00
05/01/2032	1,410,000	4.850%	34,923.75	55,000.00	
11/01/2032	-		33,590.00	-	123,513.75
05/01/2033	1,355,000	4.850%	33,590.00	55,000.00	
11/01/2033	-		32,256.25	-	120,846.25
05/01/2034	1,300,000	4.850%	32,256.25	60,000.00	
11/01/2034	-		30,801.25	-	123,057.50
05/01/2035	1,240,000	4.850%	30,801.25	60,000.00	
11/01/2035	-		29,346.25	-	120,147.50
05/01/2036	1,180,000	4.850%	29,346.25	65,000.00	
11/01/2036	-		27,770.00	-	122,116.25
05/01/2037	1,115,000	4.850%	27,770.00	70,000.00	
11/01/2037	-		26,072.50	-	123,842.50
05/01/2038	1,045,000	4.850%	26,072.50	70,000.00	
11/01/2038	-		24,375.00	-	120,447.50
05/01/2039	975,000	5.000%	24,375.00	75,000.00	
11/01/2039	-		22,500.00	-	121,875.00
05/01/2040	900,000	5.000%	22,500.00	80,000.00	
11/01/2040	-		20,500.00	-	123,000.00
05/01/2041	820,000	5.000%	20,500.00	85,000.00	
11/01/2041	-		18,375.00	-	123,875.00
05/01/2042	735,000	5.000%	18,375.00	90,000.00	
11/01/2042	-		16,125.00	-	124,500.00
05/01/2043	645,000	5.000%	16,125.00	95,000.00	
11/01/2043	-		13,750.00	-	124,875.00
05/01/2044	550,000	5.000%	13,750.00	100,000.00	
11/01/2044	-		11,250.00	-	125,000.00
05/01/2045	450,000	5.000%	11,250.00	105,000.00	
11/01/2045	-		8,625.00	-	124,875.00
05/01/2046	345,000	5.000%	8,625.00	110,000.00	
11/01/2046	-		5,875.00	-	124,500.00
05/01/2047	235,000	5.000%	5,875.00	115,000.00	
11/01/2047	-		3,000.00	-	123,875.00
05/01/2048	120,000	5.000%	3,000.00	120,000.00	
11/01/2048	-				
		Total	$ 1,782,478.51	$ 1,930,000.00	$ 3,589,478.51

Bay Laurel Center
Community Development District

Adopted Budget
FY 2026

Bay Laurel Center
Community Development District

Table of Contents

Bay Laurel Center
Community Development District
Water and Wastewater Operating Fund Budget
Fiscal Year 2026

