Community Development District

Unaudited Financial Reporting April 30, 2025



Management Services - CDDs, LLC

Table of Contents

Balance Shee	1
General Fund	2-3
Debt Service Fund Series 2019	4
Debt Service Fund Series 2022	5
Debt Service Fund Series 2023	6
Capital Project Fund Series 2019	7
Month to Month	8-9
Long Term Debt Repor	10
Assessment Receipt Schedule	11

Community Development District Balance Sheet April 30, 2025

Assets:		General Fund	D	ebt Service Fund	tal Project Fund	Cova	Totals rnmental Fund
Cash: Operating Account \$ 149,249 - \$ - \$ 149 Petty Cash 500 - - - Due from General Fund - 0 - Investments: - 0 - State Board of Administration BankUnited Money Market 952,411 - - 952 BankUnited Money Market 101,345 - - 101 Series 2019 Reserve A - 180,950 - 180 Revenue A - 344,065 - 344 Construction - 47,804 - 67 Reserve A - 67,804 - 67 Reserve Revenue - 67,804 - 67 Reserve Revenue - 671,556 - 671 Deposits-Electric 17,519 - - 17 Total Assets \$ 1,221,024 \$ 2,275,428 \$ 2,496 \$ 3,498, Liabilities: 8 - \$ -		runu		runu	runu	Gover	nmentai runa
Operating Account Petty Cash \$ 149,249 \$ - \$ - \$ 149 Petty Cash 500	Assets:						
Petty Cash 500 - - Due from General Fund - 0 - Investments: State Board of Administration 952,411 - - 952 BankUnited Money Market 101,345 - - 101 Series 2019 Reserve A - 180,950 - 180 Revenue A - 344,065 - 344 Construction - 2,496 2 Series 2022 Reserve - 67,804 - 67 Revenue - 1,011,054 - 1,011 Series 2023 Revenue - 671,556 - 671 Deposits-Electric 17,519 - - 17 Total Assets \$ 1,221,024 \$ 2,275,428 \$ 2,496 \$ 3,498 Liabilities: Accounts Payable \$ - \$ - \$ - Accounts Payable \$ - \$ - \$ - \$ - Total Liabilities	<u>Cash:</u>						
Due from General Fund		\$	\$	-	\$ -	\$	149,249
Investments: State Board of Administration		500		-	-		500
State Board of Administration 952,411	Due from General Fund	-		0	-		0
Series 2019 Reserve A	Investments:						
Reserve A	State Board of Administration	952,411		-	-		952,411
Reserve A - 180,950 - 180 Revenue A - 344,065 - 344 Construction - - 2,496 2 Series 2022 - 67,804 - 67 Revenue - 671,011,054 - 1,011 Series 2023 - 671,556 - 671 Deposits-Electric 17,519 - - 17 Total Assets \$ 1,221,024 \$ 2,275,428 \$ 2,496 \$ 3,498, Liabilities: - \$ - \$ - \$ 17 Total Liabilities \$ - \$ - \$ - \$ Accounts Payable \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	BankUnited Money Market	101,345		-	-		101,345
Revenue A Construction - 344,065 - 344 Construction - 2,496 2 Series 2022 Reserve	<u>Series 2019</u>						
Construction - - 2,496 2 Series 2022 Reserve - 67,804 - 67 Revenue - 1,011,054 - 1,011 Series 2023 Revenue - 671,556 - 671 Deposits-Electric 17,519 - - 17 Total Assets 1,221,024 2,275,428 2,496 3,498, Liabilities: Accounts Payable - \$ - \$ Accounts Payable \$ - \$ - \$ Due to General Fund 0 - - \$ Total Liabilities \$ 0 \$ - \$ Fund Balance: Nonspendable: Prepaid Items \$ - \$ - \$ Prepaid Items \$ - \$ - \$ 1 1 Restricted for: Debt Service - 2,275,428 - 2,275 2 <td>Reserve A</td> <td>-</td> <td></td> <td>180,950</td> <td>-</td> <td></td> <td>180,950</td>	Reserve A	-		180,950	-		180,950
Series 2022 Reserve - 67,804 - 67 Revenue - 1,011,054 - 1,011 Series 2023 Revenue - 671,556 - 671 Deposits-Electric 17,519 - - 17 Total Assets 1,221,024 \$ 2,275,428 \$ 2,496 \$ 3,498 Liabilities: Accounts Payable \$ -	Revenue A	-		344,065	-		344,065
Reserve Revenue - 67,804 - 67 Revenue - 1,011,054 - 1,011 Series 2023 Revenue - 671,556 - 671 Deposits-Electric 17,519 - - 17 Total Assets 1,221,024 2,275,428 2,496 3,498, Liabilities: Accounts Payable - \$ - - <td>Construction</td> <td>-</td> <td></td> <td>-</td> <td>2,496</td> <td></td> <td>2,496</td>	Construction	-		-	2,496		2,496
Revenue - 1,011,054 - 1,011 Series 2023 Revenue - 671,556 - 671 Deposits-Electric 17,519 - - 17 Total Assets \$ 1,221,024 \$ 2,275,428 \$ 2,496 \$ 3,498, Liabilities: Accounts Payable - \$	<u>Series 2022</u>						
Series 2023 Revenue - 671,556 - 671 Deposits-Electric 17,519 - - 17 Total Assets \$ 1,221,024 \$ 2,275,428 \$ 2,496 \$ 3,498, Liabilities: Accounts Payable \$ - <	Reserve	-		67,804	-		67,804
