THE DISTRICT
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027

THE DISTRICT
COMMUNITY DEVELOPMENT DISTRICT
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THE DISTRICT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027

	Fiscal Year 2026				
	Amended Budget FY 2026	Actual through 2/28/2026	Projected through 9/30/2026	Total Actual & Projected	Proposed Budget FY 2027
REVENUES					
Assessment levy - gross	$ 6,801				$ 8,793
Allowable discounts	(272)				(352)
Assessment levy - net	6,529	$ 6,064	$ 465	$ 6,529	8,441
Assessment levy: off-roll	382,658	664,208	(281,550)	382,658	494,694
Interest	500	345	155	500	3,628
Total revenues	389,687	670,617	(280,930)	389,687	506,763
EXPENDITURES					
Professional & administrative					
Supervisors	6,459	646	5,813	6,459	6,459
Management	48,000	20,000	28,000	48,000	48,000
CRA/city grant administration	5,000	2,083	2,917	5,000	5,000
DSF accounting - series 2024 marina	6,250	2,676	3,574	6,250	6,250
DSF accounting - series 2023	18,750	7,812	10,938	18,750	18,750
Legal	35,000	15,317	19,683	35,000	35,000
Engineering	50,000	-	35,000	35,000	50,000
Engineering - reporting	-	-	-	-	5,000
Audit	7,500	7,050	-	7,050	7,500
Arbitrage rebate calculation	1,500	-	1,500	1,500	1,500
Dissemination agent - series 2024 marina	1,750	729	1,021	1,750	1,750
Dissemination agent - series 2023	5,250	2,188	3,062	5,250	5,250
Trustee	19,000	8,250	4,500	12,750	17,500
Telephone	200	83	117	200	200
Postage	500	128	372	500	500
Printing & binding	500	208	292	500	500
Legal advertising	1,700	625	1,075	1,700	1,700
Annual special district fee	175	175	-	175	175
Insurance	11,166	6,866	-	6,866	17,973
Contingencies/bank charges	1,500	-	1,500	1,500	1,500
Meeting room rental	900	-	900	900	900
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Property appraiser & tax collector	551	-	551	551	308
	222,566	74,836	121,730	196,566	232,630

THE DISTRICT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027

	Fiscal Year 2026				
	Amended Budget FY 2026	Actual through 2/28/2026	Projected through 9/30/2026	Total Actual & Projected	Proposed Budget FY 2027
Field Operations					
Field operations management	20,000	-	10,000	10,000	20,000
Insurance	28,125	28,125	-	28,125	26,719
Accounting	3,750	3,125	625	3,750	2,500
Inspection and cleaning	50,000	-	35,000	35,000	35,000
Lighting					
Electricity	6,000	5,020	3,500	8,520	6,000
Landscape maintenance - streetscape					
Maintenance contract	21,600	3,600	12,600	16,200	21,600
Lawn fertilization/weed control	2,400	400	1,400	1,800	2,400
Shrub fertilization	2,400	-	1,400	1,400	2,400
Irrigation inspection	3,000	500	1,750	2,250	3,000
Effluent supply	22,250	8,423	12,979	21,402	22,250
Plant replacement	2,385	4,800	1,458	6,258	2,500
Irrigation repairs	1,193	-	700	700	1,200
Pressure washing	18,787		7,500	7,500	15,000
Hardscape and support facilities mgmt				-	
Utilities	7,500	-	4,000	4,000	7,500
Submerged land lease	29,702	-	-	-	89,106
Field operations contingency	15,000	8,325	6,675	15,000	15,000
Aquatic weed control	1,650	825	825	1,650	1,650
Total field operations	328,883	145,599	111,098	256,697	273,825
Total expenditures	551,449	220,938	232,828	453,263	506,455
Excess/(deficiency) of revenues over/(under) expenditures	(161,762)	449,679	(513,758)	(63,576)	308
Fund balance - beginning (unaudited)	530,679	500,627	950,306	500,627	437,052
Fund balance - ending (projected)					
Assigned					
Working capital	138,811	138,811	138,811	138,811	123,210
Natural disaster contingency	-	-	-	-	150,000
Unassigned	230,106	811,495	950,306	298,241	164,149
Fund balance - ending (projected)	$ 368,917	$ 950,306	$ (77,209)	$ 437,052	$ 437,359

