

DP1

COMMUNITY DEVELOPMENT DISTRICT

April 26, 2022

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

DP1 Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

April 19, 2022

Board of Supervisors
DP1 Community Development District

Dear Board Members:

The Board of Supervisors of the DP1 Community Development District will hold a Regular Meeting on April 26, 2022 at 11:00 a.m., at the Home2Suites by Hilton St. Augustine I-95, 270 Outlet Mall Blvd., St. Augustine, Florida 32084. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2022-01, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
4. Consideration of Resolution 2022-02, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date
5. Consideration of Resolution 2022-03, Designating a Date, Time and Location for a Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date [Seats 1, 2 & 5]
6. Consideration of Resolution 2022-04, Designating a Registered Agent and Registered Office of the DP1 Community Development District
7. Ratification of HGS Transition Letter
 - Consideration of Kutak Rock LLP Retention and Fee Agreement
8. Update: Wastewater and Stormwater Needs Analysis Statutory Changes from 2021 Legislative Session
 - Ratification of Prosser, Inc., Proposal to Provide Stormwater Management Needs Analysis Report

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

NOTE: MEETING LOCATION

- 9. Update: Prompt Payment Policies Statutory Changes from 2021 Legislative Session
 - Consideration of Resolution 2022-05, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date
- 10. Acceptance of Unaudited Financial Statements as of March 31, 2022
- 11. Approval of August 24, 2021 Public Hearing and Regular Meeting Minutes
- 12. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Prosser, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING: May 24, 2022 at 11:00 A.M.

○ QUORUM CHECK

SEAT 1	BOBBY BENNETT	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
SEAT 2	LUCAS HILDEBRAND	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
SEAT 3	KELLY WEBB	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
SEAT 4	MELISSA YUHAS	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
SEAT 5	LOGAN CALHOON	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No

- 13. Board Members' Comments/Requests
- 14. Public Comments
- 15. Adjournment

Please do not hesitate to contact me directly at (561) 909-7930 with any questions.

Sincerely,



Daniel Rom
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 528 064 2804

DP1

COMMUNITY DEVELOPMENT DISTRICT

3

RESOLUTION 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DP1 COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the DP1 Community Development District (“**District**”) prior to June 15, 2022, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DP1 COMMUNITY DEVELOPMENT DISTRICT:

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. SETTING A PUBLIC HEARING. A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____
HOUR: _____
LOCATION: _____

3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to St. Johns County at least 60 days prior to the hearing set above.

4. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. PUBLICATION OF NOTICE. Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 26TH DAY OF APRIL, 2022.

ATTEST:

**DP1 COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2022/2023 Budget

Exhibit A

Fiscal Year 2022/2023 Budget

**DP1
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2023**

**DP1
COMMUNITY DEVELOPMENT DISTRICT
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**DP1
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected Revenue & Expenditures	
REVENUES	\$ -	\$ -	\$ -	\$ -	\$ -
Total revenues	-	-	-	-	-
EXPENDITURES					
Professional & administrative					
Supervisors	4,306	-	2,153	2,153	3,230
Project administrator	800	-	800	800	600
Management/accounting/recording	40,000	20,000	20,000	40,000	40,000
Debt service fund accounting - series 2018	5,000	2,500	2,500	5,000	5,000
Debt service fund accounting - series 2019	5,000	2,500	2,500	5,000	5,000
Collection agent	15,500	7,750	10,250	18,000	18,000
Legal	18,000	58	1,000	1,058	18,000
Engineering	6,000	-	6,800	6,800	6,000
Audit	4,215	-	4,215	4,215	4,500
Arbitrage rebate calculation	750	-	750	750	750
Trustee					
Series 2018	4,032	-	4,032	4,032	4,032
Series 2019	4,032	-	4,032	4,032	4,032
Postage	500	-	500	500	500
Printing & binding	600	300	300	600	600
Legal advertising	1,500	108	1,392	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	11,000	9,270	-	9,270	11,000
Contingencies	1,000	68	932	1,000	1,000
Website maintenance					
Hosting	705	705	-	705	705
ADA compliance	210	-	210	210	210
Total expenditures	123,325	43,434	79,891	105,800	124,834
Excess/(deficiency) of revenues over/(under) expenditures	(123,325)	(43,434)	(79,891)	(105,800)	(124,834)
OTHER FINANCING SOURCES/(USES)					
Transfer in	106,776	106,776	-	106,776	106,776
Total other financing sources	106,776	106,776	-	106,776	106,776
Net increase/(decrease) of fund balance	(16,549)	63,342	(79,891)	976	(18,058)
Fund balance - beginning (unaudited)	37,103	55,893	119,235	55,893	56,869
Fund balance - ending (projected)	\$ 20,554	\$ 119,235	\$ 39,344	\$ 56,869	\$ 38,811

* These items will be realized when bonds are issued

** These items will be realized the year after the issuance of bonds.

***These items will be realized when the CDD takes ownership of the related assets.

**DP1
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 3,230
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Project administrator	600
As per 2017 Agreement with Gatlin development Co., Inc. of \$200 per board meeting.	
Management/accounting/recording	40,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Debt service fund accounting - series 2018	5,000
Wrathell, Hunt and Associates, LLC (WHA) provides debt service fund accounting.	
Debt service fund accounting - series 2019	5,000
Wrathell, Hunt and Associates, LLC (WHA) provides debt service fund accounting.	
Collection agent	18,000
Wrathell, Hunt & Associates acts as the collection agent for the District. 1.5% of PIF fees collected or minimum of \$5,000.	
Legal	18,000
Hopping, Green & Sams provides general counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	6,000
Prosser, Inc. will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	4,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures. This is done by Berger, Toombs.	
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Trustee	
Annual fee paid to US Bank for the service provided as trustee, paying agent and registrar.	
Series 2018	4,032
Series 2019	4,032
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	600
Fee paid to Wrathell, Hunt & Associates for their costs associated with letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc. using the St. Augustine Record.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	

**DP1
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Insurance	11,000
The District will obtain public officials, general liability and property insurance through Egis Insurance Advisors.	
Contingencies	1,000
Bank charges, room rentals, automated AP routing and other miscellaneous expenses incurred during the year.	
Website maintenance	
Hosting	705
Strange Zone provides website hosting and maintenance services throughout the year.	
ADA compliance	210
ADA Site Compliance provides a compliance shield, accessibility policy and technological audit.	
Total expenditures	<u><u>\$124,834</u></u>

**DP1
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2018
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Revenue & Expenditures	Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
REVENUES					
User fees	\$ 1,051,000	\$ 633,546	\$ 519,003	\$ 1,152,549	\$ 1,072,500
Interest	-	4	-	4	-
Total revenues	<u>1,051,000</u>	<u>633,550</u>	<u>519,003</u>	<u>1,152,553</u>	<u>1,072,500</u>
EXPENDITURES					
Debt service					
Principal	460,034	417,312	149,737	567,049	517,126
Interest	480,857	96,817	407,052	503,869	444,931
Total expenditures	<u>940,891</u>	<u>514,129</u>	<u>556,789</u>	<u>1,070,918</u>	<u>962,057</u>
Excess/(deficiency) of revenues over/(under) expenditures	110,109	119,421	(37,786)	81,635	110,443
OTHER FINANCING SOURCES/(USES)					
Transfer out	(106,776)	(106,776)	-	(106,776)	(106,776)
Total other financing sources/(uses)	<u>(106,776)</u>	<u>(106,776)</u>	<u>-</u>	<u>(106,776)</u>	<u>(106,776)</u>
Fund balance:					
Net increase/(decrease) in fund balance	3,333	12,645	(37,786)	(25,141)	3,667
Beginning fund balance (unaudited)	172,987	176,553	189,198	176,553	151,412
Ending fund balance (projected)	<u>\$ 176,320</u>	<u>\$ 189,198</u>	<u>\$ 151,412</u>	<u>\$ 151,412</u>	<u>155,079</u>
Use of fund balance:					
Debt service reserve account balance (required)					-
Principal expense - November 1, 2023					-
Interest expense - November 1, 2023					-
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 155,079</u>