Revenue - 671,556 - 671 Deposits-Electric 17,519 - - 17 Total Assets 1,221,024 \$ 2,275,428 \$ 2,496 \$ 3,498, Liabilities: Accounts Payable \$ - <td>Revenue</td> <td>-</td> <td></td> <td>1,011,054</td> <td>-</td> <td></td> <td>1,011,054</td>	Revenue	-		1,011,054	-		1,011,054
Deposits-Electric 17,519 - - 17 Total Assets 1,221,024 2,275,428 2,496 3,498, Liabilities: Accounts Payable - \$ - \$ - \$ - \$ Due to General Fund 0 - - \$ -<	<u>Series 2023</u>						
Total Assets \$ 1,221,024 \$ 2,275,428 \$ 2,496 \$ 3,498, Liabilities: Accounts Payable \$ -	Revenue	-		671,556	-		671,556
Liabilities: Accounts Payable \$ - <t< td=""><td>Deposits-Electric</td><td>17,519</td><td></td><td>-</td><td>-</td><td></td><td>17,519</td></t<>	Deposits-Electric	17,519		-	-		17,519
Accounts Payable \$ - \$ - \$ - \$ Due to General Fund 0	Total Assets	\$ 1,221,024	\$	2,275,428	\$ 2,496	\$	3,498,948
Due to General Fund 0 - - Total Liabilities \$ 0 \$ - \$ Fund Balance: Nonspendable: - - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ 17 - \$ 17 - \$ - \$ 17 - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	Liabilities:						
Total Liabilities \$ 0 \$ - \$ Fund Balance: Nonspendable: Prepaid Items \$ - \$ - \$ - \$ 17 Deposits \$ 17,519 \$ - \$ - \$ 17 Restricted for: Debt Service - 2,275,428 - 2,275 Capital Project - - 2,496 2 Assigned for: - - - - - Unassigned 1,203,505 - - 1,203 Total Fund Balances \$ 1,221,024 \$ 2,275,428 \$ 2,496 \$ 3,498,	Accounts Payable	\$ -	\$	-	\$ -	\$	-
Fund Balance: Nonspendable: Prepaid Items \$ - \$ - \$ - \$ 17 Deposits \$ 17,519 \$ - \$ - \$ 17 Restricted for: Debt Service - 2,275,428 - 2,275 Capital Project 2,496 2 Assigned for: Capital Reserves 1,203 Total Fund Balances \$ 1,221,024 \$ 2,275,428 \$ 2,496 \$ 3,498,	Due to General Fund	0		-	-		0
Nonspendable: Prepaid Items \$ - \$ - \$ - \$ Deposits \$ 17,519 \$ - \$ - \$ 17 Restricted for: Debt Service - 2,275,428 - 2,275 2,275 Capital Project 2,496 2 Assigned for:	Total Liabilities	\$ 0	\$	-	\$ -	\$	0
Prepaid Items \$ - \$ - \$ - \$ 17 Deposits \$ 17,519 \$ - \$ - \$ 17 Restricted for: Debt Service - 2,275,428 - 2,275 Capital Project - - 2,496 2 Assigned for: Capital Reserves Unassigned 1,203,505 - - - 1,203 Total Fund Balances \$ 1,221,024 \$ 2,275,428 \$ 2,496 \$ 3,498,	Fund Balance:						
Deposits \$ 17,519 \$ - \$ - \$ 17 Restricted for: Debt Service - 2,275,428 - 2,275 Capital Project - - - 2,496 2 Assigned for: Capital Reserves - - - - - Unassigned 1,203,505 - - - 1,203 Total Fund Balances \$ 1,221,024 \$ 2,275,428 \$ 2,496 \$ 3,498,	Nonspendable:						
Restricted for: Debt Service - 2,275,428 - 2,275 Capital Project - - 2,496 2 Assigned for: - - - - Capital Reserves - - - - 1,203 Unassigned 1,203,505 - - 1,203 Total Fund Balances \$ 1,221,024 \$ 2,275,428 \$ 2,496 \$ 3,498,	Prepaid Items	\$ -	\$	-	\$ -	\$	-
Debt Service - 2,275,428 - 2,275 Capital Project - - - 2,496 2 Assigned for: - - - - - Capital Reserves - - - - 1,203 Unassigned 1,203,505 - - - 1,203 Total Fund Balances 1,221,024 \$ 2,275,428 \$ 2,496 \$ 3,498,	Deposits	\$ 17,519	\$	-	\$ -	\$	17,519
Capital Project - - 2,496 2 Assigned for: - - - - Capital Reserves - - - - - Unassigned 1,203,505 - - - 1,203 Total Fund Balances \$ 1,221,024 \$ 2,275,428 \$ 2,496 \$ 3,498,	Restricted for:						
Assigned for: Capital Reserves Unassigned 1,203,505 1,203 Total Fund Balances \$ 1,221,024 \$ 2,275,428 \$ 2,496 \$ 3,498,		-		2,275,428	-		2,275,428
Capital Reserves - - - - - - 1,203 Unassigned 1,203,505 - - - 1,203 Total Fund Balances 1,221,024 2,275,428 2,496 3,498,		-		-	2,496		2,496
Unassigned 1,203,505 - - 1,203 Total Fund Balances 1,221,024 2,275,428 2,496 3,498,							
Total Fund Balances \$ 1,221,024 \$ 2,275,428 \$ 2,496 \$ 3,498,				-	-		-
	Unassigned	1,203,505		-	-		1,203,505
Total Liabilities & Fund Balanc \$ 1 221 024 \$ 2 275 428 \$ 2 496 \$ 3 498	Total Fund Balances	\$ 1,221,024	\$	2,275,428	\$ 2,496	\$	3,498,949
From Endomnies & Fund Dutane ψ 1,221,021 ψ 2,273,120 ψ 2,170 ψ 3,170,	Total Liabilities & Fund Balanc	\$ 1,221,024	\$	2,275,428	\$ 2,496	\$	3,498,949