THE DISTRICT
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES	
Professional and Administrative Services	
Supervisors	$ 6,459
Statutorily set at $200 for each meeting of the Board of Supervisors not to exceed $4,800 for each fiscal year. The District anticipates twelve meetings during the fiscal	
Management	48,000
Wrathell, Hunt and Associates, LLC specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bonds, and operate and maintain the assets of the community.	
CRA/city grant administration	5,000
DSF accounting - series 2024 marina	6,250
DSF accounting - series 2023	18,750
Legal	35,000
The District's Attorneys provides general counsel and legal representation for issues	
Engineering	50,000
The District's Engineer provides a broad array of engineering, consulting and construction services to the District, which assists in crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Engin	5,000
Required stormwater and public facilities reporting	
Audit	7,500
The District is required to undertake an independent examination of its books, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the rules of the Florida Auditor General	
Arbitrage rebate calculation	1,500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent - series 2024 marina	1,750
Dissemination agent - series 2023	5,250
Trustee	17,500
Annual fees are paid for services provided as trustee, paying agent and registrar.	
Telephone	200
Postage	500
Letterhead, envelopes, copies, agenda packages, etc.	
Printing & binding	500
Legal advertising	1,700
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	17,973
The District carries $3M per occurrence and $3M aggregate in Public Officials Liability coverage and $3M in General Liability Insurance	
Contingencies/bank charges	1,500
Meeting room rental	900
Website hosting & maintenance	705
Website ADA compliance	210
Property appraiser & tax collector	308

THE DISTRICT
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES (continued)	
Field Operations	
Field operations management	20,000
Assumes contract with property management company for field operations administration	
Insurance	26,719
Builders Risk coverage of $2.5M	
Accounting	2,500
Inspection and cleaning	35,000
Hydraulic Containment System expenses based on agreement with Terra-Com Environmental Consulting	
Lighting	
Electricity	6,000
Electricity from JEA for miscellaneous monument, streetscape, and waterfront lighting	
Landscape maintenance - streetscape	
Maintenance contract	21,600
General landscape labor @ $1,800 / month	
Lawn fertilization/weed control	2,400
$200 / month	
Shrub fertilization	2,400
$600 / quarterly	
Irrigation inspection	3,000
$250 / month	
Effluent supply	22,250
JEA - annualized based on monthly averages	
Plant replacement	2,500
Mai Irrigation repairs	1,200
Pressure washing	15,000
Pressure washing all CDD owned hardscape	
Utilities	7,500
Various water/sewer, electric and dumpster services	
Submerged land lease	89,106
Field operations contingency	15,000
Aquatic weed control	1,650
Lake Doctors maintenance of rip wall bi-monthly	
Total expenditures	$ 506,455

THE DISTRICT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023A-1
FISCAL YEAR 2027

	Fiscal Year 2026				
	Amended Budget FY 2026	Actual through 2/28/2026	Projected through 9/30/2026	Total Actual & Projected	Proposed Budget FY 2027
REVENUE					
Assessment levy - gross	$ 84,419				$ 84,419
Allowable discounts (4%)	(3,377)				(3,377)
Assessment levy - net	81,042	$ 76,936	$ 4,106	$ 81,042	81,042
Interest	-	827	-	827	-
Total revenue	81,042	77,763	4,106	81,869	81,042
EXPENDITURES					
Debt service					
Principal	35,000	-	35,000	35,000	35,000
Interest	40,688	20,344	20,344	40,688	38,850
Total debt service	75,688	20,344	55,344	75,688	73,850
Other fees & charges					
Tax collector	2,955	2,624	-	2,624	2,955
Total other fees & charges	2,955	2,624	-	2,624	2,955
Total expenditures	78,643	22,968	55,344	78,312	76,805
Net increase/(decrease) in fund balance	2,399	54,795	(51,238)	3,557	4,237
Beginning fund balance (unaudited)	41,505	42,734	97,529	42,734	46,291
Ending fund balance (projected)	$43,904	$ 97,529	$ 46,291	$ 46,291	50,528
Use of fund balance:					
Debt service reserve account balance (required)					(38,750)
Projected fund balance surplus/(deficit) as of September 30, 2027					$ 11,778