DP1 COMMUNITY DEVELOPMENT DISTRICT Series 2018 Projected Amortization Schedule

Hypothetical Amortization Including Admin Expenses and PIF Revenues

Date	Beginning Principal	Interest Calculation	Compounded Annual Interest	Actual/Estimated GF Budget	Actual/Estimated PIF Revenues	GF Budget Payments	Cumulative Revenue/ User Fee Balance	Actual/Estimated Payments	Accreted Value
04/25/18	\$8,122,247.00	\$0.00							\$8,122,247.00
05/01/18	\$8,122,247.00	\$9,475.95							\$8,122,247.00
06/01/18	\$8,122,247.00	\$40,611.24							\$8,122,247.00
07/01/18	\$8,122,247.00	\$40,611.24							\$8,122,247.00
08/01/18	\$8,122,247.00	\$40,611.24							\$8,122,247.00
09/01/18	\$8,122,247.00	\$40,611.24							\$8,122,247.00
10/01/18	\$8,122,247.00	\$40,611.24		\$120,909.00	\$5,181.64		\$5,181.64		\$8,122,247.00
11/01/18	\$8,122,247.00	\$40,611.24			\$4.03		\$5,185.67		\$8,122,247.00
12/01/18	\$8,122,247.00	\$40,611.24			\$24,905.16		\$30,090.83		\$8,122,247.00
01/01/19	\$8,122,247.00	\$40,611.24			\$26,947.69		\$57,038.52		\$8,122,247.00
02/01/19	\$8,122,247.00	\$40,611.24			\$18,735.83		\$75,774.35		\$8,122,247.00
03/01/19	\$8,122,247.00	\$40,611.24			\$20,045.25	\$70,510.48	\$25,309.12		\$8,122,247.00
04/01/19	\$8,122,247.00	\$40,611.24	\$456,199.54		\$25,939.02	\$19,950.46	\$31,297.68		\$8,578,446.54
05/01/19	\$8,578,446.54	\$42,892.23			\$53,654.05	\$30,448.06	\$54,503.67		\$8,578,446.54
06/01/19	\$8,578,446.54	\$42,892.23			\$47,809.17		\$102,312.84	\$0.00	\$8,578,446.54
07/01/19	\$8,578,446.54	\$42,892.23			\$43,605.65		\$145,918.49	\$0.00	\$8,578,446.54
08/01/19	\$8,578,446.54	\$42,892.23			\$48,572.23		\$92,077.64	\$102,413.08	\$8,476,033.46
09/01/19	\$8,476,033.46	\$42,380.17			\$48,107.71		\$140,185.35	\$0.00	\$8,476,033.46
10/01/19	\$8,476,033.46	\$42,380.17		\$135,439.00	\$42,937.13		\$90,456.72	\$92,665.77	\$8,383,367.70
11/01/19	\$8,383,367.70	\$41,916.84			\$52,566.09	\$0.00	\$143,022.81	\$0.00	\$8,383,367.70
12/01/19	\$8,383,367.70	\$41,916.84			\$62,761.37	\$135,439.00	\$70,345.18	\$0.00	\$8,383,367.70
01/01/20	\$8,383,367.70	\$41,916.84			\$68,232.99		\$138,578.17	\$0.00	\$8,383,367.70
02/01/20	\$8,383,367.70	\$41,916.84			\$55,807.85		\$194,386.02	\$0.00	\$8,383,367.70
03/01/20	\$8,383,367.70	\$41,916.84			\$59,681.46		\$113,645.60	\$140,421.88	\$8,242,945.82
04/01/20	\$8,242,945.82	\$41,214.73	\$507,128.19		\$67,801.40		\$181,447.00	\$0.00	\$8,750,074.01
05/01/20	\$8,750,074.01	\$43,750.37			\$65,221.86		\$132,094.30	\$114,574.56	\$8,635,499.45
06/01/20	\$8,635,499.45	\$43,177.50			\$69,754.89		\$201,849.19	\$0.00	\$8,635,499.45
07/01/20	\$8,635,499.45	\$43,177.50			\$70,476.24		\$138,899.68	\$133,425.75	\$8,502,073.70
08/01/20	\$8,502,073.70	\$42,510.37			\$63,948.53		\$202,848.21	\$0.00	\$8,502,073.70
09/01/20	\$8,502,073.70	\$42,510.37			\$63,209.29		\$127,057.79	\$138,999.71	\$8,363,073.99
10/01/20	\$8,363,073.99	\$41,815.37		\$89,776.00	\$63,363.04	\$89,776.00	\$100,644.83	\$0.00	\$8,363,073.99
11/01/20	\$8,363,073.99	\$41,815.37			\$73,837.53	\$0.00	\$136,855.85	\$37,626.51	\$8,325,447.48
12/01/20	\$8,325,447.48	\$41,627.24			\$23,335.57		\$160,191.42	\$0.00	\$8,325,447.48
01/01/21	\$8,325,447.48	\$41,627.24			\$156,425.96		\$175,503.68	\$141,113.70	\$8,184,333.78
02/01/21	\$8,184,333.78	\$40,921.67			\$79,310.76		\$254,814.44	\$0.00	\$8,184,333.78
03/01/21	\$8,184,333.78	\$40,921.67			\$73,311.05		\$146,672.44	\$181,453.05	\$8,002,880.73
04/01/21	\$8,002,880.73	\$40,014.40	\$503,869.06		\$91,386.29		\$160,128.73	\$77,930.00	\$8,428,819.79
05/01/21	\$8,428,819.79	\$42,144.10			\$91,036.99		\$251,165.72	\$0.00	\$8,428,819.79
06/01/21	\$8,428,819.79	\$42,144.10			\$95,719.61		\$184,216.40	\$162,668.93	\$8,266,150.86
07/01/21	\$8,266,150.86	\$41,330.75			\$91,338.70		\$179,771.10	\$95,784.00	\$8,170,366.86
08/01/21	\$8,170,366.86	\$40,851.83			\$99,106.62		\$188,244.72	\$90,633.00	\$8,079,733.86
09/01/21	\$8,079,733.86	\$40,398.67			\$83,363.14		\$176,238.86	\$95,369.00	\$7,984,364.86
10/01/21	\$7,984,364.86	\$39,921.82		\$106,776.00	\$86,278.77	\$80,058.24	\$85,641.37	\$96,818.02	\$7,887,546.84
11/01/21	\$7,887,546.84	\$39,437.73			\$103,044.85	\$26,717.76	\$161,968.46	\$0.00	\$7,887,546.84
12/01/21	\$7,887,546.84	\$39,437.73			\$124,520.05		\$286,488.51	\$0.00	\$7,887,546.84
01/01/22	\$7,887,546.84	\$39,437.73			\$121,077.56		\$224,986.07	\$182,580.00	\$7,704,966.84
02/01/22	\$7,704,966.84	\$38,524.83			\$101,627.72		\$218,082.79	\$108,531.00	\$7,596,435.84
03/01/22	\$7,596,435.84	\$37,982.18			\$88,000.00		\$179,881.79	\$126,201.00	\$7,470,234.84
04/01/22	\$7,470,234.84	\$37,351.17	\$478,962.64		\$88,000.00		\$169,216.43	\$98,665.36	\$7,850,532.12
05/01/22	\$7,850,532.12	\$39,252.66			\$88,000.00		\$176,000.00	\$81,216.43	\$7,769,315.69
06/01/22	\$7,769,315.69	\$38,846.58			\$88,000.00		\$176,000.00	\$88,000.00	\$7,681,315.69
07/01/22	\$7,681,315.69	\$38,406.58			\$88,000.00		\$176,000.00	\$88,000.00	\$7,593,315.69
08/01/22	\$7,593,315.69	\$37,966.58			\$88,000.00		\$176,000.00	\$88,000.00	\$7,505,315.69
09/01/22	\$7,505,315.69	\$37,526.58			\$88,000.00		\$176,000.00	\$88,000.00	\$7,417,315.69
10/01/22	\$7,417,315.69	\$37,086.58		\$106,776.00	\$88,000.00	\$88,000.00	\$88,000.00	\$88,000.00	\$7,329,315.69
11/01/22	\$7,329,315.69	\$36,646.58			\$88,000.00	\$18,776.00	\$157,224.00	\$0.00	\$7,329,315.69
12/01/22	\$7,329,315.69	\$36,646.58			\$88,000.00		\$176,000.00	\$69,224.00	\$7,260,091.69
01/01/23	\$7,260,091.69	\$36,300.46			\$89,833.33		\$177,833.33	\$88,000.00	\$7,172,091.69
02/01/23	\$7,172,091.69	\$35,860.46			\$89,833.33		\$179,666.66	\$88,000.00	\$7,084,091.69
03/01/23	\$7,084,091.69	\$35,420.46			\$89,833.33		\$179,666.66	\$89,833.33	\$6,994,258.36
04/01/23	\$6,994,258.36	\$34,971.29	\$444,931.39		\$89,833.33		\$179,666.66	\$89,833.33	\$7,349,356.42
05/01/23	\$7,349,356.42	\$36,746.78			\$89,833.33		\$179,666.66	\$89,833.33	\$7,259,523.09
06/01/23	\$7,259,523.09	\$36,297.62			\$89,833.33		\$179,666.66	\$89,833.33	\$7,169,689.76
07/01/23	\$7,169,689.76	\$35,848.45			\$89,833.33		\$179,666.66	\$89,833.33	\$7,079,856.43
08/01/23	\$7,079,856.43	\$35,399.28			\$89,833.33		\$179,666.66	\$89,833.33	\$6,990,023.10
09/01/23	\$6,990,023.10	\$34,950.12			\$89,833.33		\$179,666.66	\$89,833.33	\$6,900,189.77
10/01/23	\$6,900,189.77	\$34,500.95		\$109,445.40	\$89,833.33	\$89,833.33	\$89,833.33	\$89,833.33	\$6,810,356.44
11/01/23	\$6,810,356.44	\$34,051.78			\$89,833.33	\$19,612.07	\$160,054.59	\$0.00	\$6,810,356.44
12/01/23	\$6,810,356.44	\$34,051.78			\$89,833.33		\$179,666.66	\$70,221.26	\$6,740,135.18
01/01/24	\$6,740,135.18	\$33,700.68			\$91,583.33		\$181,416.66	\$89,833.33	\$6,650,301.85

DP1 COMMUNITY DEVELOPMENT DISTRICT Series 2018 Projected Amortization Schedule

Hypothetical Amortization Including Admin Expenses and PIF Revenues

Date	Beginning Principal	Interest Calculation	Compounded Annual Interest	Actual/Estimated GF Budget	Actual/Estimated PIF Revenues	GF Budget Payments	Cumulative Revenue/ User Fee Balance	Actual/Estimated Payments	Accreted Value
02/01/24	\$6,650,301.85	\$33,251.51			\$91,583.33		\$183,166.66	\$89,833.33	\$6,560,468.52
03/01/24	\$6,560,468.52	\$32,802.34			\$91,583.33		\$183,166.66	\$91,583.33	\$6,468,885.19
04/01/24	\$6,468,885.19	\$32,344.43	\$413,945.72		\$91,583.33		\$183,166.66	\$91,583.33	\$6,371,247.58
05/01/24	\$6,371,247.58	\$33,956.24			\$91,583.33		\$183,166.66	\$91,583.33	\$6,279,664.25
06/01/24	\$6,279,664.25	\$33,498.32			\$91,583.33		\$183,166.66	\$91,583.33	\$6,188,080.92
07/01/24	\$6,188,080.92	\$33,040.40			\$91,583.33		\$183,166.66	\$91,583.33	\$6,096,497.59
08/01/24	\$6,096,497.59	\$32,582.49			\$91,583.33		\$183,166.66	\$91,583.33	\$6,004,914.26
09/01/24	\$6,004,914.26	\$32,124.57			\$91,583.33		\$183,166.66	\$91,583.33	\$5,913,330.93
10/01/24	\$5,913,330.93	\$31,666.65		\$112,181.54	\$91,583.33	\$91,583.33	\$91,583.33	\$91,583.33	\$5,821,747.60
11/01/24	\$5,821,747.60	\$31,208.74			\$91,583.33	\$20,598.21	\$162,568.45	\$0.00	\$5,730,164.27
12/01/24	\$5,730,164.27	\$31,208.74			\$91,583.33		\$183,166.66	\$70,985.12	\$5,638,580.94
01/01/25	\$5,638,580.94	\$30,853.81			\$93,416.67		\$185,000.00	\$91,583.33	\$5,546,997.61
02/01/25	\$5,546,997.61	\$30,395.90			\$93,416.67		\$186,833.34	\$91,583.33	\$5,455,414.28
03/01/25	\$5,455,414.28	\$29,937.98			\$93,416.67		\$186,833.34	\$93,416.67	\$5,363,830.95
04/01/25	\$5,363,830.95	\$29,479.90	\$379,944.74		\$93,416.67		\$186,833.34	\$93,416.67	\$5,272,247.62
05/01/25	\$5,272,247.62	\$30,903.54			\$93,416.67		\$186,833.34	\$93,416.67	\$5,180,664.29
06/01/25	\$5,180,664.29	\$30,436.45			\$93,416.67		\$186,833.34	\$93,416.67	\$5,089,080.96
07/01/25	\$5,089,080.96	\$29,969.37			\$93,416.67		\$186,833.34	\$93,416.67	\$5,000,497.63
08/01/25	\$5,000,497.63	\$29,502.29			\$93,416.67		\$186,833.34	\$93,416.67	\$4,911,914.30
09/01/25	\$4,911,914.30	\$29,035.20			\$93,416.67		\$186,833.34	\$93,416.67	\$4,823,330.97
10/01/25	\$4,823,330.97	\$28,568.12		\$114,986.08	\$93,416.67	\$93,416.67	\$93,416.67	\$93,416.67	\$4,734,747.64
11/01/25	\$4,734,747.64	\$28,101.04			\$93,416.67	\$21,569.41	\$165,263.93	\$0.00	\$4,646,164.31
12/01/25	\$4,646,164.31	\$28,101.04			\$93,416.67		\$186,833.34	\$71,847.26	\$4,557,580.98
01/01/26	\$4,557,580.98	\$27,741.80			\$95,333.33		\$188,750.00	\$93,416.67	\$4,468,997.65
02/01/26	\$4,468,997.65	\$27,274.72			\$95,333.33		\$190,666.66	\$93,416.67	\$4,380,414.32
03/01/26	\$4,380,414.32	\$26,807.63			\$95,333.33		\$190,666.66	\$95,333.33	\$4,291,830.99
04/01/26	\$4,291,830.99	\$26,330.97	\$342,772.17		\$95,333.33		\$190,666.66	\$95,333.33	\$4,203,247.66
05/01/26	\$4,203,247.66	\$27,568.16			\$95,333.33		\$190,666.66	\$95,333.33	\$4,114,664.33
06/01/26	\$4,114,664.33	\$27,091.49			\$95,333.33		\$190,666.66	\$95,333.33	\$4,026,080.99
07/01/26	\$4,026,080.99	\$26,614.83			\$95,333.33		\$190,666.66	\$95,333.33	\$3,937,497.66
08/01/26	\$3,937,497.66	\$26,138.16			\$95,333.33		\$190,666.66	\$95,333.33	\$3,848,914.33
09/01/26	\$3,848,914.33	\$25,661.49			\$95,333.33		\$190,666.66	\$95,333.33	\$3,760,330.99
10/01/26	\$3,760,330.99	\$25,184.83		\$117,860.73	\$95,333.33	\$95,333.33	\$95,333.33	\$95,333.33	\$3,671,747.66
11/01/26	\$3,671,747.66	\$24,708.16			\$95,333.33	\$22,527.40	\$168,139.26	\$0.00	\$3,583,164.33
12/01/26	\$3,583,164.33	\$24,708.16			\$95,333.33		\$190,666.66	\$72,805.93	\$3,494,580.99
01/01/27	\$3,494,580.99	\$24,344.13			\$97,166.67		\$192,500.00	\$95,333.33	\$3,406,000.66
02/01/27	\$3,406,000.66	\$23,867.46			\$97,166.67		\$194,333.34	\$95,333.33	\$3,317,417.33
03/01/27	\$3,317,417.33	\$23,390.80			\$97,166.67		\$194,333.34	\$97,166.67	\$3,228,833.99
04/01/27	\$3,228,833.99	\$22,904.96	\$302,182.63		\$97,166.67		\$194,333.34	\$97,166.67	\$3,140,250.66
05/01/27	\$3,140,250.66	\$23,930.04			\$97,166.67		\$194,333.34	\$97,166.67	\$3,051,667.33
06/01/27	\$3,051,667.33	\$23,444.21			\$97,166.67		\$194,333.34	\$97,166.67	\$2,963,083.99
07/01/27	\$2,963,083.99	\$22,958.38			\$97,166.67		\$194,333.34	\$97,166.67	\$2,874,500.66
08/01/27	\$2,874,500.66	\$22,472.54			\$97,166.67		\$194,333.34	\$97,166.67	\$2,785,917.33
09/01/27	\$2,785,917.33	\$21,986.71			\$97,166.67		\$194,333.34	\$97,166.67	\$2,697,333.99
10/01/27	\$2,697,333.99	\$21,500.88		\$120,807.25	\$97,166.67	\$97,166.67	\$97,166.67	\$97,166.67	\$2,608,750.66
11/01/27	\$2,608,750.66	\$21,015.04			\$97,166.67	\$23,640.58	\$170,692.76	\$0.00	\$2,520,167.33
12/01/27	\$2,520,167.33	\$21,015.04			\$97,166.67		\$194,333.34	\$73,526.09	\$2,431,583.99
01/01/28	\$2,431,583.99	\$20,647.41			\$99,166.67		\$196,333.34	\$97,166.67	\$2,343,000.66
02/01/28	\$2,343,000.66	\$20,161.58			\$99,166.67		\$198,333.34	\$97,166.67	\$2,254,417.33
03/01/28	\$2,254,417.33	\$19,675.75			\$99,166.67		\$198,333.34	\$99,166.67	\$2,165,833.99
04/01/28	\$2,165,833.99	\$19,179.91	\$257,987.49		\$99,166.67		\$198,333.34	\$99,166.67	\$2,077,250.66
05/01/28	\$2,077,250.66	\$19,974.02			\$99,166.67		\$198,333.34	\$99,166.67	\$1,988,667.33
06/01/28	\$1,988,667.33	\$19,478.18			\$99,166.67		\$198,333.34	\$99,166.67	\$1,900,083.99
07/01/28	\$1,900,083.99	\$18,982.35			\$99,166.67		\$198,333.34	\$99,166.67	\$1,811,500.66
08/01/28	\$1,811,500.66	\$18,486.52			\$99,166.67		\$198,333.34	\$99,166.67	\$1,722,917.33
09/01/28	\$1,722,917.33	\$17,990.68			\$99,166.67		\$198,333.34	\$99,166.67	\$1,634,333.99
10/01/28	\$1,634,333.99	\$17,494.85		\$123,827.43	\$99,166.67	\$99,166.67	\$99,166.67	\$99,166.67	\$1,545,750.66
11/01/28	\$1,545,750.66	\$16,999.02			\$99,166.67	\$24,660.76	\$173,672.58	\$0.00	\$1,457,167.33
12/01/28	\$1,457,167.33	\$16,999.02			\$99,166.67		\$198,333.34	\$74,505.91	\$1,368,583.99
01/01/29	\$1,368,583.99	\$16,626.49			\$101,166.67		\$200,333.34	\$99,166.67	\$1,280,000.66
02/01/29	\$1,280,000.66	\$16,130.65			\$101,166.67		\$202,333.34	\$99,166.67	\$1,191,417.33
03/01/29	\$1,191,417.33	\$15,634.82			\$101,166.67		\$202,333.34	\$101,166.67	\$1,102,833.99
04/01/29	\$1,102,833.99	\$15,128.99	\$209,925.59		\$101,166.67		\$202,333.34	\$101,166.67	\$1,014,250.66
05/01/29	\$1,014,250.66	\$15,672.78			\$101,166.67		\$202,333.34	\$101,166.67	\$925,667.33
06/01/29	\$925,667.33	\$15,166.95			\$101,166.67		\$202,333.34	\$101,166.67	\$837,083.99
07/01/29	\$837,083.99	\$14,661.12			\$101,166.67		\$202,333.34	\$101,166.67	\$748,500.66
08/01/29	\$748,500.66	\$14,155.28			\$101,166.67		\$202,333.34	\$101,166.67	\$660,000.66
09/01/29	\$660,000.66	\$13,649.45			\$101,166.67		\$202,333.34	\$101,166.67	\$571,417.33
10/01/29	\$571,417.33	\$13,143.62		\$126,923.12	\$101,166.67	\$101,166.67	\$101,166.67	\$101,166.67	\$482,833.99