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted Prorated Budget Actual						
		Budget	Thro	ugh 04/30/25	Thro	ugh 04/30/25	1	Variance
Revenues:								
Special Assessments - Tax Roll	\$	1,751,202	\$	1,050,721	\$	1,664,906	\$	614,184
Clubhouse Income		17,000		9,917		6,549		(3,367)
Interest Income		20,000		11,667		16,530		4,864
Miscellaneous Income		-		-		756		756
Total Revenues	\$	1,788,202	\$	1,072,305	\$	1,688,742	\$	616,437
Expenditures:								
General and Administrative:								
Supervisor Fees	\$	12,000	\$	7,000	\$	6,600	\$	400
Payroll Taxes		918		535		518		18
Engineering		10,000		5,833		-		5,833
Attorney		32,000		18,667		10,363		8,304
Annual Audit		6,500		3,792		4,600		(808)
Assessment Roll Administration		2,000		2,000		2,367		(367)
Arbitrage Calculation		1,800		1,050		-		1,050
Dissemination Agent		3,750		2,188		2,188		-
Trustee Fees		12,206		6,267		6,267		-
Management Fees		50,778		29,621		29,420		201
Information Technology		1,000		583		592		(8)
Website Maintenance		2,500		1.458		1,350		108
Postage and Delivery		900		525		686		(161)
Insurance General Liability		10,275		10,275		9,995		280
Printing and Binding		1,000		583		208		376
= = =								370
Rental and Leases		2,400		1,400		1,400		1 450
Legal Advertising		2,500		1,458		-		1,458
Other Current Charges		2,000		1,167		1,146		21
Office Supplies		250		146				146
Dues, Licenses and Subscriptions		175		175		175		
Total General and Administrative	\$	154,952	\$	94,722	\$	77,873	\$	16,850
<u>Operations and Maintenance</u>								
Field Expenditures								
Field Management	\$	24,694	\$	14,405	\$	14,307	\$	98
Electricity		54,000		31,500		26,014		5,486
Landscape Maintenance		384,775		224,452		186,784		37,668
Fertilization and Pest Control		49,440		28,840		24,000		4,840
Tree Care Services		23,980		13,988		1,220		12,769
Landscape Materials		50,000		29,167		11,436		17,730
Irrigation Maintenance and Repairs		15,000		8,750		9,129		(379)
Lake Maintenance		12,000		7,000		6,347		653
Pressure Washing		20,000		20,000		19,050		950
Lights Repair and Maintenance		2,000		1,167		-		1,167
Community Maintenance/Repairs		30,000		17,500		15,200		2,300
Sign/Decor Maintenance		1,000		583		-		583
Stormwater Services/Culvert Cleaning		20,000		11,667		_		11,667
Holiday Decorations		42,240		38,351		38,351		
Sidewalk/Asphalt Repairs		10,000		5,833				5,833
Special Projects		25,000		14,583		_		14,583
Off Duty Police Services		7,200		4,200		1,219		2,981
Contingency		14,000		8,167		1,417		8,167
Subtotal Field Expenditures	\$	785,329	\$	480,153	\$	353,057	\$	127,096
Clubhouse Expenditures						•		
Active Video Monitoring	\$	40,500	\$	23,625	\$	23,625	\$	-
Alarm/Fire Alarm Monitoring	4	2,100	4	1,225	4	525	-	700
		2,100		1,223		323		700