District

Community Development District

Series 2023A-1, Grant Revenue and Special Assessment Bonds

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Principal Balance
02/01/2026			20,343.75	20,343.75	775,000.00
08/01/2026	35,000.00	5.250%	20,343.75	55,343.75	740,000.00
02/01/2027			19,425.00	19,425.00	740,000.00
08/01/2027	35,000.00	5.250%	19,425.00	54,425.00	705,000.00
02/01/2028			18,506.25	18,506.25	705,000.00
08/01/2028	40,000.00	5.250%	18,506.25	58,506.25	665,000.00
02/01/2029			17,456.25	17,456.25	665,000.00
08/01/2029	40,000.00	5.250%	17,456.25	57,456.25	625,000.00
02/01/2030			16,406.25	16,406.25	625,000.00
08/01/2030	45,000.00	5.250%	16,406.25	61,406.25	580,000.00
02/01/2031			15,225.00	15,225.00	580,000.00
08/01/2031	45,000.00	5.250%	15,225.00	60,225.00	535,000.00
02/01/2032			14,043.75	14,043.75	535,000.00
08/01/2032	50,000.00	5.250%	14,043.75	64,043.75	485,000.00
02/01/2033			12,731.25	12,731.25	485,000.00
08/01/2033	50,000.00	5.250%	12,731.25	62,731.25	435,000.00
02/01/2034			11,418.75	11,418.75	435,000.00
08/01/2034	55,000.00	5.250%	11,418.75	66,418.75	380,000.00
02/01/2035			9,975.00	9,975.00	380,000.00
08/01/2035	55,000.00	5.250%	9,975.00	64,975.00	325,000.00
02/01/2036			8,531.25	8,531.25	325,000.00
08/01/2036	60,000.00	5.250%	8,531.25	68,531.25	265,000.00
02/01/2037			6,956.25	6,956.25	265,000.00
08/01/2037	60,000.00	5.250%	6,956.25	66,956.25	205,000.00
02/01/2038			5,381.25	5,381.25	205,000.00
08/01/2038	65,000.00	5.250%	5,381.25	70,381.25	140,000.00
02/01/2039			3,675.00	3,675.00	140,000.00
08/01/2039	70,000.00	5.250%	3,675.00	73,675.00	70,000.00
02/01/2040			1,837.50	1,837.50	70,000.00
08/01/2040	70,000.00	5.250%	1,837.50	71,837.50	-
Total	**775,000.00**		**343,481.25**	**1,118,481.25**	

THE DISTRICT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023A-2
FISCAL YEAR 2027

	Fiscal Year 2026				
	Amended Budget FY 2026	Actual through 2/28/2026	Projected through 9/30/2026	Total Actual & Projected	Proposed Budget FY 2027
REVENUE					
Assessment levy: off-roll	$ -	$ -	$ -	$ -	$1,990,075
Interest	-	34,733	-	34,733	-
Total revenue	-	34,733	-	34,733	1,990,075
EXPENDITURES					
Debt service					
Interest	-	-	-	-	1,990,075
Total debt service	-	-	-	-	1,990,075
Net increase/(decrease) in fund balance	-	34,733	-	34,733	-
Beginning fund balance (unaudited)	1,869,690	2,125,236	2,159,969	2,125,236	2,159,969
Ending fund balance (projected)	$1,869,690	$2,159,969	$2,159,969	$ 2,159,969	2,159,969
Use of fund balance:					
Debt service reserve account balance (required)					(1,501,650)
Projected fund balance surplus/(deficit) as of September 30, 2027					$ 658,319