DP1

COMMUNITY DEVELOPMENT DISTRICT

Series 2018 Projected Amortization Schedule

Hypothetical Amortization Including Admin Expenses and PIF Revenues

Date	Beginning Principal	Interest Calculation	Compounded Annual Interest	Actual/Estimated GF Budget	Actual/Estimated PIF Revenues	GF Budget Payments	Cumulative Revenue/ User Fee Balance	Actual/Estimated Payments	Accreted Value
11/01/29	\$2,527,556.49	\$12,637.78			\$101,166.67	\$25,756.45	\$176,576.89	\$0.00	\$2,527,556.49
12/01/29	\$2,527,556.49	\$12,637.78			\$101,166.67		\$202,333.34	\$75,410.22	\$2,452,146.27
01/01/30	\$2,452,146.27	\$12,260.73			\$103,166.67		\$204,333.34	\$101,166.67	\$2,350,979.60
02/01/30	\$2,350,979.60	\$11,754.90			\$103,166.67		\$206,333.34	\$101,166.67	\$2,249,812.93
03/01/30	\$2,249,812.93	\$11,249.06			\$103,166.67		\$206,333.34	\$103,166.67	\$2,146,646.26
04/01/30	\$2,146,646.26	\$10,733.23	\$157,722.68		\$103,166.67		\$206,333.34	\$103,166.67	\$2,201,202.27
05/01/30	\$2,201,202.27	\$11,006.01			\$103,166.67		\$206,333.34	\$103,166.67	\$2,098,035.60
06/01/30	\$2,098,035.60	\$10,490.18			\$103,166.67		\$206,333.34	\$103,166.67	\$1,994,868.93
07/01/30	\$1,994,868.93	\$9,974.34			\$103,166.67		\$206,333.34	\$103,166.67	\$1,891,702.26
08/01/30	\$1,891,702.26	\$9,458.51			\$103,166.67		\$206,333.34	\$103,166.67	\$1,788,535.59
09/01/30	\$1,788,535.59	\$8,942.68			\$103,166.67		\$206,333.34	\$103,166.67	\$1,685,368.92
10/01/30	\$1,685,368.92	\$8,426.84		\$130,096.20	\$103,166.67	\$103,166.67	\$103,166.67	\$103,166.67	\$1,582,202.25
11/01/30	\$1,582,202.25	\$7,911.01			\$103,166.67	\$26,929.53	\$179,403.81	\$0.00	\$1,582,202.25
12/01/30	\$1,582,202.25	\$7,911.01			\$103,166.67		\$206,333.34	\$76,237.14	\$1,505,965.11
01/01/31	\$1,505,965.11	\$7,529.83			\$105,250.00		\$208,416.67	\$103,166.67	\$1,402,798.44
02/01/31	\$1,402,798.44	\$7,013.99			\$105,250.00		\$210,500.00	\$103,166.67	\$1,299,631.77
03/01/31	\$1,299,631.77	\$6,498.16			\$105,250.00		\$210,500.00	\$105,250.00	\$1,194,381.77
04/01/31	\$1,194,381.77	\$5,971.91	\$101,134.47		\$105,250.00		\$210,500.00	\$105,250.00	\$1,190,266.24
05/01/31	\$1,190,266.24	\$5,951.33			\$105,250.00		\$210,500.00	\$105,250.00	\$1,085,016.24
06/01/31	\$1,085,016.24	\$5,425.08			\$105,250.00		\$210,500.00	\$105,250.00	\$979,766.24
07/01/31	\$979,766.24	\$4,898.83			\$105,250.00		\$210,500.00	\$105,250.00	\$874,516.24
08/01/31	\$874,516.24	\$4,372.58			\$105,250.00		\$210,500.00	\$105,250.00	\$769,266.24
09/01/31	\$769,266.24	\$3,846.33			\$105,250.00		\$210,500.00	\$105,250.00	\$664,016.24
10/01/31	\$664,016.24	\$3,320.08		\$133,348.61	\$105,250.00	\$105,250.00	\$105,250.00	\$105,250.00	\$558,766.24
11/01/31	\$558,766.24	\$2,793.83			\$105,250.00	\$28,098.61	\$182,401.39	\$0.00	\$558,766.24
12/01/31	\$558,766.24	\$2,793.83			\$105,250.00		\$210,500.00	\$77,151.39	\$481,614.85
01/01/32	\$481,614.85	\$2,408.07			\$107,333.33		\$212,583.33	\$105,250.00	\$376,364.85
02/01/32	\$376,364.85	\$1,881.82			\$107,333.33		\$214,666.66	\$105,250.00	\$271,114.85
03/01/32	\$271,114.85	\$1,355.57			\$107,333.33		\$214,666.66	\$107,333.33	\$163,781.52
04/01/32	\$163,781.52	\$818.91	\$39,866.26		\$107,333.33		\$214,666.66	\$107,333.33	\$96,314.45
05/01/32	\$96,314.45	\$481.57			\$107,333.33		\$225,685.54	\$96,314.45	\$0.00

Notes:

- GF Budget expenses are projected for the purposes of this analysis to grow annually at 2.5% of the FY 2023 level.
- PIF Revenues for the period of up to 3/1/2022 are assumed at actual levels, while for periods beyond 3/1/2022 are shown at levels projected in initial PIF revenue projections.

**DP1
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2021	Projected Through 9/30/2021	Total Revenue & Expenditures	
REVENUES					
Interest	\$ -	\$ -	\$ -	\$ -	\$ -
Total revenues	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXPENDITURES					
Debt service					
Cost of issuance	-	-	-	-	-
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-	-	-	-
Fund balance:					
Net increase/(decrease) in fund balance	-	-	-	-	-
Beginning fund balance (unaudited)	447	447	447	447	447
Ending fund balance (projected)	<u>\$ 447</u>	<u>\$ 447</u>	<u>\$ 447</u>	<u>\$ 447</u>	<u>447</u>
Use of fund balance:					
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 447</u>

