Community Development District

Approved Proposed Budget FY 2026

GMS

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	\$
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Community Development District Approved Proposed Budget General Fund

			-				-		- 1	Approved
		Adopted Budget	A	ctuals Thru	Pro	jected Next	Pro	jected Thru		Proposed
Description		FY2025		3/31/25		6 Months		9/30/25		Rudget FY 2026
								, ,		
REVENUES:										
Special Assessments - On Roll	\$	274,104	\$	271,958	\$	2,146	\$	274,104	\$	274,104
Special Assessments - Direct	Ψ	42,177	Ψ	42,177	Ψ	2,140	Ψ	42,177	Ψ	2/4,104
Developer Contribution		388,137		•		112,502		112,502		26,477
Interest income		5,000		1,318		644		1,962		20,177
Carry Forward Surplus				1,010				1,502		
TOTAL REVENUES	\$	709,418	\$	315,453	\$	115,292	\$	430,745	\$	300,581
EXPENDITURES:										
<u>Administrative</u>										
Engineering	\$	10,000	\$	1,261	\$	8,739	\$	10,000	\$	10,000
Attorney	ф	30,000	ф	36,401	Ф	24,000	φ	60,401	ф	30,000
Annual Audit		3,500		5,000		24,000		5,000		5,100
Assessment Administration		2,000		2,000		ω <u>]</u>		2,000		2,000
Dissemination Agent		-				1,337				
Trustee Fees		2,675 5,000		1,338		5,000		2,675 5,000		2,675
		•		20,829						5,000
Management Fees		41,659		-		20,830		41,659		41,659
Property Appraiser Information Technology		150		249 500		F00		249		150
Website Maintenance		1,000		803		500 803		1,000 1,605		1,000
Postage & Delivery		1,605 800		36		50		1,603		1,605 800
Insurance General Liability		7,877		7,448		50		7,448		8,879
•								125		
Printing & Binding		500		75 1,057		50 500		1,557		500
Legal Advertising Other Current Charges		1,000		259		500				1,000
		898				100		359		898
Office Supplies		100		628		150		778 175		100
Dues, Licenses & Subscriptions		175	h	175	de			175	_	175
TOTAL ADMINISTRATIVE	_ \$	108,939	\$	78,057	\$	62,059	\$	140,116	\$	111,541
Operations & Maintenance										
Field Expenditures										
Field Management	\$	13,217	\$	5,507	\$	-	\$	5,507	\$	(m)
Utilities - Electric		4,800		10,696		12,000		22,696		25,020
Utilities - Streetlights		12,000		9,326		9,366		18,692		19,200
Utilities - Water & Sewer		1,200		2,259		3,000		5,259		5,736
Irriagion Maintenance		4,800				4		4 000		-
Landscape Maintenance Mulch		110,000		67,907		(9€) (0€)		67,907		
Pest Control		40,000 1,000								
Lake Maintenance		22,200		6,675		10 - 01		6,675		:- :2
Wetlands/Preserves		5,000		0,073		1576 1541		0,073		5 8
Pressure Washing		5,000				180				
Contingency		10,000		3,500		391		3,500		9
TOTAL FIELD EXPENDITURES	¢	229,217	\$	105,870	\$	24,366	\$	130,236	\$	49,956
TOTAL FIELD EAF ENDITURES	Ą	447,411	φ	103,070	49	44,300	4	130,430	Ф	47,730