	Description	Adopted FY 2025	Actual 3/31/25	Projected 6 Months	Total 9/30/25	Adopted FY 2026
	Revenues					
34300.300.30000	Water and Sewer Revenues	$ 14,734,218	$ 7,304,623	$ 7,304,623	$ 14,609,246	$ 16,207,640
34300.300.30100	Conservation	$ 2,306,900	$ 1,157,589	$ 1,157,589	$ 2,315,178	$ 2,537,590
36900.300.10000	Miscellaneous Revenues	$ 65,000	$ 16,728	$ 16,728	$ 33,455	$ 30,000
36100.300.10000	Interest Income	$ 2,000,000	$ 1,291,157	$ 1,291,157	$ 2,582,315	$ 2,000,000
36600.300.10200	SWFWMD / BLCCDD CFI Program	$ 50,000	$ 13,488	$ 7,500	$ 20,988	$ 37,500
33100-300-35000	Federal Grant-Sewer/Wastewater	$ -	$ 19,229,381	$ -	$ 19,229,381	$ -
	Total Revenues	**$ 19,156,118**	**$29,012,966**	**$ 9,777,597**	**$ 38,790,562**	**$ 20,812,730**
	Expenses - Administrative					
53600.310.11000	Supervisors Fees	$ 6,813	$ 2,400	$ 2,400	$ 4,800	$ 7,017
53600.310.31100	Engineering	$ 150,000	$ 12,500	$ 12,500	$ 25,000	$ 75,000
53600.310.31500	Arbitrage	$ 1,470	$ -	$ -	$ -	$ 1,470
53600.310.32200	Attorney	$ 50,000	$ 8,052	$ 8,052	$ 16,105	$ 30,000
53600.310.31700	Dissemination Agent	$ 4,173	$ 2,087	$ 2,087	$ 4,173	$ 4,298
53600.310.32300	Annual Audit	$ 21,000	$ 20,000	$ 1,000	$ 21,000	$ 26,500
53600.310.31200	Trustee Fees	$ 14,250	$ 6,289	$ 6,289	$ 12,578	$ 14,678
53600.310.34000	Manager	$ 107,522	$ 53,761	$ 53,761	$ 107,522	$ 110,748
53600.310.35100	Computer Time	$ 1,193	$ 597	$ 597	$ 1,193	$ 1,229
53600.310.41000	Telephone	$ 3,150	$ -	$ -	$ -	$ 3,245
53600.310.42500	Printing & Binding	$ 2,426	$ 841	$ 841	$ 1,681	$ 2,499
53600.310.45000	Insurance - Liability	$ 41,810	$ 11,259	$ 11,259	$ 22,519	$ 26,500
53600-310-45200	Insurance - Surety	$ -	$ 673	$ 673	$ 1,345	$ 1,775
53600.310.48000	Legal Advertising	$ 3,150	$ 567	$ 567	$ 1,135	$ 3,245
53600.310.49000	Other Current Charges	$ 20,000	$ 10,012	$ 10,012	$ 20,025	$ 20,000
53600.310.51000	Office Supplies	$ 3,000	$ 98	$ 98	$ 195	$ 3,000
53600.310.54000	Dues, Licenses & Subscriptions	$ 175	$ -	$ 175	$ 175	$ 175
	Total Administrative	**$ 430,132**	**$ 129,135**	**$ 110,310**	**$ 239,445**	**$ 331,379**
	EXPENSES - OPERATIONS:					
	Personnel:					
53600.330.12000	Salaries & Wages	$ 2,300,000	$ 1,057,788	$ 1,057,788	$ 2,115,577	$ 2,520,000
53600.330.12100	Other Salaries & Wages	$ 14,900	$ 2,250	$ 2,500	$ 4,750	$ 10,000
53600.330.12200	Unemployment Compensation	$ 3,500	$ -	$ 1,500	$ 1,500	$ 3,500
53600.330.12300	Payroll Taxes	$ 170,000	$ 75,676	$ 75,676	$ 151,353	$ 180,000
53600.330.12400	Pension Contributions	$ 30,000	$ 17,049	$ 17,049	$ 34,098	$ 45,000
53600.330.12500	Other Personnel Cost	$ 62,000	$ 25,595	$ 25,595	$ 51,191	$ 62,000
53600.330.12600	Education/Training	$ 25,000	$ 5,782	$ 5,782	$ 11,565	$ 20,000
53600.330.12700	Uniforms	$ 30,000	$ 8,182	$ 8,182	$ 16,365	$ 26,000
53600.330.21100	Workers Compensation	$ 35,000	$ 12,375	$ 12,375	$ 24,749	$ 32,000
53600.330.45100	Health Insurance	$ 730,000	$ 314,591	$ 314,591	$ 629,181	$ 850,000
	Total Personnel	**$ 3,400,400**	**$ 1,519,289**	**$ 1,521,039**	**$ 3,040,328**	**$ 3,748,500**

Bay Laurel Center
Community Development District
Water and Wastewater Operating Fund Budget
Fiscal Year 2026