DP1

COMMUNITY DEVELOPMENT DISTRICT
Series 2019 Projected Amortization Schedule

Hypothetical Amortization Including Admin Expenses and PIF Revenues

Date	Beginning Principal	Interest Calculation	Compounded Annual Interest	Actual/Estimated GF Budget	Actual/Estimated PIF Revenues	GF Budget Payments	Cumulative Revenue/ User Fee Balance	Actual/Estimated Payments	Accreted Value
06/06/19	\$9,575,264.20	\$0.00							\$9,575,264.20
07/01/19	\$9,575,264.20	\$38,301.06					\$0.00	\$0.00	\$9,575,264.20
08/01/19	\$9,575,264.20	\$47,876.32					\$0.00	\$0.00	\$9,575,264.20
09/01/19	\$9,575,264.20	\$47,876.32					\$0.00	\$0.00	\$9,575,264.20
10/01/19	\$9,575,264.20	\$47,876.32		\$0.00			\$0.00	\$0.00	\$9,575,264.20
11/01/19	\$9,575,264.20	\$47,876.32					\$0.00	\$0.00	\$9,575,264.20
12/01/19	\$9,575,264.20	\$47,876.32	\$277,682.66				\$0.00	\$0.00	\$9,852,946.86
01/01/20	\$9,852,946.86	\$49,264.73					\$0.00	\$0.00	\$9,852,946.86
02/01/20	\$9,852,946.86	\$49,264.73					\$0.00	\$0.00	\$9,852,946.86
03/01/20	\$9,852,946.86	\$49,264.73					\$0.00	\$0.00	\$9,852,946.86
04/01/20	\$9,852,946.86	\$49,264.73					\$0.00	\$0.00	\$9,852,946.86
05/01/20	\$9,852,946.86	\$49,264.73					\$0.00	\$0.00	\$9,852,946.86
06/01/20	\$9,852,946.86	\$49,264.73					\$0.00	\$0.00	\$9,852,946.86
07/01/20	\$9,852,946.86	\$49,264.73					\$0.00	\$0.00	\$9,852,946.86
08/01/20	\$9,852,946.86	\$49,264.73					\$0.00	\$0.00	\$9,852,946.86
09/01/20	\$9,852,946.86	\$49,264.73					\$0.00	\$0.00	\$9,852,946.86
10/01/20	\$9,852,946.86	\$49,264.73		\$0.00			\$0.00	\$0.00	\$9,852,946.86
11/01/20	\$9,852,946.86	\$49,264.73					\$0.00	\$0.00	\$9,852,946.86
12/01/20	\$9,852,946.86	\$49,264.73	\$591,176.76				\$0.00	\$0.00	\$10,444,123.62
01/01/21	\$10,444,123.62	\$52,220.62					\$0.00	\$0.00	\$10,444,123.62
02/01/21	\$10,444,123.62	\$52,220.62					\$0.00	\$0.00	\$10,444,123.62
03/01/21	\$10,444,123.62	\$52,220.62					\$0.00	\$0.00	\$10,444,123.62
04/01/21	\$10,444,123.62	\$52,220.62					\$0.00	\$0.00	\$10,444,123.62
05/01/21	\$10,444,123.62	\$52,220.62					\$0.00	\$0.00	\$10,444,123.62
06/01/21	\$10,444,123.62	\$52,220.62					\$0.00	\$0.00	\$10,444,123.62
07/01/21	\$10,444,123.62	\$52,220.62					\$0.00	\$0.00	\$10,444,123.62
08/01/21	\$10,444,123.62	\$52,220.62					\$0.00	\$0.00	\$10,444,123.62
09/01/21	\$10,444,123.62	\$52,220.62					\$0.00	\$0.00	\$10,444,123.62
10/01/21	\$10,444,123.62	\$52,220.62		\$0.00			\$0.00	\$0.00	\$10,444,123.62
11/01/21	\$10,444,123.62	\$52,220.62					\$0.00	\$0.00	\$10,444,123.62
12/01/21	\$10,444,123.62	\$52,220.62	\$626,647.44				\$0.00	\$0.00	\$11,070,771.06
01/01/22	\$11,070,771.06	\$55,353.86					\$0.00	\$0.00	\$11,070,771.06
02/01/22	\$11,070,771.06	\$55,353.86					\$0.00	\$0.00	\$11,070,771.06
03/01/22	\$11,070,771.06	\$55,353.86					\$0.00	\$0.00	\$11,070,771.06
04/01/22	\$11,070,771.06	\$55,353.86					\$0.00	\$0.00	\$11,070,771.06
05/01/22	\$11,070,771.06	\$55,353.86					\$0.00	\$0.00	\$11,070,771.06
06/01/22	\$11,070,771.06	\$55,353.86					\$0.00	\$0.00	\$11,070,771.06
07/01/22	\$11,070,771.06	\$55,353.86					\$0.00	\$0.00	\$11,070,771.06
08/01/22	\$11,070,771.06	\$55,353.86					\$0.00	\$0.00	\$11,070,771.06
09/01/22	\$11,070,771.06	\$55,353.86					\$0.00	\$0.00	\$11,070,771.06
10/01/22	\$11,070,771.06	\$55,353.86		\$0.00			\$0.00	\$0.00	\$11,070,771.06
11/01/22	\$11,070,771.06	\$55,353.86					\$0.00	\$0.00	\$11,070,771.06
12/01/22	\$11,070,771.06	\$55,353.86	\$664,246.32				\$0.00	\$0.00	\$11,735,017.38
01/01/23	\$11,735,017.38	\$58,675.09					\$0.00	\$0.00	\$11,735,017.38
02/01/23	\$11,735,017.38	\$58,675.09					\$0.00	\$0.00	\$11,735,017.38
03/01/23	\$11,735,017.38	\$58,675.09					\$0.00	\$0.00	\$11,735,017.38
04/01/23	\$11,735,017.38	\$58,675.09					\$0.00	\$0.00	\$11,735,017.38
05/01/23	\$11,735,017.38	\$58,675.09					\$0.00	\$0.00	\$11,735,017.38
06/01/23	\$11,735,017.38	\$58,675.09					\$0.00	\$0.00	\$11,735,017.38
07/01/23	\$11,735,017.38	\$58,675.09					\$0.00	\$0.00	\$11,735,017.38
08/01/23	\$11,735,017.38	\$58,675.09					\$0.00	\$0.00	\$11,735,017.38
09/01/23	\$11,735,017.38	\$58,675.09					\$0.00	\$0.00	\$11,735,017.38
10/01/23	\$11,735,017.38	\$58,675.09		\$0.00			\$0.00	\$0.00	\$11,735,017.38
11/01/23	\$11,735,017.38	\$58,675.09					\$0.00	\$0.00	\$11,735,017.38
12/01/23	\$11,735,017.38	\$58,675.09	\$704,101.08				\$0.00	\$0.00	\$12,439,118.46
01/01/24	\$12,439,118.46	\$62,195.59					\$0.00	\$0.00	\$12,439,118.46
02/01/24	\$12,439,118.46	\$62,195.59					\$0.00	\$0.00	\$12,439,118.46
03/01/24	\$12,439,118.46	\$62,195.59					\$0.00	\$0.00	\$12,439,118.46
04/01/24	\$12,439,118.46	\$62,195.59					\$0.00	\$0.00	\$12,439,118.46
05/01/24	\$12,439,118.46	\$62,195.59					\$0.00	\$0.00	\$12,439,118.46
06/01/24	\$12,439,118.46	\$62,195.59					\$0.00	\$0.00	\$12,439,118.46
07/01/24	\$12,439,118.46	\$62,195.59					\$0.00	\$0.00	\$12,439,118.46
08/01/24	\$12,439,118.46	\$62,195.59					\$0.00	\$0.00	\$12,439,118.46
09/01/24	\$12,439,118.46	\$62,195.59					\$0.00	\$0.00	\$12,439,118.46
10/01/24	\$12,439,118.46	\$62,195.59		\$0.00			\$0.00	\$0.00	\$12,439,118.46
11/01/24	\$12,439,118.46	\$62,195.59					\$0.00	\$0.00	\$12,439,118.46
12/01/24	\$12,439,118.46	\$62,195.59	\$746,347.08				\$0.00	\$0.00	\$13,185,465.54
01/01/25	\$13,185,465.54	\$65,927.33					\$0.00	\$0.00	\$13,185,465.54
02/01/25	\$13,185,465.54	\$65,927.33					\$0.00	\$0.00	\$13,185,465.54
03/01/25	\$13,185,465.54	\$65,927.33					\$0.00	\$0.00	\$13,185,465.54

DP1
COMMUNITY DEVELOPMENT DISTRICT
Series 2019 Projected Amortization Schedule

Hypothetical Amortization Including Admin Expenses and PIF Revenues

Date	Beginning Principal	Interest Calculation	Compounded Annual Interest	Actual/Estimated GF Budget	Actual/Estimated PIF Revenues	GF Budget Payments	Cumulative Revenue/ User Fee Balance	Actual/Estimated Payments	Accreted Value
04/01/25	\$13,185,465.54	\$65,927.33			\$0.00		\$0.00	\$0.00	\$13,185,465.54
05/01/25	\$13,185,465.54	\$65,927.33			\$0.00		\$0.00	\$0.00	\$13,185,465.54
06/01/25	\$13,185,465.54	\$65,927.33			\$0.00		\$0.00	\$0.00	\$13,185,465.54
07/01/25	\$13,185,465.54	\$65,927.33			\$0.00		\$0.00	\$0.00	\$13,185,465.54
08/01/25	\$13,185,465.54	\$65,927.33			\$0.00		\$0.00	\$0.00	\$13,185,465.54
09/01/25	\$13,185,465.54	\$65,927.33			\$0.00		\$0.00	\$0.00	\$13,185,465.54
10/01/25	\$13,185,465.54	\$65,927.33		\$0.00	\$0.00		\$0.00	\$0.00	\$13,185,465.54
11/01/25	\$13,185,465.54	\$65,927.33			\$0.00		\$0.00	\$0.00	\$13,185,465.54
12/01/25	\$13,185,465.54	\$65,927.33	\$791,127.96		\$0.00		\$0.00	\$0.00	\$13,976,593.50
01/01/26	\$13,976,593.50	\$69,882.97			\$0.00		\$0.00	\$0.00	\$13,976,593.50
02/01/26	\$13,976,593.50	\$69,882.97			\$0.00		\$0.00	\$0.00	\$13,976,593.50
03/01/26	\$13,976,593.50	\$69,882.97			\$0.00		\$0.00	\$0.00	\$13,976,593.50
04/01/26	\$13,976,593.50	\$69,882.97			\$0.00		\$0.00	\$0.00	\$13,976,593.50
05/01/26	\$13,976,593.50	\$69,882.97			\$0.00		\$0.00	\$0.00	\$13,976,593.50
06/01/26	\$13,976,593.50	\$69,882.97			\$0.00		\$0.00	\$0.00	\$13,976,593.50
07/01/26	\$13,976,593.50	\$69,882.97			\$0.00		\$0.00	\$0.00	\$13,976,593.50
08/01/26	\$13,976,593.50	\$69,882.97			\$0.00		\$0.00	\$0.00	\$13,976,593.50
09/01/26	\$13,976,593.50	\$69,882.97			\$0.00		\$0.00	\$0.00	\$13,976,593.50
10/01/26	\$13,976,593.50	\$69,882.97		\$0.00	\$0.00		\$0.00	\$0.00	\$13,976,593.50
11/01/26	\$13,976,593.50	\$69,882.97			\$0.00		\$0.00	\$0.00	\$13,976,593.50
12/01/26	\$13,976,593.50	\$69,882.97	\$838,595.64		\$0.00		\$0.00	\$0.00	\$14,815,189.14
01/01/27	\$14,815,189.14	\$74,075.95			\$0.00		\$0.00	\$0.00	\$14,815,189.14
02/01/27	\$14,815,189.14	\$74,075.95			\$0.00		\$0.00	\$0.00	\$14,815,189.14
03/01/27	\$14,815,189.14	\$74,075.95			\$0.00		\$0.00	\$0.00	\$14,815,189.14
04/01/27	\$14,815,189.14	\$74,075.95			\$0.00		\$0.00	\$0.00	\$14,815,189.14
05/01/27	\$14,815,189.14	\$74,075.95			\$0.00		\$0.00	\$0.00	\$14,815,189.14
06/01/27	\$14,815,189.14	\$74,075.95			\$0.00		\$0.00	\$0.00	\$14,815,189.14
07/01/27	\$14,815,189.14	\$74,075.95			\$0.00		\$0.00	\$0.00	\$14,815,189.14
08/01/27	\$14,815,189.14	\$74,075.95			\$0.00		\$0.00	\$0.00	\$14,815,189.14
09/01/27	\$14,815,189.14	\$74,075.95			\$0.00		\$0.00	\$0.00	\$14,815,189.14
10/01/27	\$14,815,189.14	\$74,075.95		\$0.00	\$0.00		\$0.00	\$0.00	\$14,815,189.14
11/01/27	\$14,815,189.14	\$74,075.95			\$0.00		\$0.00	\$0.00	\$14,815,189.14
12/01/27	\$14,815,189.14	\$74,075.95	\$888,911.40		\$0.00		\$0.00	\$0.00	\$15,704,100.54
01/01/28	\$15,704,100.54	\$78,520.50			\$0.00		\$0.00	\$0.00	\$15,704,100.54
02/01/28	\$15,704,100.54	\$78,520.50			\$0.00		\$0.00	\$0.00	\$15,704,100.54
03/01/28	\$15,704,100.54	\$78,520.50			\$0.00		\$0.00	\$0.00	\$15,704,100.54
04/01/28	\$15,704,100.54	\$78,520.50			\$0.00		\$0.00	\$0.00	\$15,704,100.54
05/01/28	\$15,704,100.54	\$78,520.50			\$0.00		\$0.00	\$0.00	\$15,704,100.54
06/01/28	\$15,704,100.54	\$78,520.50			\$0.00		\$0.00	\$0.00	\$15,704,100.54
07/01/28	\$15,704,100.54	\$78,520.50			\$0.00		\$0.00	\$0.00	\$15,704,100.54
08/01/28	\$15,704,100.54	\$78,520.50			\$0.00		\$0.00	\$0.00	\$15,704,100.54
09/01/28	\$15,704,100.54	\$78,520.50			\$0.00		\$0.00	\$0.00	\$15,704,100.54
10/01/28	\$15,704,100.54	\$78,520.50		\$0.00	\$0.00		\$0.00	\$0.00	\$15,704,100.54
11/01/28	\$15,704,100.54	\$78,520.50			\$0.00		\$0.00	\$0.00	\$15,704,100.54
12/01/28	\$15,704,100.54	\$78,520.50	\$942,246.00		\$0.00		\$0.00	\$0.00	\$16,646,346.54
01/01/29	\$16,646,346.54	\$83,231.73			\$0.00		\$0.00	\$0.00	\$16,646,346.54
02/01/29	\$16,646,346.54	\$83,231.73			\$0.00		\$0.00	\$0.00	\$16,646,346.54
03/01/29	\$16,646,346.54	\$83,231.73			\$0.00		\$0.00	\$0.00	\$16,646,346.54
04/01/29	\$16,646,346.54	\$83,231.73			\$0.00		\$0.00	\$0.00	\$16,646,346.54
05/01/29	\$16,646,346.54	\$83,231.73			\$0.00		\$0.00	\$0.00	\$16,646,346.54
06/01/29	\$16,646,346.54	\$83,231.73			\$0.00		\$0.00	\$0.00	\$16,646,346.54
07/01/29	\$16,646,346.54	\$83,231.73			\$0.00		\$0.00	\$0.00	\$16,646,346.54
08/01/29	\$16,646,346.54	\$83,231.73			\$0.00		\$0.00	\$0.00	\$16,646,346.54
09/01/29	\$16,646,346.54	\$83,231.73			\$0.00		\$0.00	\$0.00	\$16,646,346.54
10/01/29	\$16,646,346.54	\$83,231.73		\$0.00	\$0.00		\$0.00	\$0.00	\$16,646,346.54
11/01/29	\$16,646,346.54	\$83,231.73			\$0.00		\$0.00	\$0.00	\$16,646,346.54
12/01/29	\$16,646,346.54	\$83,231.73	\$998,780.76		\$0.00		\$0.00	\$0.00	\$17,645,127.30
01/01/30	\$17,645,127.30	\$88,225.64			\$0.00		\$0.00	\$0.00	\$17,645,127.30
02/01/30	\$17,645,127.30	\$88,225.64			\$0.00		\$0.00	\$0.00	\$17,645,127.30
03/01/30	\$17,645,127.30	\$88,225.64			\$0.00		\$0.00	\$0.00	\$17,645,127.30
04/01/30	\$17,645,127.30	\$88,225.64			\$0.00		\$0.00	\$0.00	\$17,645,127.30
05/01/30	\$17,645,127.30	\$88,225.64			\$0.00		\$0.00	\$0.00	\$17,645,127.30
06/01/30	\$17,645,127.30	\$88,225.64			\$0.00		\$0.00	\$0.00	\$17,645,127.30
07/01/30	\$17,645,127.30	\$88,225.64			\$0.00		\$0.00	\$0.00	\$17,645,127.30
08/01/30	\$17,645,127.30	\$88,225.64			\$0.00		\$0.00	\$0.00	\$17,645,127.30
09/01/30	\$17,645,127.30	\$88,225.64			\$0.00		\$0.00	\$0.00	\$17,645,127.30