Community Development District Approved Proposed Budget

General Fund

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Approved Proposed
Description	FY2025	3/31/25	6 Months	9/30/25	Rudget FY 2026
Description	112023	3/31/23	OMORRIS	7/30/23	112020
Amenity *					
Management Fees	\$ 82,211	\$ 34,255	\$ -	\$ 34,255	\$
Access Control	2,867	86	•	86	
Alarm Monitoring	1,638			(5)	
Jtility - Electric	27,847	8,067	ş	8,067	
Jtility - Water & Sewer	20,066	2,206		2,206	
Cable/Internet Services	3,686	956	3	956	
relephone	3,522		*	3.00	
Property Insurance	19,636	13,760		13,760	
Landscape Maintenance	26,823	12,240	-	12,240	
Landscape Replacement	4,095				
Pest Control	819	9	32	849	
Pool & Spa Maintenance	34,399	8,575	3	8,575	
Repairs and Maintenance	10,000		-	529	
anitorial Maintenance	45,000	8,575		8,575	
anitorial Supplies	2,252	5,5.5	ş	%	
Office Equipment Maintenance	2,662				
Office Supplies/Clubhouse Supplies	4,000				
Air Conditioning Maintenance	2,293	2			
Fitness Equipment Lease					
Fitness Equipment Maintenance	6,143			12	
Window Cleaning/Pressure Cleaning	5,324			-	
Porter Service	4,423		100	1	
Frash Collection	819	_	~		
Special Events	10,000		20		
Holiday Lighting	18,682	8	20		
Contingency	19,399	•			
Capital Reserve	12,655		270		
Capital Outlay	12,033	2.005		2,885	
Interlocal-Governmental Expense **	5) 20	2,885	68,788	68,788	139,08
FOTAL AMENITY *	\$ 371,261	\$ 91,605	\$ 68,788	\$ 160,393	\$ 139,08
OTAL EXPENDITURES	\$ 709,418	\$ 275,532	\$ 155,213	\$ 430,745	\$ 300,58
EXCESS REVENUES (EXPENDITURES	\$	\$ 39,921	\$ (39,921)	\$ -	\$

*Amenity as transferred in February to Willow Creek IJ CDD.

** Interlocal-Governmental Expense will be prorated from March 2025.

	On Roll
Net Assessments	\$ 274,104
Collection Fees & Discounts (6%)	17,496
Gross Assessments	\$ 291,600
No. of Units	324
Per Unit Assessments (Net)	\$ 846
Per Unit Assessments (Gross/tax bill))	\$ 900

Community Development District Proposed Budget

Exhibit A - Shared costs

	184 69 miles	1
Description	Projected Budget FY 2025	Projected FY2025 Willow Creek II CDD
	23.91%	
Special Assessments - On Roll	\$	\$ =
Special Assessments - Direct Developer Contribution		
Interlocal-Governmental Revenue		68,788
Carry Forward Surplus	100	-
TOTAL REVENUES	\$	\$ 68,788
D.		
Administrative Supervisor Fees	\$	
FICA Taxes		
Engineering		
Attorney Annual Audit	2 W 2 2 5	
Assessment Administration	TAN DELLE	
Arbitrage Rebate		
Dissemination Agent	13 15 5	
Trustee Fees Management Fees		
Property Appraiser		
Information Technology		
Website Maintenance		1
Postage & Delivery Insurance General Liability		1
Printing & Binding		
Legal Advertising		
Other Current Charges	G13	
Office Supplies Dues, Licenses & Subscriptions		
TOTAL ADMINISTRATIVE		
TOTAL ADMINISTRATIVE	\$	
Operations & Maintenance Field Expenditures	PARTITION	
Flein expenditures		
Field Management	\$ 1,844	\$ 7,710
Utilities - Electric Utilities - Streetlights		.(#1
Utilities - Water & Sewer		(#) (#)
Irriagion Maintenance		19
Landscape Maintenance	20,727	86,681
Mulch Pest Control		-
Lake Maintenance	2,235	9,345
Wetlands/Preserves	12 22 33	(-)
Pressure Washing	1,196	5,000
Contingency		<u></u>
TOTAL FIELD EXPENDITURES	\$ 26,000	\$ 108,736