	Description	Adopted FY 2025	Actual 3/31/25	Projected 6 Months	Total 9/30/25	Adopted FY 2026
	Office Overhead:					
53600.340.40900	Communications	$ 85,000	$ 30,298	$ 30,298	$ 60,596	$ 164,000
53600.340.41100	Administrative Costs	$ 90,000	$ 44,468	$ 44,468	$ 88,936	$ 100,000
53600.340.41200	Information Tech./Maintenance	$ 282,000	$ 118,172	$ 118,172	$ 236,344	$ 312,000
53600.340.42000	Postage (Utility Billing)	$ 75,000	$ 44,366	$ 44,366	$ 88,731	$ 75,000
53600.340.43500	Rentals & Leases	$ 22,000	$ 7,778	$ 7,778	$ 15,555	$ 25,000
53600.340.45000	Insurance - Property, Plant & Equipment	$ 700,000	$ 156,515	$ 156,515	$ 313,031	$ 750,000
53600.340.49200	Property Taxes	$ 8,000	$ (7,529)	$ -	$ (7,529)	$ 58,000
53600.340.51100	Operating Supplies	$ 55,000	$ 15,089	$ 15,089	$ 30,179	$ 55,000
	Total Office Overhead	**$ 1,317,000**	**$ 409,157**	**$ 416,687**	**$ 825,844**	**$ 1,539,000**
	EXPENSES - OPERATIONS:					
	Plant and Field Operations:					
53600.350.43000	Electricity	$ 900,000	$ 317,923	$ 317,923	$ 635,845	$ 900,000
53600.350.43500	Office Rental	$ 92,650	$ 47,027	$ 47,027	$ 94,054	$ 225,000
53600.350.43600	Office Cleaning	$ -	$ -	$ -	$ -	$ 24,000
53600.350.46000	Vehicle Repairs	$ 40,000	$ 12,907	$ 12,907	$ 25,815	$ 40,000
53600.350.46200	Plant and Mechanical Repair	$ 80,000	$ 47,123	$ 47,123	$ 94,245	$ 80,000
53600.350.46300	Generators Service Agreement	$ 95,000	$ 28,795	$ 28,795	$ 57,590	$ 100,000
53600.350.46500	Fuel Expense	$ 70,000	$ 23,857	$ 23,857	$ 47,714	$ 70,000
53600.350.46600	Repairs - Distribution/Collection	$ 220,000	$ 82,680	$ 82,680	$ 165,361	$ 220,000
53600.350.47300	Mowing/Grounds Maintenance	$ 100,000	$ 27,568	$ 27,568	$ 55,136	$ 100,000
53600.350.47500	Chemicals and supplies	$ 450,000	$ 240,848	$ 240,848	$ 481,696	$ 530,000
53600.350.47600	Laboratory and Testing	$ 120,000	$ 53,990	$ 53,990	$ 107,979	$ 130,000
53600.350.47700	Sludge hauling	$ 540,320	$ 141,534	$ 141,534	$ 283,067	$ 540,320
53600.350.49000	Non-recurring expense/Contingency	$ 45,000	$ 7,807	$ 7,807	$ 15,614	$ 45,000
53600.350.49100	Misc., Sm. Tools & Equipment	$ 18,000	$ 4,374	$ 4,374	$ 8,748	$ 18,000
53600.350.49600	Biosolids Disposal	$ 49,558	$ 33,715	$ 33,715	$ 67,429	$ -
53600.350.49700	Dues, Licenses & Subs.	$ 14,000	$ 1,510	$ 1,510	$ 3,020	$ 12,000
53600.350.48000	Refuse	$ 28,000	$ 10,821	$ 10,821	$ 21,641	$ 10,000
53600.350.50000	Safety	$ 10,000	$ 6,010	$ 6,010	$ 12,020	$ 15,000
53600.350.49820	2022 SWFWMD / BLCCDD CFI Program	$ -	$ -	$ -	$ -	$ -
53600.350.49820	2023 SWFWMD / BLCCDD CFI Program	$ 100,000	$ 29,127	$ 29,127	$ 58,254	$ 75,000
53600.350.49830	Turf Replacement Program	$ 75,000	$ 3,957	$ 3,957	$ 7,914	$ 75,000
	Total Plant and Field Operations	**$ 3,047,528**	**$ 1,121,571**	**$ 1,121,571**	**$ 2,243,142**	**$ 3,209,320**
	Total Operating Expenses	**$ 8,195,060**	**$ 3,179,152**	**$ 3,169,606**	**$ 6,348,758**	**$ 8,828,199**
	Operating Income	**$ 10,961,058**	**$25,833,813**	**$ 6,607,991**	**$ 32,441,804**	**$ 11,984,531**

Bay Laurel Center
Community Development District
Water and Wastewater Operating Fund Budget
Fiscal Year 2026