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COMMUNITY DEVELOPMENT DISTRICT
Series 2019 Projected Amortization Schedule

Hypothetical Amortization Including Admin Expenses and PIF Revenues

Date	Beginning Principal	Interest Calculation	Compounded Annual Interest	Actual/Estimated GF Budget	Actual/Estimated PIF Revenues	GF Budget Payments	Cumulative Revenue/ User Fee Balance	Actual/Estimated Payments	Accreted Value
10/01/30	\$17,645,127.30	\$88,225.64			\$0.00		\$0.00	\$0.00	\$17,645,127.30
11/01/30	\$17,645,127.30	\$88,225.64			\$0.00		\$0.00	\$0.00	\$17,645,127.30
12/01/30	\$17,645,127.30	\$88,225.64	\$1,058,707.68		\$0.00		\$0.00	\$0.00	\$18,703,834.98
01/01/31	\$18,703,834.98	\$93,519.17			\$0.00		\$0.00	\$0.00	\$18,703,834.98
02/01/31	\$18,703,834.98	\$93,519.17			\$0.00		\$0.00	\$0.00	\$18,703,834.98
03/01/31	\$18,703,834.98	\$93,519.17			\$0.00		\$0.00	\$0.00	\$18,703,834.98
04/01/31	\$18,703,834.98	\$93,519.17			\$0.00		\$0.00	\$0.00	\$18,703,834.98
05/01/31	\$18,703,834.98	\$93,519.17			\$0.00		\$0.00	\$0.00	\$18,703,834.98
06/01/31	\$18,703,834.98	\$93,519.17			\$0.00		\$0.00	\$0.00	\$18,703,834.98
07/01/31	\$18,703,834.98	\$93,519.17			\$0.00		\$0.00	\$0.00	\$18,703,834.98
08/01/31	\$18,703,834.98	\$93,519.17			\$0.00		\$0.00	\$0.00	\$18,703,834.98
09/01/31	\$18,703,834.98	\$93,519.17			\$0.00		\$0.00	\$0.00	\$18,703,834.98
10/01/31	\$18,703,834.98	\$93,519.17			\$0.00		\$0.00	\$0.00	\$18,703,834.98
11/01/31	\$18,703,834.98	\$93,519.17			\$0.00		\$0.00	\$0.00	\$18,703,834.98
12/01/31	\$18,703,834.98	\$93,519.17	\$1,122,230.04		\$0.00		\$0.00	\$0.00	\$19,826,065.02
01/01/32	\$19,826,065.02	\$99,130.33			\$0.00		\$0.00	\$0.00	\$19,826,065.02
02/01/32	\$19,826,065.02	\$99,130.33			\$0.00		\$0.00	\$0.00	\$19,826,065.02
03/01/32	\$19,826,065.02	\$99,130.33			\$0.00		\$0.00	\$0.00	\$19,826,065.02
04/01/32	\$19,826,065.02	\$99,130.33			\$0.00		\$0.00	\$0.00	\$19,826,065.02
05/01/32	\$19,826,065.02	\$99,130.33			\$11,018.88		\$11,018.88	\$0.00	\$19,826,065.02
06/01/32	\$19,826,065.02	\$99,130.33			\$107,333.33		\$118,352.21	\$0.00	\$19,826,065.02
07/01/32	\$19,826,065.02	\$99,130.33			\$107,333.33		\$225,685.54	\$0.00	\$19,826,065.02
08/01/32	\$19,826,065.02	\$99,130.33			\$107,333.33		\$214,666.66	\$118,352.21	\$19,707,712.81
09/01/32	\$19,707,712.81	\$98,538.56			\$107,333.33		\$214,666.66	\$107,333.33	\$19,600,379.48
10/01/32	\$19,600,379.48	\$98,001.90		\$136,682.33	\$107,333.33	\$107,333.33	\$107,333.33	\$107,333.33	\$19,493,046.15
11/01/32	\$19,493,046.15	\$97,465.23			\$107,333.33	\$29,349.00	\$185,317.66	\$0.00	\$19,493,046.15
12/01/32	\$19,493,046.15	\$97,465.23	\$1,184,513.56		\$0.00		\$0.00	\$77,984.33	\$20,599,575.38
01/01/33	\$20,599,575.38	\$102,997.88			\$109,500.00		\$109,500.00	\$0.00	\$20,599,575.38
02/01/33	\$20,599,575.38	\$102,997.88			\$109,500.00		\$219,000.00	\$0.00	\$20,599,575.38
03/01/33	\$20,599,575.38	\$102,997.88			\$109,500.00		\$219,000.00	\$109,500.00	\$20,490,075.38
04/01/33	\$20,490,075.38	\$102,450.38			\$109,500.00		\$219,000.00	\$109,500.00	\$20,380,575.38
05/01/33	\$20,380,575.38	\$101,902.88			\$109,500.00		\$219,000.00	\$109,500.00	\$20,271,075.38
06/01/33	\$20,271,075.38	\$101,355.38			\$109,500.00		\$219,000.00	\$109,500.00	\$20,161,575.38
07/01/33	\$20,161,575.38	\$100,807.88			\$109,500.00		\$219,000.00	\$109,500.00	\$20,052,075.38
08/01/33	\$20,052,075.38	\$100,260.38			\$109,500.00		\$219,000.00	\$109,500.00	\$19,942,575.38
09/01/33	\$19,942,575.38	\$99,712.88			\$109,500.00		\$219,000.00	\$109,500.00	\$19,833,075.38
10/01/33	\$19,833,075.38	\$99,165.38		\$140,099.39	\$109,500.00	\$109,500.00	\$109,500.00	\$109,500.00	\$19,723,575.38
11/01/33	\$19,723,575.38	\$98,617.88			\$109,500.00	\$30,599.39	\$188,400.61	\$0.00	\$19,723,575.38
12/01/33	\$19,723,575.38	\$98,617.88	\$1,211,884.56		\$109,500.00		\$219,000.00	\$78,900.61	\$20,856,559.33
01/01/34	\$20,856,559.33	\$104,282.80			\$111,666.67		\$221,166.67	\$109,500.00	\$20,747,059.33
02/01/34	\$20,747,059.33	\$103,735.30			\$111,666.67		\$223,333.34	\$109,500.00	\$20,637,559.33
03/01/34	\$20,637,559.33	\$103,187.80			\$111,666.67		\$223,333.34	\$111,666.67	\$20,525,892.66
04/01/34	\$20,525,892.66	\$102,629.46			\$111,666.67		\$223,333.34	\$111,666.67	\$20,414,225.99
05/01/34	\$20,414,225.99	\$102,071.13			\$111,666.67		\$223,333.34	\$111,666.67	\$20,302,559.32
06/01/34	\$20,302,559.32	\$101,512.80			\$111,666.67		\$223,333.34	\$111,666.67	\$20,190,892.65
07/01/34	\$20,190,892.65	\$100,954.46			\$111,666.67		\$223,333.34	\$111,666.67	\$20,079,225.98
08/01/34	\$20,079,225.98	\$100,396.13			\$111,666.67		\$223,333.34	\$111,666.67	\$19,967,559.31
09/01/34	\$19,967,559.31	\$99,837.80			\$111,666.67		\$223,333.34	\$111,666.67	\$19,855,892.64
10/01/34	\$19,855,892.64	\$99,279.46		\$143,601.87	\$111,666.67	\$111,666.67	\$111,666.67	\$111,666.67	\$19,744,225.97
11/01/34	\$19,744,225.97	\$98,721.13			\$111,666.67	\$31,935.20	\$191,398.14	\$0.00	\$19,744,225.97
12/01/34	\$19,744,225.97	\$98,721.13	\$1,215,329.40		\$111,666.67		\$223,333.34	\$79,731.47	\$20,879,823.90
01/01/35	\$20,879,823.90	\$104,399.12			\$113,916.67		\$225,583.34	\$111,666.67	\$20,768,157.23
02/01/35	\$20,768,157.23	\$103,840.79			\$113,916.67		\$227,833.34	\$111,666.67	\$20,656,490.56
03/01/35	\$20,656,490.56	\$103,282.45			\$113,916.67		\$227,833.34	\$113,916.67	\$20,542,573.89
04/01/35	\$20,542,573.89	\$102,712.87			\$113,916.67		\$227,833.34	\$113,916.67	\$20,428,657.22
05/01/35	\$20,428,657.22	\$102,143.29			\$113,916.67		\$227,833.34	\$113,916.67	\$20,314,740.55
06/01/35	\$20,314,740.55	\$101,573.70			\$113,916.67		\$227,833.34	\$113,916.67	\$20,200,823.88
07/01/35	\$20,200,823.88	\$101,004.12			\$113,916.67		\$227,833.34	\$113,916.67	\$20,086,907.21
08/01/35	\$20,086,907.21	\$100,434.54			\$113,916.67		\$227,833.34	\$113,916.67	\$19,972,990.54
09/01/35	\$19,972,990.54	\$99,864.95			\$113,916.67		\$227,833.34	\$113,916.67	\$19,859,073.87
10/01/35	\$19,859,073.87	\$99,295.37		\$147,191.92	\$113,916.67	\$113,916.67	\$113,916.67	\$113,916.67	\$19,745,157.20
11/01/35	\$19,745,157.20	\$98,725.79			\$113,916.67	\$33,275.25	\$194,558.09	\$0.00	\$19,745,157.20
12/01/35	\$19,745,157.20	\$98,725.79	\$1,216,002.78		\$113,916.67		\$227,833.34	\$80,641.42	\$20,880,518.56