W.				
	roposed Budget	Prop	oosed Budget FY2026	
	FY 2026	Willow Creek II CDD		
	23.91%		CDD	
\$		\$	2	
			139,084	
ď.			=	
\$		\$	139,084	
\$				
'n				
		l		
		l		
	• • • • • • • • • •			
	4 100			
\$		\$	- 16	
	100			
\$	3,159	\$	13,212	
350	0,207	,	10,515	
			(*:	
	1,148		4,800	
	35,531 10,760		148,596 45,000	
	239		1,000	
	3,831 1,196		16,020 5,000	
	1,196		5,000	
	2,391		10,000	
\$	59,451	\$	248,628	

mated Budget at Buildout
\$ 274,104 - 765,175 -
\$ 1,039,279
\$ 10,000 30,000 4,900 2,000 550 2,675 5,000 38,934 150 1,000 1,605 1,200 7,575 500 1,000 1,220 100 175
\$ 108,584
\$ 27,682 4,800 80,000 1,200 4,800 180,000 - 1,000 22,000 30,000 10,000 105,000
\$ 466,482

Community Development District Proposed Budget

Exhibit A - Shared costs

Access Control Alarm Monitoring Pool Monitoring Pool Monitoring Utility - Electric Utility - Water & Sewer Cable/Internet Services Telephone Property Insurance Landscape Maintenance Landscape Maintenance Landscape Replacement Pest Control Pool & Spa Maintenance Repairs and Maintenance Janitorial Maintenance Janitorial Supplies Office Equipment Maintenance Uffice Supplies/Clubhouse Supplies Air Conditioning Maintenance Window Cleaning/Pressure Cleaning Porter Service Trash Collection Special Events 144 60 80 142 59 142 59 142 59 142 59 142 59 142 59 142 59 142 59 142 59 142 59 142 59 142 59 142 59 142 59 142 59 142 59 142 59 142 59 142 142 59 142 59 142 59 142 59 142 142 59 142 59 142 59 142 144 51 142 59 144 51 142 59 144 51 142 59 144 51 142 59 144 51 144 60 1	144 600 142 590 142 143	The state of the	Contingency Capital Reserve TOTAL AMENITY	s	42,788	\$	178,943
Access Control Alarm Monitoring Pool Monitoring Pool Monitoring Utility - Electric Utility - Electric Utility - Water & Sewer Cable/Internet Services Telephone Property Insurance Landscape Maintenance Landscape Replacement Pest Control Pool & Spa Maintenance Repairs and Maintenance Janitorial Maintenance Janitorial Maintenance Janitorial Supplies Office Equipment Maintenance Office Supplies/Clubhouse Supplies Air Conditioning Maintenance Window Cleaning/Pressure Cleaning Porter Service 144 60 60 144 60 60 60 614 60 60 614 60 60 60 60 60 60 60 60 60 60 60 60 60	Sample S	menity (anagement Fees ccess Control larm Monitoring ool Monitoring tility - Electric tility - Water & Sewer able/Internet Services elephone roperty Insurance andscape Maintenance andscape Replacement est Control ool & Spa Maintenance epairs and Maintenance anitorial Maintenance anitorial Supplies ffice Equipment Maintenance ffice Supplies/Clubhouse Supplies ir Conditioning Maintenance Vindow Cleaning/Pressure Cleaning over ter Service 11,467 47,956 47,956 602 1444 602 1442 595 10,823 10,823 10,823 2,100 1,297 2,100	Special Events Holiday Lighting		2,391 3,111		10,000 13,010
Access Control Alarm Monitoring Pool Monitoring Jtility - Electric Jtility - Electric Jtility - Water & Sewer Cable/Internet Services Felephone Property Insurance Landscape Maintenance Landscape Maintenance Landscape Replacement Pest Control Pool & Spa Maintenance Repairs and Maintenance Insurance Insurance Repairs and Maintenance Repairs and Maintenance Signification of the Maintenance Signification of the Maintenance Microbial Maintenance Air Conditioning Maintenance Fitness Equipment Maintenance Window Cleaning/Pressure Cleaning 144 60 60 60 60 60 60 60 60 60 60 60 60 60	Sample S	The state of the	Trash Collection	200	112		46
Access Control Alarm Monitoring Cool Monitoring Dillity - Electric Dillity - Water & Sewer Cable/Internet Services Cable/Internet Services Cable/Internet Services Cable/Internet Services Callone Cable/Internet Services Cab	Sample S	The state of the		277	614		2,56
Access Control Alarm Monitoring Alare Mo	Sample S	Ty 2025 23.91% Willow Creek II CDD					8
Access Control Alarm Monitoring Alarm Mo	Sample S	Ty 2025 23.91% Willow Creek P CDD		10,74			
144 60 144 60 144 60 144 60 144 60 144 60 144 60 144 60 144 60 144 60 144 60 142 59 142 59 142 59 142 59 142 59 142 59 142 59 142 59 142 59 142 59 142 59 142 142 59 142 143	Sample S	Ty 2025 23.91% Willow Creek CDD	5	750	2000		