	Description	Adopted FY 2025	Actual 3/31/25	Projected 6 Months	Total 9/30/25	Adopted FY 2026
	DEBT SERVICE					
51700.300.73000	Series 2022B- Interest 3/1/25	$ 2,837,405	$ 2,837,405	$ -	$ 2,837,405	$ 2,821,589
51700.300.73000	Series 2022B- Interest 9/1/25	$ 3,404,887	$ 567,481	$ 2,837,405	$ 3,404,887	$ 3,385,907
	Series 2022B- Interest 3/1/26	$ 567,481	$ -	$ 567,481	$ 567,481	$ 564,318
	Series 2022B- Principal 9/25	$ 1,000,000	$ 500,000	$ 500,000	$ 1,000,000	$ 1,500,000
51700.300.74000	Indigo East Series 2022A- Interest 3/1/25	$ 493,354	$ 493,354	$ -	$ 493,354	$ 472,938
51700.300.74000	Indigo East Series 2022A- Interest 9/1/25	$ 592,025	$ 98,671	$ 493,354	$ 592,025	$ 567,525
	Indigo East Series 2022A- Interest 3/1/26	$ 98,671	$ -	$ 98,671	$ 98,671	$ 94,588
51700.300.75000	Indigo East Series 2022A- Principal 9/1/25	$ 980,000	$ 490,000	$ 490,000	$ 980,000	$ 1,030,000
	Total Debt Service	**$ 9,973,823**	**$ 4,986,912**	**$ 4,986,912**	**$ 9,973,823**	**$ 10,436,863**
	Debt Coverage	110%			325%	115%
	OTHER SOURCES/(USES):					
34300.300.00100	AFPI Charges	$ 3,620,335	$ 3,353,065	$ 3,353,065	$ 6,706,130	$ 3,982,368
34300.300.50000	Meter Fees	$ 365,723	$ 373,210	$ 373,210	$ 746,421	$ 402,295
53600.320.34400	Meter Installations	$ (214,270)	$ (258,298)	$ (258,298)	$ (516,596)	$ (235,697)
53600.350.44000	Renewal & Replacement (5% Revenues)	$ (1,615,165)	$ (495,522)	$ (495,522)	$ (991,044)	$ (1,776,681)
	Total Other Sources (Uses)	**$ 2,156,622**	**$ 2,972,455**	**$ 2,972,455**	**$ 5,944,910**	**$ 2,372,284**
	Net Income	**$ 3,143,857**	**$23,819,357**	**$ 4,593,534**	**$ 28,412,891**	**$ 3,919,951**

Bay Laurel Center
Community Development District
Renewal & Replacement Budget
Fiscal Year 2026

Description	Adopted Budget FY 2026
Revenues	
Transfer In - Operating Fund	$ 1,776,681
Transfer In - Surplus Account	$ 3,919,951
Total Revenues	$ 5,696,633
Expenditures	
WT Misc. Pump & Motor Repairs/Replacements	$ 60,500
WT Misc. Valve Repairs/Replacements	$ 42,350
Residential Meter Replacements	$ 126,828
GIS Program (Software, Equipment, Development)	$ 31,907
Backflow Program	$ 25,000
Multismart Upgrades to Nexicon	$ 48,000
Redundent Control System for High Flow LS's	$ 20,000
Pigging Program	$ 43,923
Manhole Rehabilitation	$ 78,750
On Site Emergency Generator Repairs/Replacements	$ 55,000
WWC Misc. Pump & Motor Repairs/Replacements	$ 55,125
WWC Misc. Valve Repairs/Replacements	$ 22,050
WWT Misc. Pump & Motor Repairs/Replacements	$ 60,500
WWT Misc. Valve Repairs/Replacements	$ 36,300
Vehicle Wrap Removal	$ 15,000
New Truck No. 23 (Crane Truck)	$ 160,000
IT Security Risk Audit	$ 33,075
Administrative Network Servers	$ 60,000
Tablets for Paperless Conversion @ Customer Service	$ 3,800
Canon CR 190i II Check Scanner	$ 2,800
Computer Replacement	$ 21,962
Laptop / Tablets	$ 18,233
Total Expenditures	$ 1,021,103
Excess Revenue / (Excess Expenditures)	$ 4,675,530
Beginning Balance	$ 7,565,846
Ending Balance	$ 12,241,376

REVENUES:

Water and Sewer Revenue
Represents the estimated annual revenues for Water, Wastewater and Reuse billing that is based upon average historical billing, projected growth and rate increases.

Conservation
Represents the estimated annual revenues for conservation revenues based upon historical billing and projected growth.

Miscellaneous Revenue
Estimated annual revenues for various miscellaneous charges billed and collected by the District.

Interest Income
The District will invest surplus operating funds with Truist Bank and funds held by Trustee for Series 2011, Water and Sewer Revenues Bonds will be invested in the First American Prime Obligation money market fund.