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

Total Operations and Maintenance \$ 1,633,250 \$ 1,011,619 \$ 806,155 Total Expenditures \$ 1,788,202 \$ 1,106,342 \$ 884,028		Actual		Prorated Budget	Adopted	
Equipment Repair	25 Variance	ugh 04/30/25	Throu	hrough 04/30/25	Budget	
Equipment Repair 5,000 2,917 4,715 Electric 70,000 40,833 30,798 Cable/Internet Services 4,600 2,683 2,641 Holiday Lighting/Decorations 15,000 17,253 17,253 Property Insurance 66,207 66,207 63,232 Landscape Maintenance 28,710 16,748 14,355 Landscape Replacement 8,000 4,667 - License, Music 2,000 1,167 2,064 Irrigation Maintenance and Repairs 4,000 2,333 3,245 Janitorial Supplies 9,000 5,250 3,806 Office Supplies/Clubhouse Supplies 10,000 5,833 2,604 Onsite Club Management 54,755 31,940 34,007 Onsite Club Management 54,755 31,940 34,007 Onsite Club Employees 203,454 118,682 120,253 Payroll Taxes 15,564 9,079 8,370 Workers Compensation Insurance 1,815 1,815 1,410 Employees' Health Insurance 26,118 15,236 6,648 Pest Control 1,200 700 1,350 Pool and Spa Repairs 10,000 5,833 - 5 Pormits 1,000 5,833 - 5 Permits 1,000	(306)	2.056		1.750	3 000	Fitness Equipment Maintenance
Electric 70,000	(1,798)	,		,	,	• •
Cable/Internet Services 4,600 2,683 2,641 Holiday Lighting/Decorations 15,000 17,253 17,253 Property Insurance 66,207 66,207 63,232 Landscape Maintenance 28,710 16,6748 14,355 Landscape Replacement 8,000 4,667 - License, Music 2,000 1,167 2,664 Irrigation Maintenance and Repairs 4,000 2,333 3,245 Janitorial Supplies 9,000 5,250 3,806 Office Supplies/Clubhouse Supplies 10,000 5,833 2,604 Onsite Club Management 54,755 31,940 34,007 Onsite Club Employees 203,454 118,682 120,253 Payroll Taxes 15,564 9,079 8,370 Workers Compensation Insurance 1,815 1,815 1,440 Employees' Health Insurance 26,118 15,236 6,648 Pest Control 1,200 700 1,350 Pool and Spa Maintenance 65,700 383,255	10,035	,		*		• •
Holiday Lighting/Decorations 15,000 17,253 17,264 17,253 17,264	43					
Property Insurance 66,207 66,207 63,232 Landscape Maintenance 28,710 16,748 14,355 Landscape Replacement 8,000 4,667 - License, Music 2,000 1,167 2,064 Irrigation Maintenance and Repairs 4,000 2,333 3,245 Janitorial Supplies 9,000 5,250 3,806 Office Supplies/Clubhouse Supplies 10,000 5,833 2,604 Onsite Club Management 54,755 31,940 34,007 Onsite Club Employees 203,454 118,662 120,253 Payroll Taxes 15,564 9,079 8,370 Workers Compensation Insurance 1,815 1,815 1,440 Employees' Health Insurance 26,118 15,236 6,648 Pest Control 1,200 700 1,350 Pool and Spa Maintenance 65,700 38,325 37,050 Pool and Spa Repairs 10,000 5,833 6,555 Permits 1,000 5,833 6,555	-	,		•	•	
Landscape Maintenance 28,710 16,748 14,355 Landscape Replacement 8,000 4,667 - License, Music 2,000 1,167 2,064 Lirrigation Maintenance and Repairs 4,000 2,333 3,245 Janitorial Supplies 9,000 5,250 3,806 Office Supplies/Clubhouse Supplies 10,000 5,833 2,604 Onsite Club Employees 203,454 118,682 120,253 Payroll Taxes 15,564 9,079 8,370 Workers Compensation Insurance 1,815 1,815 1,440 Employees' Health Insurance 26,118 15,236 6,648 Pest Control 1,200 700 1,350 Pool and Spa Maintenance 65,700 38,325 37,050 Pool and Spa Repairs 10,000 583 - Permits 1,000 583 - Nonroutine Pool Cleaning 2,000 1,167 - Repairs and Maintenance 80,000 3,500 211	2,975					
Landscape Replacement	2,393					
License, Music 2,000 1,167 2,064 Irrigation Maintenance and Repairs 4,000 2,333 3,245 Janitorial Supplies 9,000 5,250 3,806 Office Supplies/Clubhouse Supplies 10,000 5,833 2,604 Onsite Club Management 54,755 31,940 34,007 Onsite Club Employees 203,454 118,682 120,253 Payroll Taxes 15,564 9,079 8,370 Workers Compensation Insurance 1,815 1,815 1,440 Employees' Health Insurance 26,118 15,236 6,648 Pest Control 1,200 700 1,350 Pool and Spa Maintenance 65,700 38,325 37,050 Pool and Spa Repairs 10,000 5,833 6,555 Permits 1,000 5,833 6,555 Permits 1,000 5,833 6,555 Permits 6,000 3,500 211 Security-Roving Guard 2,500 1,458 - Teleph	4,667					•
Irrigation Maintenance and Repairs	(897)	2.064		*	,	
Janitorial Supplies 9,000 5,250 3,806	(912)	,		,	,	•
Office Supplies/Clubhouse Supplies 10,000 5,833 2,604 Onsite Club Management 54,755 31,940 34,007 Onsite Club Employees 203,454 118,682 120,253 Payroll Taxes 15,564 9,079 8,370 Workers Compensation Insurance 1,815 1,815 1,440 Employees' Health Insurance 26,118 15,236 6,648 Pest Control 1,200 700 1,350 Pool and Spa Maintenance 65,700 38,325 37,050 Pool and Spa Repairs 10,000 5,833 6,555 Permits 1,000 583 - Nonroutine Pool Cleaning 2,000 1,167 - Repairs and Maintenance 80,000 46,667 31,275 Special Events 6,000 3,500 211 Security-Roving Guard 2,500 1,458 - Telephone 5,500 3,208 2,881 Trash Collection 9,000 5,250 5,282 Water an	1,444	,		•	,	
Onsite Club Management 54,755 31,940 34,007 Onsite Club Employees 203,454 118,682 120,253 Payroll Taxes 15,564 9,079 8,370 Workers Compensation Insurance 1,815 1,815 1,440 Employees' Health Insurance 26,118 15,236 6,648 Pest Control 1,200 700 1,350 Pool and Spa Maintenance 65,700 38,325 37,050 Pool and Spa Repairs 10,000 5,833 6,555 Permits 1,000 583 - Nonroutine Pool Cleaning 2,000 1,167 - Repairs and Maintenance 80,000 46,667 31,275 Special Events 6,000 3,500 211 Security-Roving Guard 2,500 1,458 - Telephone 5,500 3,208 2,881 Trash Collection 9,000 5,250 5,282 Water and Sewer 3,706 2,162 1,861 Contingency <td< td=""><td>3,230</td><td></td><td></td><td></td><td></td><td></td></td<>	3,230					