144 60 142 59 59 142 142 143	flanagement Fees \$ 11,467 \$ 47,950 ccess Control 144 600 clarm Monitoring 142 59 cool Monitoring 142 59 candscape Mater 310 1,29 cool Monitoring 14,605 19,63 candscape Maintenance 2,184 9,13 cool & Spa Maintenance 3,348 14,00 cool & Spa Maintenance 2,391 10,00 cool & Spa Maintenance 2,391 10,00 cool & Spa Maintenance 3,957 16,55 conitorial Maintenance 314 1,31	Pry 2025 23.91% Willow Creek CDD		110.3	-	1	
144 60 142 59 59 142 142 59 142	Samagement Fees Samagement	Pry 2025 23.91% Willow Creek CDD		1			
144 60 142 59 59 142 142	Sample S	Ty 2025 23.91% Willow Creek CDD		100		1	
144 60	Sample S	Ty 2025 23.91% Willow Creek CDD		1000			
144 60 60 60 60 60 60 60	Samagement Fees Samagement	Pry 2025 23.91% Willow Creek CDD	•	3.33	The state of the s		
144 60 60 60 60 60 60 60	Samagement Fees \$ 11,467 \$ 47,950	Pry 2025 23.91% Willow Creek CDD	•	120			•
144 60 60 60 60 60 60 60	Management Fees \$ 11,467 \$ 47,95 Access Control 144 60 Alarm Monitoring 142 59 Solution Feed of the property of the property Insurance 2,588 10,82 Access Control 310 1,29 Access Control 4,695 19,63 Access Control 2,184 9,13 Access Control 4,695 19,63	Pry 2025 23.91% Willow Creek CDD			100000	1	
144 60 147 148 60 148 149 149 149 149 149 149 149 149 149 149 149 149 149 149 149 149 149 149 149 149 149 149	Management Fees \$ 11,467 \$ 47,95 Access Control 144 60 Alarm Monitoring 142 59 Solution Feed of the English of Section 1 2,588 10,82 Actility - Electric 2,588 10,82 Actility - Water & Sewer 502 2,10 Able / Internet Services 310 1,29 Felephone 4,695 19,63 Aroperty Insurance 4,695 19,63 Andscape Maintenance 2,184 9,13	Pry 2025 23.91% Willow Creek CDD		1500	02		30
144 60 147 60 148 60 149 60 140 60 141 60 142 60 142 60 143 60 144 60 145 60 146 60 147 60 148 60 149 60 140 60 141 60 142 69 142 69 142 69 142 69 143 60 144 60 144 60 148 60 149 60 140	flanagement Fees \$ 11,467 \$ 47,950 ccess Control 144 600 clarm Monitoring 142 590 cool Monitoring 142 590 fullity - Electric 2,588 10,820 fullity - Water & Sewer 502 2,100 cable/Internet Services 310 1,290 celephone 4,695 19,630	Pry 2025 23.91% Willow Creek CDD	•	716	2,104		9,13
144 60 142 59 59 142 59 142 59 142 59 142 59 142 59 142 59 142 59 142 59 142 59 142 59 142 59 142 59 142 59 142 59 142 59 142	flanagement Fees \$ 11,467 \$ 47,950 ccess Control 144 600 clarm Monitoring 142 590 cool Monitoring 142 590 fullity - Electric 2,588 10,820 fullity - Water & Sewer 5002 2,100 cable/Internet Services 310 1,290 celephone 1,290 1,290	Pry 2025 Willow Creek CDD			10.000		
144 60 60 60 60 60 60 60	flanagement Fees \$ 11,467 \$ 47,950 ccess Control 144 600 clarm Monitoring 142 590 cool Monitoring 142 590 fullity - Electric 2,588 10,820 fullity - Water & Sewer 5002 2,100 cable/Internet Services 310 1,290	Pry 2025 Willow Creek CDD	•		4 605		10.62
ccess Control 144 60 larm Monitoring 142 59 ool Monitoring 142 59 (tility - Electric 2,588 10,82 (tility - Water & Sewer 502 2,10	Idanagement Fees \$ 11,467 \$ 47,950 Idarm Monitoring 142 600 Idarm Monitoring 142 590 Idarm Monitoring 142	Description	•	13.05	310		1,29
144 60 60 60 60 60 60 60	fanagement Fees \$ 11,467 \$ 47,950 access Control 144 600 alarm Monitoring 142 590 cool Monitoring 142 590 fullity - Electric 2,588 10,820	Description	•	20		l	
144 60 60 60 60 60 60 60	flanagement Fees \$ 11,467 \$ 47,950 access Control 144 600 alarm Monitoring 142 590 cool Monitoring 142 590	Description	•	1000			
ccess Control 144 60 larm Monitoring 142 59	fanagement Fees	Pry 2025 Willow Creek CDD				ı	
ccess Control 144 60	Inagement Fees	menity (anagement Fees ccess Control Description FY 2025 CDD Willow Creek 1 CDD \$ 47,95 60	9	Sel Dr	200		
	Management Fees \$ 11,467 \$ 47,956	Description FY 2025 Willow Creek 1 23.91% menity (anagement Fees \$ 11,467 \$ 47,950			A 500 500		
		Description FY 2025 Willow Creek 1 CDD	lanagement Fees	\$	-	\$	
			Depositorion			Projected FY202 Willow Creek 1	
FY 2025 CDD	10071775	Projected EY 2012		Projected Budget			