Administrative:

Supervisors Fees
The Florida Statues allows each supervisor to be paid per meeting, for the time devoted to District business and board meetings. The amount is based upon six meetings for the fiscal year.

FICA Taxes
Represents the Employer's share of Social Security and Medicare taxes for supervisors that are paid through District's payroll system.

Engineering
The District currently has multiple engineering firms providing various engineering related services.

Attorney

Legal Counsel:

Colen & Wagoner P.A.	
Mailing Address	77243 Bryan Dairy Road Largo, FL 33777
Telephone	(727) 545-8114
Fax	(727-545-8227

The District's legal counsel, Gerald Colen and/or Rachel Wagoner will be providing general legal services to the District, e.g., attendance and preparation for Board meetings, reviewing operating and maintenance contracts, etc.

Annual Audit

Grau and Associates	
Mailing Address	1001 Yamato Road, Suite 301 Boca Raton, FL 33431
Email	www.graucpa.com
Telephone	(561) 994-9299
Fax	(561) 994-5823

The District is required to annually conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District hired Grau and Company to audit the financials records.

Dissemination Agent
The District is required by the Securities and Exchange Commission to comply with the Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with Governmental Management Services – Central Florida, LLC to provide these services.

Trustee Fees
Represents Series 2022B Water and Sewer Revenue Bonds and Indigo East Series 2022A Water and Sewer Revenue Bonds, which are held with a Trustee at U.S. Bank, N.A. The amount of the Trustee fees is based on the agreement between U.S. Bank and the District.

Arbitrage
The District has contracted with LLS Tax Solutions, Inc., to annually calculate the District's Arbitrage Rebate Liability on the Series 2022B Water and Sewer Revenue Bonds and Indigo East Series 2022A Water and Sewer Revenue Bonds.

Manager
The District receives Management, Accounting and Administrative service as part of a Management Agreement with Governmental Management Services-Central Florida, LLC.

Computer Time
The District processes all of its financial activities, e.g., accounts payable, financial statements, etc. on a mainframe computer leased by Governmental Management Services-Central Florida, LLC.

Telephone
Telephone and fax machine at District Managers office.

Postage
Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding
Printing and Binding agenda packages for board meetings, printing of computerized checks, stationery, envelopes, etc.

Insurance- Liability
The District's general liability, public officials' liability and property insurance coverage are provided by the Florida Insurance Alliance.

Legal Advertising
The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges
Bank charges and any other miscellaneous expenses that are incurred during the year.

Office Supplies
Miscellaneous office supplies.

Dues, Licenses, & Subscriptions
The District is required to pay an annual fee to the Florida Department of Community Affairs of $175. This is the only expense under this category for the District.

OPERATIONS

Personnel:

Salaries & Wages

The District employees are responsible for operating, maintaining and administration of the Water, Wastewater, and Reclaimed Water system. The District currently utilizes Paycom software for the recordkeeping and processing of the weekly payroll.

Other Salaries & Wages
Employees will receive incentive pay, which consist of $1,000 and/or $350.00 dependent on the license and/or certification obtained. Bonuses are available for certain years of service including (5, 10, 15 and 20 years of service). All incentive pay is processed through Payroll.

Unemployment Compensation
Cost paid to the State of Florida for unemployment compensation insurance.

Payroll Taxes
The District is required to pay matching payroll taxes such as Social Security and Medicare for each employee. The amount is based upon the estimated annual cost for Salary and Wages.

Retirement Contributions
The District has approved a 457(B) retirement plan that requires maximum employer contributions of up to 1.5% of total compensation based upon matching percentage contributed by eligible employees.

Workers Compensation
The District has Workers Compensation Insurance with to provide in accordance with statutory requirements.

Florida Insurance Alliance	
c/o CorVel Corporation	
Policy Number:	WC100118525

Health Insurance

Full time District employees are eligible for benefits on the 1st of the month following 60 days of employment. Participating employees are required to contribute a portion of their compensation towards health benefits received. The below listed providers and Policy Numbers are existing policies that went into effect as of 11/01/2024. The District's open enrollment period falls within the month of October and may be subject to change in provider and/or policy.