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COMMUNITY DEVELOPMENT DISTRICT
Series 2019 Projected Amortization Schedule

Hypothetical Amortization Including Admin Expenses and PIF Revenues

Date	Beginning Principal	Interest Calculation	Compounded Annual Interest	Actual/Estimated GF Budget	Actual/Estimated PIF Revenues	GF Budget Payments	Cumulative Revenue/ User Fee Balance	Actual/Estimated Payments	Accreted Value
01/01/36	\$20,880,518.56	\$104,402.59			\$116,166.67		\$230,083.34	\$113,916.67	\$20,766,601.89
02/01/36	\$20,766,601.89	\$103,833.01			\$116,166.67		\$232,333.34	\$113,916.67	\$20,652,685.22
03/01/36	\$20,652,685.22	\$103,263.43			\$116,166.67		\$232,333.34	\$116,166.67	\$20,536,518.55
04/01/36	\$20,536,518.55	\$102,682.59			\$116,166.67		\$232,333.34	\$116,166.67	\$20,420,351.88
05/01/36	\$20,420,351.88	\$102,101.76			\$116,166.67		\$232,333.34	\$116,166.67	\$20,304,185.21
06/01/36	\$20,304,185.21	\$101,520.93			\$116,166.67		\$232,333.34	\$116,166.67	\$20,188,018.54
07/01/36	\$20,188,018.54	\$100,940.09			\$116,166.67		\$232,333.34	\$116,166.67	\$20,071,851.87
08/01/36	\$20,071,851.87	\$100,359.26			\$116,166.67		\$232,333.34	\$116,166.67	\$19,955,685.20
09/01/36	\$19,955,685.20	\$99,778.43			\$116,166.67		\$232,333.34	\$116,166.67	\$19,839,518.53
10/01/36	\$19,839,518.53	\$99,197.59		\$150,871.72	\$116,166.67	\$116,166.67	\$116,166.67	\$116,166.67	\$19,723,351.86
11/01/36	\$19,723,351.86	\$98,616.76			\$116,166.67	\$34,705.05	\$197,628.29	\$0.00	\$19,723,351.86
12/01/36	\$19,723,351.86	\$98,616.76	\$1,215,313.20		\$116,166.67		\$232,333.34	\$81,461.62	\$20,857,203.44
01/01/37	\$20,857,203.44	\$104,286.02			\$118,500.00		\$234,666.67	\$116,166.67	\$20,741,036.77
02/01/37	\$20,741,036.77	\$103,705.18			\$118,500.00		\$237,000.00	\$116,166.67	\$20,624,870.10
03/01/37	\$20,624,870.10	\$103,124.35			\$118,500.00		\$237,000.00	\$118,500.00	\$20,506,370.10
04/01/37	\$20,506,370.10	\$102,531.85			\$118,500.00		\$237,000.00	\$118,500.00	\$20,387,870.10
05/01/37	\$20,387,870.10	\$101,939.35			\$118,500.00		\$237,000.00	\$118,500.00	\$20,269,370.10
06/01/37	\$20,269,370.10	\$101,346.85			\$118,500.00		\$237,000.00	\$118,500.00	\$20,150,870.10
07/01/37	\$20,150,870.10	\$100,754.35			\$118,500.00		\$237,000.00	\$118,500.00	\$20,032,370.10
08/01/37	\$20,032,370.10	\$100,161.85			\$118,500.00		\$237,000.00	\$118,500.00	\$19,913,870.10
09/01/37	\$19,913,870.10	\$99,569.35			\$118,500.00		\$237,000.00	\$118,500.00	\$19,795,370.10
10/01/37	\$19,795,370.10	\$98,976.85		\$154,643.51	\$118,500.00	\$118,500.00	\$118,500.00	\$118,500.00	\$19,676,870.10
11/01/37	\$19,676,870.10	\$98,384.35			\$118,500.00	\$36,143.51	\$200,856.49	\$0.00	\$19,676,870.10
12/01/37	\$19,676,870.10	\$98,384.35	\$1,213,164.70		\$118,500.00		\$237,000.00	\$82,356.49	\$20,807,678.31
01/01/38	\$20,807,678.31	\$104,038.39			\$120,833.33		\$239,333.33	\$118,500.00	\$20,689,178.31
02/01/38	\$20,689,178.31	\$103,445.89			\$120,833.33		\$241,666.66	\$118,500.00	\$20,570,678.31
03/01/38	\$20,570,678.31	\$102,853.39			\$120,833.33		\$241,666.66	\$120,833.33	\$20,449,844.98
04/01/38	\$20,449,844.98	\$102,249.22			\$120,833.33		\$241,666.66	\$120,833.33	\$20,329,011.65
05/01/38	\$20,329,011.65	\$101,645.06			\$120,833.33		\$241,666.66	\$120,833.33	\$20,208,178.32
06/01/38	\$20,208,178.32	\$101,040.89			\$120,833.33		\$241,666.66	\$120,833.33	\$20,087,344.99
07/01/38	\$20,087,344.99	\$100,436.72			\$120,833.33		\$241,666.66	\$120,833.33	\$19,966,511.66
08/01/38	\$19,966,511.66	\$99,832.56			\$120,833.33		\$241,666.66	\$120,833.33	\$19,845,678.33
09/01/38	\$19,845,678.33	\$99,228.39			\$120,833.33		\$241,666.66	\$120,833.33	\$19,724,845.00
10/01/38	\$19,724,845.00	\$98,624.23		\$158,509.60	\$120,833.33	\$120,833.33	\$120,833.33	\$120,833.33	\$19,604,011.67
11/01/38	\$19,604,011.67	\$98,020.06			\$120,833.33	\$37,676.27	\$203,990.39	\$0.00	\$19,604,011.67
12/01/38	\$19,604,011.67	\$98,020.06	\$1,209,434.86		\$120,833.33		\$241,666.66	\$83,157.06	\$20,730,289.47
01/01/39	\$20,730,289.47	\$103,651.45			\$123,250.00		\$244,083.33	\$120,833.33	\$20,609,456.14
02/01/39	\$20,609,456.14	\$103,047.28			\$123,250.00		\$246,500.00	\$120,833.33	\$20,488,622.81
03/01/39	\$20,488,622.81	\$102,443.11			\$123,250.00		\$246,500.00	\$123,250.00	\$20,365,372.81
04/01/39	\$20,365,372.81	\$101,826.86			\$123,250.00		\$246,500.00	\$123,250.00	\$20,242,122.81
05/01/39	\$20,242,122.81	\$101,210.61			\$123,250.00		\$246,500.00	\$123,250.00	\$20,118,872.81
06/01/39	\$20,118,872.81	\$100,594.36			\$123,250.00		\$246,500.00	\$123,250.00	\$19,995,622.81
07/01/39	\$19,995,622.81	\$99,978.11			\$123,250.00		\$246,500.00	\$123,250.00	\$19,872,372.81
08/01/39	\$19,872,372.81	\$99,361.86			\$123,250.00		\$246,500.00	\$123,250.00	\$19,749,122.81
09/01/39	\$19,749,122.81	\$98,745.61			\$123,250.00		\$246,500.00	\$123,250.00	\$19,625,872.81
10/01/39	\$19,625,872.81	\$98,129.36		\$162,472.34	\$123,250.00	\$123,250.00	\$123,250.00	\$123,250.00	\$19,502,622.81
11/01/39	\$19,502,622.81	\$97,513.11			\$123,250.00	\$39,222.34	\$207,277.66	\$0.00	\$19,502,622.81
12/01/39	\$19,502,622.81	\$97,513.11	\$1,204,014.83		\$123,250.00		\$246,500.00	\$84,027.66	\$20,622,609.98
01/01/40	\$20,622,609.98	\$103,113.05			\$125,750.00		\$249,000.00	\$123,250.00	\$20,499,359.98
02/01/40	\$20,499,359.98	\$102,496.80			\$125,750.00		\$251,500.00	\$123,250.00	\$20,376,109.98
03/01/40	\$20,376,109.98	\$101,880.55			\$125,750.00		\$251,500.00	\$125,750.00	\$20,250,359.98
04/01/40	\$20,250,359.98	\$101,251.80			\$125,750.00		\$251,500.00	\$125,750.00	\$20,124,609.98
05/01/40	\$20,124,609.98	\$100,623.05			\$125,750.00		\$251,500.00	\$125,750.00	\$19,998,859.98
06/01/40	\$19,998,859.98	\$99,994.30			\$125,750.00		\$251,500.00	\$125,750.00	\$19,873,109.98
07/01/40	\$19,873,109.98	\$99,365.55			\$125,750.00		\$251,500.00	\$125,750.00	\$19,747,359.98
08/01/40	\$19,747,359.98	\$98,736.80			\$125,750.00		\$251,500.00	\$125,750.00	\$19,621,609.98
09/01/40	\$19,621,609.98	\$98,108.05			\$125,750.00		\$251,500.00	\$125,750.00	\$19,495,859.98
10/01/40	\$19,495,859.98	\$97,479.30		\$166,534.15	\$125,750.00	\$125,750.00	\$125,750.00	\$125,750.00	\$19,370,109.98
11/01/40	\$19,370,109.98	\$96,850.55			\$125,750.00	\$40,784.15	\$210,715.85	\$0.00	\$19,370,109.98
12/01/40	\$19,370,109.98	\$96,850.55	\$1,196,750.35		\$125,750.00		\$251,500.00	\$84,965.85	\$20,481,894.48
01/01/41	\$20,481,894.48	\$102,409.47			\$128,250.00		\$254,000.00	\$125,750.00	\$20,356,144.48
02/01/41	\$20,356,144.48	\$101,780.72			\$128,250.00		\$256,500.00	\$125,750.00	\$20,230,394.48
03/01/41	\$20,230,394.48	\$101,151.97			\$128,250.00		\$256,500.00	\$128,250.00	\$20,102,144.48
04/01/41	\$20,102,144.48	\$100,510.72			\$128,250.00		\$256,500.00	\$128,250.00	\$19,973,894.48

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COMMUNITY DEVELOPMENT DISTRICT
Series 2019 Projected Amortization Schedule