* There is no payment due until August 1, 2027

District

Community Development District

Series 2023A-2, Grant Revenue and Special Assessment Bonds

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Principal Balance
02/01/2026			-	-	69,220,000.00
08/01/2026			-	-	69,220,000.00
02/01/2027			-	-	69,220,000.00
08/01/2027			1,990,075.00	1,990,075.00	69,220,000.00
02/01/2028			1,990,075.00	1,990,075.00	69,220,000.00
08/01/2028			1,990,075.00	1,990,075.00	69,220,000.00
02/01/2029			1,990,075.00	1,990,075.00	69,220,000.00
08/01/2029	1,410,000.00	5.750%	1,990,075.00	3,400,075.00	67,810,000.00
02/01/2030			1,949,537.50	1,949,537.50	67,810,000.00
08/01/2030	1,490,000.00	5.750%	1,949,537.50	3,439,537.50	66,320,000.00
02/01/2031			1,906,700.00	1,906,700.00	66,320,000.00
08/01/2031	1,575,000.00	5.750%	1,906,700.00	3,481,700.00	64,745,000.00
02/01/2032			1,861,418.75	1,861,418.75	64,745,000.00
08/01/2032	1,665,000.00	5.750%	1,861,418.75	3,526,418.75	63,080,000.00
02/01/2033			1,813,550.00	1,813,550.00	63,080,000.00
08/01/2033	1,760,000.00	5.750%	1,813,550.00	3,573,550.00	61,320,000.00
02/01/2034			1,762,950.00	1,762,950.00	61,320,000.00
08/01/2034	1,860,000.00	5.750%	1,762,950.00	3,622,950.00	59,460,000.00
02/01/2035			1,709,475.00	1,709,475.00	59,460,000.00
08/01/2035	1,970,000.00	5.750%	1,709,475.00	3,679,475.00	57,490,000.00
02/01/2036			1,652,837.50	1,652,837.50	57,490,000.00
08/01/2036	2,085,000.00	5.750%	1,652,837.50	3,737,837.50	55,405,000.00
02/01/2037			1,592,893.75	1,592,893.75	55,405,000.00
08/01/2037	2,200,000.00	5.750%	1,592,893.75	3,792,893.75	53,205,000.00
02/01/2038			1,529,643.75	1,529,643.75	53,205,000.00
08/01/2038	2,330,000.00	5.750%	1,529,643.75	3,859,643.75	50,875,000.00
02/01/2039			1,462,656.25	1,462,656.25	50,875,000.00
08/01/2039	2,465,000.00	5.750%	1,462,656.25	3,927,656.25	48,410,000.00
02/01/2040			1,391,787.50	1,391,787.50	48,410,000.00
08/01/2040	2,605,000.00	5.750%	1,391,787.50	3,996,787.50	45,805,000.00
02/01/2041			1,316,893.75	1,316,893.75	45,805,000.00
08/01/2041	2,755,000.00	5.750%	1,316,893.75	4,071,893.75	43,050,000.00
02/01/2042			1,237,687.50	1,237,687.50	43,050,000.00
08/01/2042	2,915,000.00	5.750%	1,237,687.50	4,152,687.50	40,135,000.00
02/01/2043			1,153,881.25	1,153,881.25	40,135,000.00
08/01/2043	3,080,000.00	5.750%	1,153,881.25	4,233,881.25	37,055,000.00
02/01/2044			1,065,331.25	1,065,331.25	37,055,000.00
08/01/2044	3,260,000.00	5.750%	1,065,331.25	4,325,331.25	33,795,000.00
02/01/2045			971,606.25	971,606.25	33,795,000.00
08/01/2045	3,445,000.00	5.750%	971,606.25	4,416,606.25	30,350,000.00
02/01/2046			872,562.50	872,562.50	30,350,000.00
08/01/2046	3,645,000.00	5.750%	872,562.50	4,517,562.50	26,705,000.00
02/01/2047			767,768.75	767,768.75	26,705,000.00
08/01/2047	3,850,000.00	5.750%	767,768.75	4,617,768.75	22,855,000.00
02/01/2048			657,081.25	657,081.25	22,855,000.00
08/01/2048	4,075,000.00	5.750%	657,081.25	4,732,081.25	18,780,000.00
02/01/2049			539,925.00	539,925.00	18,780,000.00
08/01/2049	4,310,000.00	5.750%	539,925.00	4,849,925.00	14,470,000.00
02/01/2050			416,012.50	416,012.50	14,470,000.00
08/01/2050	4,555,000.00	5.750%	416,012.50	4,971,012.50	9,915,000.00
02/01/2051			285,056.25	285,056.25	9,915,000.00
08/01/2051	4,820,000.00	5.750%	285,056.25	5,105,056.25	5,095,000.00
02/01/2052			146,481.25	146,481.25	5,095,000.00
08/01/2052	5,095,000.00	5.750%	146,481.25	5,241,481.25	-
Total	**69,220,000.00**		**66,077,850.00**	**135,297,850.00**	

THE DISTRICT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024 (PUBLIC MARINA PROJECT)
FISCAL YEAR 2026

	Fiscal Year 2026				
	Amended Budget FY 2026	Actual through 2/28/2026	Projected through 9/30/2026	Total Actual & Projected	Proposed Budget FY 2027
REVENUE	$ -	$ -	$ -	$ -	$ -
Total revenue	-	-	-	-	-
EXPENDITURES	-	-	-	-	-
Total expenditures	-	-	-	-	-
Net increase/(decrease) in fund balance	-	-	-	-	-
Beginning fund balance (unaudited)	-	-	-	-	-
Ending fund balance (projected)	$ -	$ -	$ -	$ -	-