Provider	Policy Number	Insurance
Florida Blue	B0761 –Plan 14003	Health
Guardian	00472726	Dental and Vision
Mutual of Omaha	G00AK1Q	Life, Short and Long Term Disability
Colonial Life	E4907572	Supplemental policies: Cancer, Hospital Confinement, Accident, and Whole Life Insurance

Other Personnel Cost
Captures any expenses related to the District's payroll processor weekly administrative charge and any other miscellaneous personnel cost not specifically accounted for in other categories.

Education/Training
Cost related to classes and seminars, CEU's and certification renewals.

Uniforms
Cost related to employer provided uniforms.

Office Overhead:

Communications
Represents cost for phone, fax, fiber and internet services for office and plant operations.

Administrative Costs
Various administrative costs such as printing (ARISTA), fees associated with accepting credit card payments and other cost incurred for the day-to-day operations of the District.

Postage (Utility Billing)
Postage cost for mailing of monthly utility bills, late notices, annual Consumer Confidence Report (Water Quality Report) reporting, Cooperative Funding mailers, vender payable checks, etc.

Rentals & Leases
Leases pertaining to the copier, postage machine, inserter and ice machine.

Insurance- Property, Plant, &Equipment
The District's current insurance policies related to the utility plant are summarized below:

Policy	Insurer	Coverage Limits
Property	Florida Insurance Alliance	$44,211,909
Use & Occupancy	Florida Insurance Alliance	Included in the limit
Business Interruption	Florida Insurance Alliance	Included in the limit
Flood	Florida Insurance Alliance	Included in the limit
Pollution and Tank Liability	Illinois Union National	$5,000,000

Operating Supplies
Represents cost such as office supplies, binders, folders, paper towels, billing inserts, etc.

Information Tech./Maintenance
The District has various computer systems for day-to-day operations of utility billing, financial statement reporting and treatment plants.

Plant and Field Operations:

Office Rental
The District is currently leasing approximately 3,360 square feet of office space, located at 8470 SW 79th Street Road, Suite 3, Ocala, FL 34481. The District will be relocating to an approximate 10,000 square foot building in August 2025.

Vehicle Repairs
Represents the ongoing maintenance for tires, oil changes, tune-ups, etc.

Plant and Mechanical Repair
Represents estimated cost of supplies and labor for repairs to the Treatment Plants. The amount is based upon historical cost.

Fuel Expense
The District purchases its fuel from Stone Petroleum on an as needed basis. This represents the estimated cost for fuel is to operate generators, vehicles and equipment. The amount is based upon historical averages, growth of the District and potential increases in fuel prices.

Repairs- Distribution/Collection
Represents estimated cost of repairs for distribution and collection system components.

Electricity
The District has numerous utility accounts with Duke Energy and Sumter Electric Cooperative for the operations of the Utility System. The amount is based upon historical average cost for each account and contingency to account for fluctuations in usage, growth and potential rate increases by utility providers.

Generators Service Agreement
The District has numerous backup generators and portable generators for Treatment Plants and Wastewater Lift Stations.

Mowing/Grounds Maintenance
Cost related to mowing and grounds maintenance of District property.

Chemicals and Supplies
Represents the estimated cost for various chemicals utilized in the production of potable water and treatment of wastewater. The estimated amount is based upon historical cost, projected growth of the District and potential price increases from suppliers.

Laboratory and Testing
The District utilizes various companies to provide testing of water, wastewater and calibration of testing equipment.

Sludge Hauling
The District uses American Pipe and Tank to provide biosolids disposal services for the District's Water Reclamation Facility.

Refuse
Estimated costs for refuse services to empty one 4-yard dumpster once per week at Water Treatment Plant No. 1 and two 4-yard dumpsters twice per week at the North Water Reclamation Facility.

Non-recurring expense/Contingency
Unanticipated non-recurring or other cost not budgeted in other expense categories.

Misc., Sm. Tools & Equipment
District staff will be purchasing miscellaneous products, services, small tools and equipment throughout the fiscal year in order to properly maintain the utility system.

Bio-solids Disposal
The District has entered into a License Agreement for disposal of bio-solids on lands owned by On Top of the World Communities, LLC. The cost and performance under this license are detailed in the agreement and based on the FY CPI.

Safety
Purchase of any safety equipment designed to protect our employees within their normal job classifications. Examples of equipment include but not limited to cones, barricades, eyeglasses and/or hearing protection, vehicle modifications to include strobe lights, hard hats and reflective gear, eye wash stations, chemical spill pillows, fire extinguishers, fall protection, and lockout/tag out.