Onsite Club Employees 203,454 118,682 120,253 Payroll Taxes 15,564 9,079 8,370 Workers Compensation Insurance 1,815 1,815 1,440 Employees' Health Insurance 26,118 15,236 6,648 Pest Control 1,200 700 1,350 Pool and Spa Maintenance 65,700 38,325 37,050 Pool and Spa Repairs 10,000 5,833 6,555 Permits 1,000 583 - Nonroutine Pool Cleaning 2,000 1,167 - Repairs and Maintenance 80,000 46,667 31,275 Special Events 6,000 3,500 211 Security-Roving Guard 2,500 1,458 - Telephone 5,500 3,208 2,881 Trash Collection 9,000 5,250 5,282 Water and Sewer 3,706 2,162 1,861 Contingency 25,000 14,583 18,499 Replacements 16,493 <td>(2,067)</td> <td>,</td> <td></td> <td>•</td> <td></td> <td></td>	(2,067)	,		•		
Payroll Taxes 15,564 9,079 8,370 Workers Compensation Insurance 1,815 1,815 1,440 Employees' Health Insurance 26,118 15,236 6,648 Pest Control 1,200 700 1,350 Pool and Spa Maintenance 65,700 38,325 37,050 Pool and Spa Repairs 10,000 5,833 6,555 Permits 1,000 583 - Nonroutine Pool Cleaning 2,000 1,167 - Repairs and Maintenance 80,000 46,667 31,275 Special Events 6,000 3,500 211 Security-Roving Guard 2,500 1,458 - Telephone 5,500 3,208 2,881 Trash Collection 9,000 5,250 5,282 Water and Sewer 3,706 2,162 1,861 Contingency 25,000 14,583 18,499 Replacements 16,493 9,621 - Capital Reserve 50,000	(1,571)	,		•	,	<u> </u>
Workers Compensation Insurance 1,815 1,815 1,440 Employees' Health Insurance 26,118 15,236 6,648 Pest Control 1,200 700 1,350 Pool and Spa Maintenance 65,700 38,325 37,050 Pool and Spa Repairs 10,000 5,833 6,555 Permits 1,000 583 - Nonroutine Pool Cleaning 2,000 1,167 - Repairs and Maintenance 80,000 46,667 31,275 Special Events 6,000 3,500 211 Security-Roving Guard 2,500 1,458 - Telephone 5,500 3,208 2,881 Trash Collection 9,000 5,250 5,282 Water and Sewer 3,706 2,162 1,861 Contingency 25,000 14,583 18,499 Replacements 16,493 9,621 - Capital Reserve 50,000 29,167 6,500 Total Operations and Maintenance	709					• •
Employees' Health Insurance 26,118 15,236 6,648 Pest Control 1,200 700 1,350 Pool and Spa Maintenance 65,700 38,325 37,050 Pool and Spa Repairs 10,000 5,833 6,555 Permits 1,000 583 - Nonroutine Pool Cleaning 2,000 1,167 - Repairs and Maintenance 80,000 46,667 31,275 Special Events 6,000 3,500 211 Security-Roving Guard 2,500 1,458 - Telephone 5,500 3,208 2,881 Trash Collection 9,000 5,250 5,282 Water and Sewer 3,706 2,162 1,861 Contingency 25,000 14,583 18,499 Replacements 16,493 9,621 - Capital Reserve 50,000 29,167 6,500 Subtotal Clubhouse Expenditures \$ 1,633,250 \$ 1,011,619 \$ 806,155 Total Expenditures \$ 1,788,202 \$ 1,106,342 \$ 884,028	375			*		-
Pest Control 1,200 700 1,350 Pool and Spa Maintenance 65,700 38,325 37,050 Pool and Spa Repairs 10,000 5,833 6,555 Permits 1,000 583 - Nonroutine Pool Cleaning 2,000 1,167 - Repairs and Maintenance 80,000 46,667 31,275 Special Events 6,000 3,500 211 Security-Roving Guard 2,500 1,458 - Telephone 5,500 3,208 2,881 Trash Collection 9,000 5,250 5,282 Water and Sewer 3,706 2,162 1,861 Contingency 25,000 14,583 18,499 Replacements 16,493 9,621 - Capital Reserve 50,000 29,167 6,500 Subtotal Clubhouse Expenditures \$ 47,922 \$ 531,466 \$ 453,099 Total Expenditures \$ 1,788,202 \$ 1,106,342 \$ 884,028 Excess (Deficiency) of Revenues over	8,588					•
Pool and Spa Maintenance 65,700 38,325 37,050 Pool and Spa Repairs 10,000 5,833 6,555 Permits 1,000 583 - Nonroutine Pool Cleaning 2,000 1,167 - Repairs and Maintenance 80,000 46,667 31,275 Special Events 6,000 3,500 211 Security-Roving Guard 2,500 1,458 - Telephone 5,500 3,208 2,881 Trash Collection 9,000 5,250 5,282 Water and Sewer 3,706 2,162 1,861 Contingency 25,000 14,583 18,499 Replacements 16,493 9,621 - Capital Reserve 50,000 29,167 6,500 Subtotal Clubhouse Expenditures \$ 847,922 \$ 531,466 \$ 453,099 Total Operations and Maintenance \$ 1,633,250 \$ 1,011,619 \$ 806,155 Total Expenditures \$ 1,788,202 \$ 1,106,342 \$ 884,028 <t< td=""><td>(650)</td><td></td><td></td><td></td><td></td><td>• •</td></t<>	(650)					• •
Pool and Spa Repairs 10,000 5,833 6,555 Permits 1,000 583 - Nonroutine Pool Cleaning 2,000 1,167 - Repairs and Maintenance 80,000 46,667 31,275 Special Events 6,000 3,500 211 Security-Roving Guard 2,500 1,458 - Telephone 5,500 3,208 2,881 Trash Collection 9,000 5,250 5,282 Water and Sewer 3,706 2,162 1,861 Contingency 25,000 14,583 18,499 Replacements 16,493 9,621 - Capital Reserve 50,000 29,167 6,500 Subtotal Clubhouse Expenditures \$ 847,922 \$ 531,466 \$ 453,099 Total Operations and Maintenance \$ 1,633,250 \$ 1,011,619 \$ 806,155 Total Expenditures \$ 1,788,202 \$ 1,106,342 \$ 884,028 Excess (Deficiency) of Revenues over Expenditures \$ 0 \$ (34,037) \$ 804,714	1,275					
Permits 1,000 583 - Nonroutine Pool Cleaning 2,000 1,167 - Repairs and Maintenance 80,000 46,667 31,275 Special Events 6,000 3,500 211 Security-Roving Guard 2,500 1,458 - Telephone 5,500 3,208 2,881 Trash Collection 9,000 5,250 5,282 Water and Sewer 3,706 2,162 1,861 Contingency 25,000 14,583 18,499 Replacements 16,493 9,621 - Capital Reserve 50,000 29,167 6,500 Subtotal Clubhouse Expenditures \$ 847,922 \$ 531,466 \$ 453,099 Total Operations and Maintenance \$ 1,633,250 \$ 1,011,619 \$ 806,155 Total Expenditures \$ 1,788,202 \$ 1,106,342 \$ 884,028 Excess (Deficiency) of Revenues over Expenditures \$ 0 \$ (34,037) \$ 804,714	(722)					•