Hypothetical Amortization Including Admin Expenses and PIF Revenues

Date	Beginning Principal	Interest Calculation	Compounded Annual Interest	Actual/Estimated GF Budget	Actual/Estimated PIF Revenues	GF Budget Payments	Cumulative Revenue/ User Fee Balance	Actual/Estimated Payments	Accreted Value
05/01/41	\$19,973,894.48	\$99,869.47			\$128,250.00		\$256,500.00	\$128,250.00	\$19,845,644.48
06/01/41	\$19,845,644.48	\$99,228.22			\$128,250.00		\$256,500.00	\$128,250.00	\$19,717,394.48
07/01/41	\$19,717,394.48	\$98,586.97			\$128,250.00		\$256,500.00	\$128,250.00	\$19,589,144.48
08/01/41	\$19,589,144.48	\$97,945.72			\$128,250.00		\$256,500.00	\$128,250.00	\$19,460,894.48
09/01/41	\$19,460,894.48	\$97,304.47			\$128,250.00		\$256,500.00	\$128,250.00	\$19,332,644.48
10/01/41	\$19,332,644.48	\$96,663.22		\$170,697.50	\$128,250.00	\$128,250.00	\$128,250.00	\$128,250.00	\$19,204,394.48
11/01/41	\$19,204,394.48	\$96,021.97			\$128,250.00	\$42,447.50	\$214,052.50	\$0.00	\$19,204,394.48
12/01/41	\$19,204,394.48	\$96,021.97	\$1,187,494.89		\$128,250.00		\$256,500.00	\$85,802.50	\$20,306,086.87
01/01/42	\$20,306,086.87	\$101,530.43			\$130,833.33		\$259,083.33	\$128,250.00	\$20,177,836.87
02/01/42	\$20,177,836.87	\$100,889.18			\$130,833.33		\$261,666.66	\$128,250.00	\$20,049,586.87
03/01/42	\$20,049,586.87	\$100,247.93			\$130,833.33		\$261,666.66	\$130,833.33	\$19,918,753.54
04/01/42	\$19,918,753.54	\$99,593.77			\$130,833.33		\$261,666.66	\$130,833.33	\$19,787,920.21
05/01/42	\$19,787,920.21	\$98,939.60			\$130,833.33		\$261,666.66	\$130,833.33	\$19,657,086.88
06/01/42	\$19,657,086.88	\$98,285.43			\$130,833.33		\$261,666.66	\$130,833.33	\$19,526,253.55
07/01/42	\$19,526,253.55	\$97,631.27			\$130,833.33		\$261,666.66	\$130,833.33	\$19,395,420.22
08/01/42	\$19,395,420.22	\$96,977.10			\$130,833.33		\$261,666.66	\$130,833.33	\$19,264,586.89
09/01/42	\$19,264,586.89	\$96,322.93			\$130,833.33		\$261,666.66	\$130,833.33	\$19,133,753.56
10/01/42	\$19,133,753.56	\$95,668.77		\$174,964.94	\$130,833.33	\$130,833.33	\$130,833.33	\$130,833.33	\$19,002,920.23
11/01/42	\$19,002,920.23	\$95,014.60			\$130,833.33	\$44,131.61	\$217,535.05	\$0.00	\$19,002,920.23
12/01/42	\$19,002,920.23	\$95,014.60	\$1,176,115.61		\$130,833.33		\$261,666.66	\$86,701.72	\$20,092,334.12
01/01/43	\$20,092,334.12	\$100,461.67			\$133,416.67		\$264,250.00	\$130,833.33	\$19,961,500.79
02/01/43	\$19,961,500.79	\$99,807.50			\$133,416.67		\$266,833.34	\$130,833.33	\$19,830,667.46
03/01/43	\$19,830,667.46	\$99,153.34			\$133,416.67		\$266,833.34	\$133,416.67	\$19,697,250.79
04/01/43	\$19,697,250.79	\$98,486.25			\$133,416.67		\$266,833.34	\$133,416.67	\$19,563,834.12
05/01/43	\$19,563,834.12	\$97,819.17			\$133,416.67		\$266,833.34	\$133,416.67	\$19,430,417.45
06/01/43	\$19,430,417.45	\$97,152.09			\$133,416.67		\$266,833.34	\$133,416.67	\$19,297,000.78
07/01/43	\$19,297,000.78	\$96,485.00			\$133,416.67		\$266,833.34	\$133,416.67	\$19,163,584.11
08/01/43	\$19,163,584.11	\$95,817.92			\$133,416.67		\$266,833.34	\$133,416.67	\$19,030,167.44
09/01/43	\$19,030,167.44	\$95,150.84			\$133,416.67		\$266,833.34	\$133,416.67	\$18,896,750.77
10/01/43	\$18,896,750.77	\$94,483.75		\$179,339.06	\$133,416.67	\$133,416.67	\$133,416.67	\$133,416.67	\$18,763,334.10
11/01/43	\$18,763,334.10	\$93,816.67			\$133,416.67	\$45,922.39	\$220,910.95	\$0.00	\$18,763,334.10
12/01/43	\$18,763,334.10	\$93,816.67	\$1,162,450.87		\$133,416.67		\$266,833.34	\$87,494.28	\$19,838,290.69
01/01/44	\$19,838,290.69	\$99,191.45			\$136,083.33		\$269,500.00	\$133,416.67	\$19,704,874.02
02/01/44	\$19,704,874.02	\$98,524.37			\$136,083.33		\$272,166.66	\$133,416.67	\$19,571,457.35
03/01/44	\$19,571,457.35	\$97,857.29			\$136,083.33		\$272,166.66	\$136,083.33	\$19,435,374.02
04/01/44	\$19,435,374.02	\$97,176.87			\$136,083.33		\$272,166.66	\$136,083.33	\$19,299,290.69
05/01/44	\$19,299,290.69	\$96,496.45			\$136,083.33		\$272,166.66	\$136,083.33	\$19,163,207.36
06/01/44	\$19,163,207.36	\$95,816.04			\$136,083.33		\$272,166.66	\$136,083.33	\$19,027,124.03
07/01/44	\$19,027,124.03	\$95,135.62			\$136,083.33		\$272,166.66	\$136,083.33	\$18,891,040.70
08/01/44	\$18,891,040.70	\$94,455.20			\$136,083.33		\$272,166.66	\$136,083.33	\$18,754,957.37
09/01/44	\$18,754,957.37	\$93,774.79			\$136,083.33		\$272,166.66	\$136,083.33	\$18,618,874.04
10/01/44	\$18,618,874.04	\$93,094.37		\$183,822.54	\$136,083.33	\$136,083.33	\$136,083.33	\$136,083.33	\$18,482,790.71
11/01/44	\$18,482,790.71	\$92,413.95			\$136,083.33	\$47,739.21	\$224,427.45	\$0.00	\$18,482,790.71
12/01/44	\$18,482,790.71	\$92,413.95	\$1,146,350.35		\$136,083.33		\$272,166.66	\$88,344.12	\$19,540,796.94
01/01/45	\$19,540,796.94	\$97,703.98			\$138,833.33		\$274,916.66	\$136,083.33	\$19,404,713.61
02/01/45	\$19,404,713.61	\$97,023.57			\$138,833.33		\$277,666.66	\$136,083.33	\$19,268,630.28
03/01/45	\$19,268,630.28	\$96,343.15			\$138,833.33		\$277,666.66	\$138,833.33	\$19,129,796.95
04/01/45	\$19,129,796.95	\$95,648.98			\$138,833.33		\$277,666.66	\$138,833.33	\$18,990,963.62
05/01/45	\$18,990,963.62	\$94,954.82			\$138,833.33		\$277,666.66	\$138,833.33	\$18,852,130.29
06/01/45	\$18,852,130.29	\$94,260.65			\$138,833.33		\$277,666.66	\$138,833.33	\$18,713,296.96
07/01/45	\$18,713,296.96	\$93,566.48			\$138,833.33		\$277,666.66	\$138,833.33	\$18,574,463.63
08/01/45	\$18,574,463.63	\$92,872.32			\$138,833.33		\$277,666.66	\$138,833.33	\$18,435,630.30
09/01/45	\$18,435,630.30	\$92,178.15			\$138,833.33		\$277,666.66	\$138,833.33	\$18,296,796.97
10/01/45	\$18,296,796.97	\$91,483.98		\$188,418.10	\$138,833.33	\$138,833.33	\$138,833.33	\$138,833.33	\$18,157,963.64
11/01/45	\$18,157,963.64	\$90,789.82			\$138,833.33	\$49,584.77	\$228,081.89	\$0.00	\$18,157,963.64
12/01/45	\$18,157,963.64	\$90,789.82	\$1,127,615.72		\$138,833.33		\$277,666.66	\$89,248.56	\$19,196,330.80
01/01/46	\$19,196,330.80	\$95,981.65			\$141,583.33		\$280,416.66	\$138,833.33	\$19,057,497.47
02/01/46	\$19,057,497.47	\$95,287.49			\$141,583.33		\$283,166.66	\$138,833.33	\$18,918,664.14
03/01/46	\$18,918,664.14	\$94,593.32			\$141,583.33		\$283,166.66	\$141,583.33	\$18,777,080.81
04/01/46	\$18,777,080.81	\$93,885.40			\$141,583.33		\$283,166.66	\$141,583.33	\$18,635,497.48
05/01/46	\$18,635,497.48	\$93,177.49			\$141,583.33		\$283,166.66	\$141,583.33	\$18,493,914.15

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COMMUNITY DEVELOPMENT DISTRICT