Dues, License, & Subs.
Estimated cost for the renewal of the FDEP Annual Operating License for Public Water Systems, Southwest Florida Water Management District Water Use Permit Renewal, FDEP Annual Fuel Storage Tank Registration, FDEP Domestic Wastewater Facility Permit renewal, et

DEBT SERVICE

Interest-3/1
Semi-annual interest payment due for District's Series 2022B, Water and Sewer Revenue Bonds in accordance with attached amortization schedule.

Interest-9/1
Semi-annual interest payment due for District's Series 2022B, Water and Sewer Revenue Bonds in accordance with attached amortization schedule.

Interest-3/1
Semi-annual interest payment due for the Indigo East Series 2022A, Water and Sewer Revenue Bonds in accordance with attached amortization schedule.

Interest-9/1
Semi-annual interest payment due for the Indigo East Series 2022A, Water and Sewer Revenue Bonds in accordance with attached amortization schedule.

Principal- 9/1
Annual principal payment due for the Indigo East Series 2022A, Water and Sewer Revenue Bonds in accordance with attached amortization schedule.

OTHER SOURCES/(USES)

AFPI Charges
AFPI Charges (Allowance for Funds Prudently Invested) are collected for each new meter installed to fund the day-to-day operating cost of the utility. The charges are in accordance with utility rates adopted by the District.

Meter Installations
The District collects fees to cover the cost of each meter installation in addition to the operating cost of the District. These fees are in accordance with Adopted Rate Schedule (ARS).

Renewal & Replacement (5% Revenues)
The District remits monthly payments to Trustee for deposit into the Renewal and Replacement Account of the Series 2011, Water and Sewer Revenue Bonds in accordance with the Trust Indenture. The amount is based upon 5% of the annual budgeted operating revenues.

Bay Laurel Center

Community Development District

Water and Sewer Revenue Bonds, Series 2022B

Period Ending	Principal	Annual Principal	Interest Rate	Interest	Annual Debt
9/1/23	$124,900,000	$0	3.76%	$3,404,887	$3,404,887
3/1/24				$3,404,887	
9/1/24	$124,900,000	$0	3.76%	$3,404,887	$6,809,773
3/1/25				$3,404,887	
9/1/25	$124,900,000	$1,000,000	3.76%	$3,404,887	$7,809,773
3/1/26				$3,385,907	
9/1/26	$123,900,000	$1,500,000	4.00%	$3,385,907	$8,271,813
3/1/27				$3,355,884	
9/1/27	$122,400,000	$1,880,000	4.10%	$3,355,884	$8,591,768
3/1/28				$3,275,316	
9/1/28	$120,520,000	$1,960,000	4.23%	$3,275,316	$8,510,632
3/1/29				$3,275,402	
9/1/29	$118,560,000	$2,040,000	4.38%	$3,275,402	$8,590,804
3/1/30				$3,230,756	
9/1/30	$116,520,000	$2,135,000	4.55%	$3,230,756	$8,596,512
3/1/31				$3,182,217	
9/1/31	$114,385,000	$2,230,000	4.65%	$3,182,217	$8,594,433
3/1/32				$3,130,403	
9/1/32	$112,155,000	$2,330,000	4.75%	$3,130,403	$8,590,805
2/1/33				$3,075,100	
9/1/33	$109,825,000	$2,455,000	5.60%	$3,075,100	$8,605,200
3/1/34				$3,006,360	
9/1/34	$107,370,000	$2,595,000	5.60%	$3,006,360	$8,607,720
3/1/35				$2,933,700	
9/1/35	$104,775,000	$2,740,000	5.60%	$2,933,700	$8,607,400
3/1/36				$2,856,980	
9/1/36	$102,035,000	$2,890,000	5.60%	$2,856,980	$8,603,960
3/1/37				$2,776,060	
9/1/37	$99,145,000	$3,055,000	5.60%	$2,776,060	$8,607,120
3/1/38				$2,690,520	
9/1/38	$96,090,000	$3,225,000	5.60%	$2,690,520	$8,606,040
3/1/39				$2,600,220	
9/1/39	$92,865,000	$3,405,000	5.60%	$2,600,220	$8,605,440
3/1/40				$2,504,880	