Use of fund balance:	
Debt service reserve account balance (required)	-
Projected fund balance surplus/(deficit) as of September 30, 2027	$ -

District

Community Development District

Series 2024, Bond Anticipation Notes (Public Marina Project)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Principal Balance
09/04/2024					5,475,000.00
12/01/2027	5,475,000.00	6.500%	1,242,411.64	6,717,411.64	-
Total	**$5,475,000.00**		**$1,242,411.64**	**$6,717,411.64**	

All payments received by the Registered Owner hereunder shall be applied first to the payment of interest due and payable, with the balance applied to principal. All accrued and unpaid interest and outstanding principal shall be paid in full in a single payment on December 1, 2027.

THE DISTRICT
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2027 ASSESSMENTS

Off-Roll Assessments - Product Basis

		FY 2027				Amended FY 2026*
Product	Units	O&M Assessment per Unit/1,000 Sq Ft	2023A-1 DS Assessment per Unit/1,000 Sq Ft	2023A-2 DS Assessment per Unit/1,000 Sq Ft	Total Assessment per Unit/1,000 Sq Ft	Total Assessment per Unit/1,000 Sq Ft
Retail	121,400	$ 308.97	$ -	$ 1,242.95	$ 1,551.92	$ 220.75
Apartments	930	264.76	-	1,065.08	1,329.84	189.16
Office	200,000	308.97	-	1,242.95	1,551.92	220.75
Hotel	200	158.85	-	639.05	797.90	113.49
Condo	200	586.97	-	2,361.28	2,948.25	419.36

On-Roll Assessments - Product Basis

		FY 2027				Amended FY 2026*
Product	Units	O&M Assessment per Unit/1,000 Sq Ft	2023A-1 DS Assessment per Unit/1,000 Sq Ft	2023A-2 DS Assessment per Unit/1,000 Sq Ft	Total Assessment per Unit/1,000 Sq Ft	Total Assessment per Unit/1,000 Sq Ft
Townhomes	40	$ 219.82	$ 2,110.48	$ -	$ 2,330.30	$ 2,267.53

THE DISTRICT
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2027 ASSESSMENTS

Off-Roll Assessments - Product Basis

			FY 2027				Amended FY 2026*
Product	Parcel	Units	O&M Assessment per Unit/1,000 Sq Ft	2023A-1 DS Assessment per Unit/1,000 Sq Ft	2023A-2 DS Assessment per Unit/1,000 Sq Ft	Total Assessment per Unit/1,000 Sq Ft	Total Assessment per Unit/1,000 Sq Ft
Retail	1A-R	30,000	$ 308.97	$ -	$ 1,242.95	$ 1,551.92	$ 220.75
Apartments	1A-A	430	264.76	-	1,065.08	1,329.84	189.16
Retail	2A-R	30,000	308.97	-	1,242.95	1,551.92	220.75
Apartments	2A-A	500	264.76	-	1,065.08	1,329.84	189.16
Office	4A	200,000	308.97	-	1,242.95	1,551.92	220.75
Retail	5A	15,000	308.97	-	1,242.95	1,551.92	220.75
Retail	6A	12,400	308.97	-	1,242.95	1,551.92	220.75
Hotel	7A	200	158.85	-	639.05	797.90	113.49
Condo	9A	200	586.97	-	2,361.28	2,948.25	419.36
Retail	10	17,000	308.97	-	1,242.95	1,551.92	220.75
Retail	11	17,000	308.97	-	1,242.95	1,551.92	220.75

On-Roll Assessments - Parcel Basis

			FY 2027				Amended FY 2026*
Product	Parcel	Units	O&M Assessment per Unit/1,000 Sq Ft	2023A-1 DS Assessment per Unit/1,000 Sq Ft	2023A-2 DS Assessment per Unit/1,000 Sq Ft	Total Assessment per Unit/1,000 Sq Ft	Total Assessment per Unit/1,000 Sq Ft
Townhomes	3A	20	219.82	2,110.48	-	$ 2,330.30	$ 2,267.53
Townhomes	9B	20	219.82	2,110.48	-	2,330.30	2,267.53