Proposed Budget	Proposed Budget FY2026				
FY 2026	Willow Creek II CDD				
23.91%	GDD				
\$ 19,655	\$ 82,200				
686	2,867				
244	1,020				
244					
5,452	22,800				
1,722					
531	2,220				
3,553	14,861				
3,745					
979					
187	780				
5,739	24,000				
7,050					
6,743					
530					
637 956					
550					
3,924					
1,273					
1,273					
1,051	4,400				
191					
4,467					
3,111					
2,262 2,869					
\$ 79,633	\$ 333,034				
\$ 139,084	\$ 581,662				

Estimated Budget					
at	Buildout				
\$	100,000 2,867 1,638 12,831 27,847				
	20,066 3,686 3,522 19,636 26,823 4,095 819				
92	34,399 29,485 50,000 2,252 2,662 6,962 2,293				
	6,143 5,324 4,423 819 12,285 18,682				
	40,000 12,655 12,000				
\$	464,214				
S	1,039,279				

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

The District is levying platted lots direct to builder to fund general operating expenditures for the Fiscal Year.

Developer Contribution

The District entered into a funding agreement with the developer to fund all general operating expenditures for the Fiscal Year

Interest

The District earns interest on the monthly average collected balance for each of their investment accounts.

Expenditures - Administrative

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

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.

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 bonds will be held and administered by a Trustee. This represents the trustee 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. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Property Appraiser

The Brevard County Board of Commissioners provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Board of Commissioners for necessary administrative costs incurred to provide this service. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The budget for Board of Commissioners costs was based on a unit price per parcel.

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-SF, LLC and updated monthly.