Repairs and Maintenance 80,000 46,667 31,275 Special Events 6,000 3,500 211 Security-Roving Guard 2,500 1,458 - Telephone 5,500 3,208 2,881 Trash Collection 9,000 5,250 5,282 Water and Sewer 3,706 2,162 1,861 Contingency 25,000 14,583 18,499 Replacements 16,493 9,621 - Capital Reserve 50,000 29,167 6,500 Subtotal Clubhouse Expenditures \$ 847,922 \$ 531,466 \$ 453,099 Total Operations and Maintenance \$ 1,633,250 \$ 1,011,619 \$ 806,155 Total Expenditures \$ 1,788,202 \$ 1,106,342 \$ 884,028 Excess (Deficiency) of Revenues over Expenditures \$ 0 \$ (34,037) \$ 804,714	583	· -				• •
Repairs and Maintenance 80,000 46,667 31,275 Special Events 6,000 3,500 211 Security-Roving Guard 2,500 1,458 - Telephone 5,500 3,208 2,881 Trash Collection 9,000 5,250 5,282 Water and Sewer 3,706 2,162 1,861 Contingency 25,000 14,583 18,499 Replacements 16,493 9,621 - Capital Reserve 50,000 29,167 6,500 Subtotal Clubhouse Expenditures \$ 847,922 \$ 531,466 \$ 453,099 Total Operations and Maintenance \$ 1,633,250 \$ 1,011,619 \$ 806,155 Total Expenditures \$ 1,788,202 \$ 1,106,342 \$ 884,028 Excess (Deficiency) of Revenues over Expenditures \$ 0 \$ (34,037) \$ 804,714	1,167	-		1,167	2,000	Nonroutine Pool Cleaning
Special Events 6,000 3,500 211 Security-Roving Guard 2,500 1,458 - Telephone 5,500 3,208 2,881 Trash Collection 9,000 5,250 5,282 Water and Sewer 3,706 2,162 1,861 Contingency 25,000 14,583 18,499 Replacements 16,493 9,621 - Capital Reserve 50,000 29,167 6,500 Subtotal Clubhouse Expenditures \$ 847,922 \$ 531,466 \$ 453,099 Total Operations and Maintenance \$ 1,633,250 \$ 1,011,619 \$ 806,155 Total Expenditures \$ 1,788,202 \$ 1,106,342 \$ 884,028 Excess (Deficiency) of Revenues over Expenditures \$ 0 \$ (34,037) \$ 804,714	15,392	31,275		46,667	80,000	G
Telephone 5,500 3,208 2,881 Trash Collection 9,000 5,250 5,282 Water and Sewer 3,706 2,162 1,861 Contingency 25,000 14,583 18,499 Replacements 16,493 9,621 - Capital Reserve 50,000 29,167 6,500 Subtotal Clubhouse Expenditures \$ 847,922 \$ 531,466 \$ 453,099 Total Operations and Maintenance \$ 1,633,250 \$ 1,011,619 \$ 806,155 Total Expenditures \$ 1,788,202 \$ 1,106,342 \$ 884,028 Excess (Deficiency) of Revenues over Expenditures \$ 0 \$ (34,037) \$ 804,714	3,289	211		3,500	6,000	Special Events
Trash Collection 9,000 5,250 5,282 Water and Sewer 3,706 2,162 1,861 Contingency 25,000 14,583 18,499 Replacements 16,493 9,621 - Capital Reserve 50,000 29,167 6,500 Subtotal Clubhouse Expenditures \$ 847,922 \$ 531,466 \$ 453,099 Total Operations and Maintenance \$ 1,633,250 \$ 1,011,619 \$ 806,155 Total Expenditures \$ 1,788,202 \$ 1,106,342 \$ 884,028 Excess (Deficiency) of Revenues over Expenditures \$ 0 \$ (34,037) \$ 804,714	1,458	-		1,458	2,500	Security-Roving Guard
Water and Sewer 3,706 2,162 1,861 Contingency 25,000 14,583 18,499 Replacements 16,493 9,621 - Capital Reserve 50,000 29,167 6,500 Subtotal Clubhouse Expenditures \$ 847,922 \$ 531,466 \$ 453,099 Total Operations and Maintenance \$ 1,633,250 \$ 1,011,619 \$ 806,155 Total Expenditures \$ 1,788,202 \$ 1,106,342 \$ 884,028 Excess (Deficiency) of Revenues over Expenditures \$ 0 \$ (34,037) \$ 804,714	328	2,881		3,208	5,500	Telephone
Contingency 25,000 14,583 18,499 Replacements 16,493 9,621 - Capital Reserve 50,000 29,167 6,500 Subtotal Clubhouse Expenditures \$ 847,922 \$ 531,466 \$ 453,099 Total Operations and Maintenance \$ 1,633,250 \$ 1,011,619 \$ 806,155 Total Expenditures \$ 1,788,202 \$ 1,106,342 \$ 884,028 Excess (Deficiency) of Revenues over Expenditures \$ 0 \$ (34,037) \$ 804,714	(32)	5,282		5,250	9,000	•
Replacements 16,493 9,621 - Capital Reserve 50,000 29,167 6,500 Subtotal Clubhouse Expenditures \$ 847,922 \$ 531,466 \$ 453,099 Total Operations and Maintenance \$ 1,633,250 \$ 1,011,619 \$ 806,155 Total Expenditures \$ 1,788,202 \$ 1,106,342 \$ 884,028 Excess (Deficiency) of Revenues over Expenditures \$ 0 \$ (34,037) \$ 804,714	301	1,861		2,162	3,706	Water and Sewer
Capital Reserve 50,000 29,167 6,500 Subtotal Clubhouse Expenditures \$ 847,922 \$ 531,466 \$ 453,099 Total Operations and Maintenance \$ 1,633,250 \$ 1,011,619 \$ 806,155 Total Expenditures \$ 1,788,202 \$ 1,106,342 \$ 884,028 Excess (Deficiency) of Revenues over Expenditures \$ 0 \$ (34,037) \$ 804,714	(3,916)	18,499		14,583	25,000	Contingency
Subtotal Clubhouse Expenditures \$ 847,922 \$ 531,466 \$ 453,099 Total Operations and Maintenance \$ 1,633,250 \$ 1,011,619 \$ 806,155 Total Expenditures \$ 1,788,202 \$ 1,106,342 \$ 884,028 Excess (Deficiency) of Revenues over Expenditures \$ 0 \$ (34,037) \$ 804,714	9,621	· -		9,621	16,493	
Total Operations and Maintenance \$ 1,633,250 \$ 1,011,619 \$ 806,155 Total Expenditures \$ 1,788,202 \$ 1,106,342 \$ 884,028 Excess (Deficiency) of Revenues over Expenditures \$ 0 \$ (34,037) \$ 804,714	22,667	6,500		29,167	50,000	Capital Reserve
Total Expenditures \$ 1,788,202 \$ 1,106,342 \$ 884,028 Excess (Deficiency) of Revenues over Expenditures \$ 0 \$ (34,037) \$ 804,714	\$ 78,368	453,099	\$	\$ 531,466	\$ 847,922	Subtotal Clubhouse Expenditures
Excess (Deficiency) of Revenues over Expenditures \$ 0 \$ (34,037) \$ 804,714	\$ 205,464	806,155	\$	\$ 1,011,619	\$ 1,633,250	Total Operations and Maintenance
	\$ 222,314	884,028	\$	\$ 1,106,342	\$ 1,788,202	Total Expenditures
Fund Balance - Beginning \$ 416,310	\$ 838,751	804,714	\$	\$ (34,037)	\$ 0	Excess (Deficiency) of Revenues over Expenditures
		416,310	\$			Fund Balance - Beginning
Fund Balance - Ending \$ 1,221,024		1,221,024	\$			Fund Balance - Ending