Bay Laurel Center
Community Development District
Water and Sewer Revenue Bonds, Series 2022B

Period Ending	Principal	Annual Principal	Interest Rate	Interest	Annual Debt
9/1/40	$89,460,000	$3,595,000	5.60%	$2,504,880	$8,604,760
3/1/41				$2,404,220	
9/1/41	$85,865,000	$3,795,000	5.60%	$2,404,220	$8,603,440
3/1/42				$2,297,960	
9/1/42	$82,070,000	$6,345,000	5.60%	$2,297,960	$10,940,920
3/1/43				$2,120,300	
9/1/43	$75,725,000	$6,700,000	5.60%	$2,120,300	$10,940,600
3/1/44				$1,932,700	
9/1/44	$69,025,000	$7,075,000	5.60%	$1,932,700	$10,940,400
3/1/45				$1,734,600	
9/1/45	$61,950,000	$7,470,000	5.60%	$1,734,600	$10,939,200
3/1/46				$1,525,440	
9/1/46	$54,480,000	$7,890,000	5.60%	$1,525,440	$10,940,880
3/1/47				$1,304,520	
9/1/47	$46,590,000	$8,330,000	5.60%	$1,304,520	$10,939,040
3/1/48				$1,071,280	
9/1/48	$38,260,000	$8,800,000	5.60%	$1,071,280	$10,942,560
3/1/49				$824,880	
9/1/49	$29,460,000	$9,290,000	5.60%	$824,880	$10,939,760
3/1/50				$564,760	
9/1/50	$20,170,000	$9,810,000	5.60%	$564,760	$10,939,520
3/1/51				$290,080	
9/1/51	$10,360,000	$10,360,000	5.60%	$290,080	$10,940,160
Total		**$124,900,000**		**$139,725,320**	**$264,625,320**

Bay Laurel Center
Community Development District
Indigo East Water and Sewer Revenue Bonds, Series 2022A

Period Ending	Principal	Annual Principal	Interest Rate	Interest	Annual Debt
9/1/23	$27,575,000	$1,380,000	5.00%	$650,025	$2,030,025
3/1/24				$615,525	
9/1/24	$26,195,000	$940,000	5.00%	$615,525	$2,171,050
3/1/25				$592,025	
9/1/25	$25,255,000	$980,000	5.00%	$592,025	$2,164,050
3/1/26				$567,525	
9/1/26	$24,275,000	$1,030,000	5.00%	$567,525	$2,165,050
3/1/27				$541,775	
9/1/27	$23,245,000	$1,080,000	5.00%	$541,775	$2,163,550
3/1/28				$541,775	
9/1/28	$22,165,000	$1,135,000	5.00%	$541,775	$2,218,550
3/1/29				$486,400	
9/1/29	$21,030,000	$1,195,000	5.00%	$486,400	$2,167,800
3/1/30				$456,525	
9/1/30	$19,835,000	$1,250,000	5.00%	$456,525	$2,163,050
3/1/31				$425,275	
9/1/31	$18,585,000	$1,315,000	5.00%	$425,275	$2,165,550
3/1/32				$392,400	
9/1/32	$17,270,000	$1,385,000	5.00%	$392,400	$2,169,800
2/1/33				$357,775	
9/1/33	$15,885,000	$1,450,000	5.00%	$357,775	$2,165,550
3/1/34				$321,525	
9/1/34	$14,435,000	$1,520,000	5.00%	$321,525	$2,163,050
3/1/35				$283,525	
9/1/35	$12,915,000	$1,600,000	5.00%	$283,525	$2,167,050
3/1/36				$243,525	
9/1/36	$11,315,000	$1,680,000	5.00%	$243,525	$2,167,050
3/1/37				$201,525	
9/1/37	$9,635,000	$1,765,000	5.00%	$201,525	$2,168,050
3/1/38				$157,400	
9/1/38	$7,870,000	$1,855,000	4.00%	$157,400	$2,169,800
3/1/39				$120,300	
9/1/39	$6,015,000	$1,925,000	4.00%	$120,300	$2,165,600
3/1/40				$81,800	
9/1/40	$4,090,000	$2,005,000	4.00%	$81,800	$2,168,600
3/1/41				$41,700	
9/1/41	$2,085,000	$2,085,000	4.00%	$41,700	$2,168,400
Total		**$27,575,000**		**$13,506,625**	**$41,081,625**