Communication - Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

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

Community Development District

Budget Narrative

FY 2026

Expenditures - Administrative (continued)

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

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

Utilities - Electric

FPL provides electricity to entrance and lift station.

Location	Vendor	Monthly	Total
1101 Willow Creek Blvd - Entrance	FPL	35	420
7705 Fortana Way - Lift Station	FPL	60	720
1135 Willow Creek Blvd Pump Foun	FPL	700	8,400
8059 Cortese DR #LS	FPL	90	1,080
1401 Willow Creek Blvd - Fountain	FPL	600	7,200
7893 Turchetta Ct - Mter #30486904	FPL	600	7,200
		Total	25,020

Utilities - Streetlights

FPL streetlight meters throughout the district.

Location	Vendor	Monthly	Total
1125 Willow Creek Blve SL	FPL	1,600	19,200

Utilities - Water & Sewer

City of Titusville provides water and sewer service to the district.

•			
Location	Vendor	Monthly	Total
7705 Fortana Way LS	City of Titusville	13	156
1135 Willow Creek Blvd	City of Titusville	65	780
8516 Cortese Dr	City of Titusville	200	2,400
8556 Cortese Dr	City of Titusville	200	2,400
		Total	5,736

Community Development District
Approved Proposed Budget
Debt Service Series 2022 Capital Improvement Bonds

Description		Adopted Budget FY2025	ctuals Thru 3/31/25	Pr	ojected Next 6 Months	Pr	ojected Thru 9/30/25		Approved Proposed FY 2026
REVENUES:									
Special Assessments-On Roll	\$	175,667	\$ 173,189	\$	2,478	\$	175,667	\$	175,667
Special Assessments - Prepayments		- 2							9
Interest Earnings		3,500	4,080		2,500		6,580		3,500
Carry Forward Surplus ⁽¹⁾		86,658	86,918		0 68		86,918		96,002
TOTAL REVENUES	\$	265,825	\$ 264,187	\$	4,978	\$	269,165	\$	275,169
EXPENDITURES:									
Interest - 11/01	\$	66,581	\$ 66,581	\$		\$	66,581	\$	65,641
Interest - 05/01		66,581	9	•	66,581	-	66,581	-	65,641
Principal - 05/01		40,000	· ·		40,000		40,000		40,000
Special Call - 05/01		6.5			2 8 20		*		-
TOTAL EXPENDITURES	\$	173,163	\$ 66,581	\$	106,581	\$	173,163	\$	171,283
TOTAL EXPENDITURES	- \$	173,163	\$ 66,581	\$	106,581	\$	173,163	\$	171,283
EXCESS REVENUES (EXPENDITURES)	- \$	92,662	\$ 197,605	\$	(101,603)	\$	96,002	\$	103,886
(1) Carry Forward is Net of Reserve Req	ıuiremen	ıt			Interest D	ıe 1	1/1/26	\$	64,701

Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2022 Capital Improvement Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/31/22	\$2,575,000	4.700%	\$-	\$-	9*
11/01/22	2,575,000	4.700%	35	57,789	57,789
05/01/23	2,575,000	4.700%	35,000	68,888	
11/01/23	2,540,000	4.700%	10,000	68,065	181,953
05/01/24	2,530,000	4.700%	50,000	67,793	
11/01/24	2,480,000	4.700%	546	66,581	184,374
05/01/25	2,480,000	4.700%	40,000	66,581	
11/01/25	2,440,000	4.700%	BALL BERNESS	65,641	172,223
05/01/26	2,440,000	4.700%	40,000	65,641	
11/01/26	2,400,000	4.700%		64,701	170,343
05/01/27	2,400,000	4.700%	45,000	64,701	
11/01/27	2,355,000	4.700%	(2)	63,644	173,345
05/01/28	2,355,000	5.000%	45,000	63,644	
11/01/28	2,310,000	5.000%	866	62,519	171,163
05/01/29	2,310,000	5.000%	50,000	62,519	
11/01/29	2,260,000	5.000%	869	61,269	173,788
05/01/30	2,260,000	5.000%	50,000	61,269	
11/01/30	2,210,000	5.000%	100	60,019	171,288
05/01/31	2,210,000	5.000%	55,000	60,019	
11/01/31	2,155,000	5.000%	ne:	58,644	173,663
05/01/32	2,155,000	5.000%	55,000	58,644	7.5
11/01/32	2,100,000	5.000%		57,269	170,913
05/01/33	2,100,000	5.375%	60,000	57,269	· · · · · ·
11/01/33	2,040,000	5.375%	33,111	55,656	172,925
05/01/34	2,040,000	5.375%	65,000	55,656	
11/01/34	1,975,000	5.375%	-	53,909	174,566
05/01/35	1,975,000	5.375%	65,000	53,909	,
11/01/35	1,910,000	5.375%	=	52,163	171,072
05/01/36	1,910,000	5.375%	70,000	52,163	,
11/01/36	1,840,000	5.375%	. 0,000	50,281	172,444
05/01/37	1,840,000	5.375%	75,000	50,281	,
11/01/37	1,765,000	5.375%	. 0,000	48,266	173,547
05/01/38	1,765,000	5.375%	80,000	48,266	
11/01/38	1,685,000	5.375%	2	46,116	174,381
05/01/39	1,685,000	5.375%	85,000	46,116	
11/01/39	1,600,000	5.375%	₹	43,831	174,947
05/01/40	1,600,000	5.375%	85,000	43,831	
11/01/40	1,515,000	5.375%		41,547	170,378
05/01/41	1,515,000	5.375%	90,000	41,547	
11/01/41	1,425,000	5.375%		39,128	170,67
05/01/42	1,425,000	5.375%	95,000	39,128	
11/01/42	1,330,000	5.375%		36,575	170,70
05/01/43	1,330,000	5.500%	100,000	36,575	
11/01/43	1,230,000	5.500%	· §	33,825	170,40
05/01/44	1,230,000	5.500%	110,000	33,825	
11/01/44	1,120,000	5.500%	===,,;;	30,800	174,62
05/01/45	1,120,000	5.500%	115,000	30,800	,
11/01/45	1,005,000	5.500%	5	27,638	173,43
05/01/46	1,005,000	5.500%	120,000	27,638	·
11/01/46	885,000	5.500%	·	24,338	171,97
05/01/47	885,000	5.500%	130,000	24,338	
11/01/47	755,000	5.500%	200,000	20,763	175,10
05/01/48	755,000	5.500%	135,000	20,763	•
11/01/48	620,000	5.500%	200,000	17,050	172,81
05/01/49	620,000	5.500%	140,000	17,050	,o=
11/01/49	480,000	5.500%	210,000	13,200	170,25
05/01/50	480,000	5.500%	150,000	13,200	, = .
11/01/50	330,000	5.500%	250,000	9,075	172,27
05/01/51	330,000	5.500%	160,000	9,075	1.2,2,
11/01/51	170,000	5.500%	200,000	4,675	173,75
05/01/52	170,000	5.500%	170,000	4,675	174,67
03/01/34	170,000	2,200/0	±10,000	1,0.0	,0,,

Community Development District Non-Ad Valorem Assessments Comparison 2025-2026

Neighborhood	0&M Units	Bonds 2022 Units	Annual M	aintenance Ass	sessments	Annu	al Debt Assessi	ments	Tota	l Assessed Per	Unit
			FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)
On Roll				15							
Single Family-Phase 1	79	0	\$900.00	\$900.00	\$0.00	\$0.00	\$0.00	\$0.00	\$900.00	\$900.00	\$0.00
Single Family-Village D	72	71	\$900.00	\$900,00	\$0.00	\$765.90	\$765,90	\$0.00	\$1,665.90	\$1,665.90	\$0.00
Single Family-Village B	173	173	\$900.00	\$900.00	\$0.00	\$765.90	\$765.90	\$0.00	\$1,665.90	\$1,665.90	\$0.00
Total	324	244									

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