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Prorated Budget		Actual			
		Budget Thru 04/30/25		Thr	Thru 04/30/25		Variance	
Revenues:								
Special Assessments - Tax Roll	\$	361,898	\$	217,139	\$	344,065	\$	126,926
Interest Income		-		-		8,730		8,730
Total Revenues	\$	361,898	\$	217,139	\$	352,794	\$	135,656
Expenditures:								
Interest - 11/1	\$	125,172	\$	125,172	\$	125,172	\$	(0)
Principal - 11/1		110,000		110,000		110,000		-
Interest - 5/1		123,109		-		-		-
Total Expenditures	\$	358,281	\$	235,172	\$	235,172	\$	(0)
Excess (Deficiency) of Revenues over Expenditures	\$	3,617	\$	(18,033)	\$	117,623	\$	135,656
Net Change in Fund Balance	\$	3,617	\$	(18,033)	\$	117,623	\$	135,656
Fund Balance - Beginning					\$	464,671		
Fund Balance - Ending					\$	582,293		

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Proi	ated Budget		Actual	
	Budget	Thr	u 04/30/25	Th	ru 04/30/25	Variance
Revenues:						
Special Assessments - Tax Roll	\$ 1,206,200	\$	723,720	\$	1,146,760	\$ 423,040
Interest Income	-		-		8,712	8,712
Total Revenues	\$ 1,206,200	\$	723,720	\$	1,155,472	\$ 431,752
Expenditures:						
Interest - 11/1	\$ 157,973	\$	157,973	\$	157,973	\$ -
Interest - 5/1	157,973		-		-	-
Principal - 5/1	900,000		-		-	-
Total Expenditures	\$ 1,215,945	\$	157,973	\$	157,973	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (9,745)	\$	565,748	\$	997,500	\$ 431,752
Net Change in Fund Balance	\$ (9,745)	\$	565,748	\$	997,500	\$ 431,752
Fund Balance - Beginning				\$	215,929	
Fund Balance - Ending				\$	1,213,429	

Community Development District

Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Prorated Budget		Actual			
		Budget	Thr	u 04/30/25	Thr	u 04/30/25	1	Variance
Revenues:								
Special Assessments - Tax Roll	\$	727,443	\$	436,466	\$	691,596	\$	255,130
Interest Income		-		-		6,091		6,091
Total Revenues	\$	727,443	\$	436,466	\$	697,687	\$	261,221
Expenditures:								
Interest - 11/1	\$	197,981	\$	197,981	\$	197,981	\$	-
Interest - 5/1		197,981		-		-		-
Principal - 5/1		303,000		-		-		-
Total Expenditures	\$	698,961	\$	197,981	\$	197,981	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	28,482	\$	238,485	\$	499,706	\$	261,221
Net Change in Fund Balance	\$	28,482	\$	238,485	\$	499,706	\$	261,221
Fund Balance - Beginning					\$	(20,000)		
Fund Balance - Ending					\$	479,706		

Community Development District

Capital Projects Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Ado	Adopted Prorated Budget		1	Actual			
	Buo	dget	Thru 04	4/30/25	Thru	04/30/25	Vai	riance
Revenues								
Interest Income	\$	-	\$	-	\$	50	\$	50
Total Revenues	\$	-	\$	-	\$	50	\$	50
Expenditures:								
Capital Outlay	\$	-	\$	-	\$	-	\$	-
Total Expenditures	\$		\$	-	\$	-	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$		\$		\$	50	\$	50
Other Financing Sources/(Uses)								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources (Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance					\$	50		
Fund Balance - Beginning					\$	2,446		
Fund Balance - Ending					\$	2,496		

Community Development District Long Term Debt Report

	Series 2019, Special Asses	sment Bonds	
Original Issuance: Maturity Date:	2/8/2019	\$5,630,000 11/1/2049	
Term 1: Interest Rate: Maturity Date:	\$95,000 3.55% 11/1/2020		
Term 2: Interest Rate: Maturity Date:	\$415,000 3.75% 11/1/2024		
Term 3: Interest Rate: Maturity Date:	\$625,000 4.125% 11/1/2029		
Term 4: Interest Rate: Maturity Date:	\$1,725,000 4.75% 11/1/2039		
Term 5: Interest Rate: Maturity Date:	\$2,770,000 5.00% 11/1/2049		
Bonds outstanding - 9/30 Less: Principal Payment	,		\$5,230,000 (110,000)
Current Bonds Outstan	ding		\$5,120,000

5	Series 2022, Special Assessment Bonds							
Original Issuance: Interest Rate: Maturity Date:	3/9/2022	\$14,115,000 2.55% 5/1/2036						
Bonds outstanding - 9/30 Less: Principal Payment -			\$12,390,000 -					
Current Bonds Outstand	ling		\$12,390,000					

Series 2023, Special Assessment Bonds						
Original Issuance: Interest Rate: Maturity Date:	10/12/2023	\$9,192,000 4.45% 5/1/2043				
Bonds outstanding - 9/3 Less: Principal Payment			\$8,898,000			
Current Bonds Outstar	nding		\$8,898,000			

Total Current Bonds Outstanding	\$26,408,000
---------------------------------	--------------

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts - Miami-Dade County

Gross Assessments \$ 1,843,370 \$ 380,946 \$ 1,269,684 \$ 765,729 \$ 4,259,729

Net Assessments \$ 1,751,202 \$ 361,898 \$ 1,206,200 \$ 727,443 \$ 4,046,743

ON ROLL ASSESSMENTS

										A	llocation in %	43.27%	8.94%	29.81%	17.98%	100.00%
Date	Distribution	Gra	Discount/ Gross Amount Penalty		C	Commission		Interest		Net Receipts	O&M Portion	2019 Debt Service	2022 Debt Service	2023 Debt Service	Total	
11/25/24	11/1/24-11/11/24	\$	218,986.85	\$	8,759.44	\$	2,102.27	\$	-	\$	208,125.14	\$ 90,064.82	\$ 18,612.54	\$ 62,035.20	\$ 37,412.59	\$ 208,125.15
11/26/24	11/12/24-11/18/24		149,762.32		5,990.40		1,437.72		-		142,334.20	61,594.21	12,728.88	42,425.10	25,586.01	142,334.20
12/04/24	6/1/24-11/1/24		36,815.21		1,808.24		350.07		-		34,656.90	14,997.55	3,099.35	10,330.07	6,229.93	34,656.90
12/09/24	11/19/24-11/30/24		3,341,448.19		133,657.57		32,077.92		-		3,175,712.70	1,374,269.24	284,002.53	946,574.57	570,866.37	3,175,712.71
12/19/24	12/1/24-12/13/24		123,592.85		4,700.40		1,188.91		-		117,703.54	50,935.45	10,526.17	35,083.52	21,158.40	117,703.54
01/10/25	12/14/24-12/31/24		68,022.53		1,981.73		660.41		-		65,380.39	28,292.94	5,846.94	19,487.72	11,752.78	65,380.38
02/07/25	Interest		· -		-		-		1,808.56		1,808.56	782.64	161.74	539.07	325.11	1,808.56
02/12/25	1/1/25-1/31/25		57,157.22		1,200.77		559.57		-		55,396.88	23,972.64	4,954.12	16,511.97	9,958.15	55,396.88
03/06/25	2/1/25-2/28/25		44.241.34		442.40		437.99		-		43,360,95	18.764.17	3.877.75	12.924.46	7.794.57	43,360.95
03/21/25	Interest		-		-		-		2,846.96		2,846.96	1,232.00	254.60	848.58	511.77	2,846.95
	TOTAL	\$	4,040,027	\$	158,541	\$	38,815	\$	4,656	\$	3,847,326	\$ 1,664,906	\$ 344,065	\$ 1,146,760	\$ 691,596	\$ 3,847,326

94.84%	Percent Collected
\$219,702.76	Balance Remaining to Collect