Series 2019 Projected Amortization Schedule

Hypothetical Amortization Including Admin Expenses and PIF Revenues

Date	Beginning Principal	Interest Calculation	Compounded Annual Interest	Actual/Estimated GF Budget	Actual/Estimated PIF Revenues	GF Budget Payments	Cumulative Revenue/ User Fee Balance	Actual/Estimated Payments	Accreted Value
06/01/46	\$18,493,914.15	\$92,469.57			\$141,583.33		\$283,166.66	\$141,583.33	\$18,352,330.82
07/01/46	\$18,352,330.82	\$91,761.65			\$141,583.33		\$283,166.66	\$141,583.33	\$18,210,747.49
08/01/46	\$18,210,747.49	\$91,053.74			\$141,583.33		\$283,166.66	\$141,583.33	\$18,069,164.16
09/01/46	\$18,069,164.16	\$90,345.82			\$141,583.33		\$283,166.66	\$141,583.33	\$17,927,580.83
10/01/46	\$17,927,580.83	\$89,637.90		\$193,128.55	\$141,583.33	\$141,583.33	\$141,583.33	\$141,583.33	\$17,785,997.50
11/01/46	\$17,785,997.50	\$88,929.99			\$141,583.33	\$51,545.22	\$231,621.44	\$0.00	\$17,785,997.50
12/01/46	\$17,785,997.50	\$88,929.99	\$1,106,054.01		\$141,583.33		\$283,166.66	\$90,038.11	\$18,802,013.40
01/01/47	\$18,802,013.40	\$94,010.07			\$144,416.67		\$286,000.00	\$141,583.33	\$18,660,430.07
02/01/47	\$18,660,430.07	\$93,302.15			\$144,416.67		\$288,833.34	\$141,583.33	\$18,518,846.74
03/01/47	\$18,518,846.74	\$92,594.23			\$144,416.67		\$288,833.34	\$144,416.67	\$18,374,430.07
04/01/47	\$18,374,430.07	\$91,872.15			\$144,416.67		\$288,833.34	\$144,416.67	\$18,230,013.40
05/01/47	\$18,230,013.40	\$91,150.07			\$144,416.67		\$288,833.34	\$144,416.67	\$18,085,596.73
06/01/47	\$18,085,596.73	\$90,427.98			\$144,416.67		\$288,833.34	\$144,416.67	\$17,941,180.06
07/01/47	\$17,941,180.06	\$89,705.90			\$144,416.67		\$288,833.34	\$144,416.67	\$17,796,763.39
08/01/47	\$17,796,763.39	\$88,983.82			\$144,416.67		\$288,833.34	\$144,416.67	\$17,652,346.72
09/01/47	\$17,652,346.72	\$88,261.73			\$144,416.67		\$288,833.34	\$144,416.67	\$17,507,930.05
10/01/47	\$17,507,930.05	\$87,539.65		\$197,956.76	\$144,416.67	\$144,416.67	\$144,416.67	\$144,416.67	\$17,363,513.38
11/01/47	\$17,363,513.38	\$86,817.57			\$144,416.67	\$53,540.09	\$235,293.25	\$0.00	\$17,363,513.38
12/01/47	\$17,363,513.38	\$86,817.57	\$1,081,482.89		\$144,416.67		\$288,833.34	\$90,876.58	\$18,354,119.69
01/01/48	\$18,354,119.69	\$91,770.60			\$147,333.33		\$291,750.00	\$144,416.67	\$18,209,703.02
02/01/48	\$18,209,703.02	\$91,048.52			\$147,333.33		\$294,666.66	\$144,416.67	\$18,065,286.35
03/01/48	\$18,065,286.35	\$90,326.43			\$147,333.33		\$294,666.66	\$147,333.33	\$17,917,953.02
04/01/48	\$17,917,953.02	\$89,589.77			\$147,333.33		\$294,666.66	\$147,333.33	\$17,770,619.69
05/01/48	\$17,770,619.69	\$88,853.10			\$147,333.33		\$294,666.66	\$147,333.33	\$17,623,286.36
06/01/48	\$17,623,286.36	\$88,116.43			\$147,333.33		\$294,666.66	\$147,333.33	\$17,475,953.03
07/01/48	\$17,475,953.03	\$87,379.77			\$147,333.33		\$294,666.66	\$147,333.33	\$17,328,619.70
08/01/48	\$17,328,619.70	\$86,643.10			\$147,333.33		\$294,666.66	\$147,333.33	\$17,181,286.37
09/01/48	\$17,181,286.37	\$85,906.43			\$147,333.33		\$294,666.66	\$147,333.33	\$17,033,953.04
10/01/48	\$17,033,953.04	\$85,169.77		\$202,905.68	\$147,333.33	\$147,333.33	\$147,333.33	\$147,333.33	\$16,886,619.71
11/01/48	\$16,886,619.71	\$84,433.10			\$147,333.33	\$55,572.35	\$239,094.31	\$0.00	\$16,886,619.71
12/01/48	\$16,886,619.71	\$84,433.10	\$1,053,670.12		\$147,333.33		\$294,666.66	\$91,760.98	\$17,848,528.85
01/01/49	\$17,848,528.85	\$89,242.64			\$150,250.00		\$297,583.33	\$147,333.33	\$17,701,195.52
02/01/49	\$17,701,195.52	\$88,505.98			\$150,250.00		\$300,500.00	\$147,333.33	\$17,553,862.19
03/01/49	\$17,553,862.19	\$87,769.31			\$150,250.00		\$300,500.00	\$150,250.00	\$17,403,612.19
04/01/49	\$17,403,612.19	\$87,018.06			\$150,250.00		\$300,500.00	\$150,250.00	\$17,253,362.19
05/01/49	\$17,253,362.19	\$86,266.81			\$150,250.00		\$300,500.00	\$150,250.00	\$17,103,112.19
06/01/49	\$17,103,112.19	\$85,515.56			\$150,250.00		\$300,500.00	\$150,250.00	\$16,952,862.19
07/01/49	\$16,952,862.19	\$84,764.31			\$150,250.00		\$300,500.00	\$150,250.00	\$16,802,612.19
08/01/49	\$16,802,612.19	\$84,013.06			\$150,250.00		\$300,500.00	\$150,250.00	\$16,652,362.19
09/01/49	\$16,652,362.19	\$83,261.81			\$150,250.00		\$300,500.00	\$150,250.00	\$16,502,112.19
10/01/49	\$16,502,112.19	\$82,510.56		\$207,978.32	\$150,250.00	\$150,250.00	\$150,250.00	\$150,250.00	\$16,351,862.19
11/01/49	\$16,351,862.19	\$81,759.31			\$150,250.00	\$57,728.32	\$242,771.68	\$0.00	\$16,351,862.19
12/01/49	\$16,351,862.19	\$81,759.31	\$1,022,386.72		\$150,250.00		\$300,500.00	\$92,521.68	\$17,281,727.23
01/01/50	\$17,281,727.23	\$86,408.64			\$153,250.00		\$303,500.00	\$150,250.00	\$17,131,477.23
02/01/50	\$17,131,477.23	\$85,657.39			\$153,250.00		\$306,500.00	\$150,250.00	\$16,981,227.23
03/01/50	\$16,981,227.23	\$84,906.14			\$153,250.00		\$306,500.00	\$153,250.00	\$16,827,977.23
04/01/50	\$16,827,977.23	\$84,139.89			\$153,250.00		\$306,500.00	\$153,250.00	\$16,674,727.23
05/01/50	\$16,674,727.23	\$83,373.64			\$153,250.00		\$306,500.00	\$153,250.00	\$16,521,477.23
06/01/50	\$16,521,477.23	\$82,607.39			\$153,250.00		\$306,500.00	\$153,250.00	\$16,368,227.23
07/01/50	\$16,368,227.23	\$81,841.14			\$153,250.00		\$306,500.00	\$153,250.00	\$16,214,977.23
08/01/50	\$16,214,977.23	\$81,074.89			\$153,250.00		\$306,500.00	\$153,250.00	\$16,061,727.23
09/01/50	\$16,061,727.23	\$80,308.64			\$153,250.00		\$306,500.00	\$153,250.00	\$15,908,477.23
10/01/50	\$15,908,477.23	\$79,542.39		\$213,177.78	\$153,250.00	\$153,250.00	\$153,250.00	\$153,250.00	\$15,755,227.23
11/01/50	\$15,755,227.23	\$78,776.14			\$153,250.00	\$59,927.78	\$246,572.22	\$0.00	\$15,755,227.23
12/01/50	\$15,755,227.23	\$78,776.14	\$987,412.43		\$153,250.00		\$306,500.00	\$93,322.22	\$16,649,317.44
01/01/51	\$16,649,317.44	\$83,246.59			\$156,333.33		\$309,583.33	\$153,250.00	\$16,496,067.44
02/01/51	\$16,496,067.44	\$82,480.34			\$156,333.33		\$312,666.66	\$153,250.00	\$16,342,817.44
03/01/51	\$16,342,817.44	\$81,714.09			\$156,333.33		\$312,666.66	\$156,333.33	\$16,186,484.11
04/01/51	\$16,186,484.11	\$80,932.42			\$156,333.33		\$312,666.66	\$156,333.33	\$16,030,150.78
05/01/51	\$16,030,150.78	\$80,150.75			\$156,333.33		\$312,666.66	\$156,333.33	\$15,873,817.45

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Hypothetical Amortization Including Admin Expenses and PIF Revenues

Date	Beginning Principal	Interest Calculation	Compounded Annual Interest	Actual/Estimated GF Budget	Actual/Estimated PIF Revenues	GF Budget Payments	Cumulative Revenue/ User Fee Balance	Actual/Estimated Payments	Accreted Value
06/01/51	\$15,873,817.45	\$79,369.09			\$156,333.33		\$312,666.66	\$156,333.33	\$15,717,484.12
07/01/51	\$15,717,484.12	\$78,587.42			\$156,333.33		\$312,666.66	\$156,333.33	\$15,561,150.79
08/01/51	\$15,561,150.79	\$77,805.75			\$156,333.33		\$312,666.66	\$156,333.33	\$15,404,817.46
09/01/51	\$15,404,817.46	\$77,024.09			\$156,333.33		\$312,666.66	\$156,333.33	\$15,248,484.13
10/01/51	\$15,248,484.13	\$76,242.42		\$218,507.22	\$156,333.33	\$156,333.33	\$156,333.33	\$156,333.33	\$15,092,150.80
11/01/51	\$15,092,150.80	\$75,460.75			\$156,333.33	\$62,173.89	\$250,492.77	\$0.00	\$15,092,150.80
12/01/51	\$15,092,150.80	\$75,460.75	\$948,474.46		\$156,333.33		\$312,666.66	\$94,159.44	\$15,946,465.82
01/01/52	\$15,946,465.82	\$79,732.33			\$159,500.00		\$315,833.33	\$156,333.33	\$15,790,132.49
02/01/52	\$15,790,132.49	\$78,950.66			\$159,500.00		\$319,000.00	\$156,333.33	\$15,633,799.16
03/01/52	\$15,633,799.16	\$78,169.00			\$159,500.00		\$319,000.00	\$159,500.00	\$15,474,299.16
04/01/52	\$15,474,299.16	\$77,371.50			\$159,500.00		\$319,000.00	\$159,500.00	\$15,314,799.16
05/01/52	\$15,314,799.16	\$76,574.00			\$159,500.00		\$319,000.00	\$159,500.00	\$15,155,299.16
06/01/52	\$15,155,299.16	\$75,776.50			\$159,500.00		\$319,000.00	\$159,500.00	\$14,995,799.16
07/01/52	\$14,995,799.16	\$74,979.00			\$159,500.00		\$319,000.00	\$159,500.00	\$14,836,299.16
08/01/52	\$14,836,299.16	\$74,181.50			\$159,500.00		\$319,000.00	\$159,500.00	\$14,676,799.16
09/01/52	\$14,676,799.16	\$73,384.00			\$159,500.00		\$319,000.00	\$159,500.00	\$14,517,299.16
10/01/52	\$14,517,299.16	\$73,431.93		\$223,969.90	\$159,500.00	\$159,500.00	\$159,500.00	\$159,500.00	\$14,357,799.16
11/01/52	\$14,357,799.16	\$71,789.00			\$159,500.00	\$64,469.90	\$254,530.10	\$0.00	\$14,357,799.16
12/01/52	\$14,357,799.16	\$71,789.00	\$905,282.99		\$159,500.00		\$319,000.00	\$95,030.10	\$15,168,052.05
01/01/53	\$15,168,052.05	\$75,840.26			\$162,666.67		\$322,166.67	\$159,500.00	\$15,008,552.05
02/01/53	\$15,008,552.05	\$75,042.76			\$162,666.67		\$325,333.34	\$159,500.00	\$14,849,052.05
03/01/53	\$14,849,052.05	\$74,245.26			\$162,666.67		\$325,333.34	\$162,666.67	\$14,686,385.38
04/01/53	\$14,686,385.38	\$73,431.93			\$162,666.67		\$325,333.34	\$162,666.67	\$14,523,718.71
05/01/53	\$14,523,718.71	\$72,618.59			\$162,666.67		\$325,333.34	\$162,666.67	\$14,361,052.04
06/01/53	\$14,361,052.04	\$71,805.26			\$162,666.67		\$325,333.34	\$162,666.67	\$14,198,385.37
07/01/53	\$14,198,385.37	\$70,991.93			\$162,666.67		\$325,333.34	\$162,666.67	\$14,035,718.70
08/01/53	\$14,035,718.70	\$70,178.59			\$162,666.67		\$325,333.34	\$162,666.67	\$13,873,052.03
09/01/53	\$13,873,052.03	\$69,365.26			\$162,666.67		\$325,333.34	\$162,666.67	\$13,710,385.36
10/01/53	\$13,710,385.36	\$68,551.93		\$229,569.15	\$162,666.67	\$162,666.67	\$162,666.67	\$162,666.67	\$13,547,718.69
11/01/53	\$13,547,718.69	\$67,738.59			\$162,666.67	\$66,902.48	\$258,430.86	\$0.00	\$13,547,718.69
12/01/53	\$13,547,718.69	\$67,738.59	\$857,548.95		\$162,666.67		\$325,333.34	\$95,764.19	\$14,309,503.45
01/01/54	\$14,309,503.45	\$71,547.52			\$165,916.67		\$328,583.34	\$162,666.67	\$14,146,836.78
02/01/54	\$14,146,836.78	\$70,734.18			\$165,916.67		\$331,833.34	\$162,666.67	\$13,984,170.11
03/01/54	\$13,984,170.11	\$69,920.85			\$165,916.67		\$331,833.34	\$165,916.67	\$13,818,253.44
04/01/54	\$13,818,253.44	\$69,091.27			\$165,916.67		\$331,833.34	\$165,916.67	\$13,652,336.77
05/01/54	\$13,652,336.77	\$68,261.68			\$165,916.67		\$331,833.34	\$165,916.67	\$13,486,420.10
06/01/54	\$13,486,420.10	\$67,432.10			\$165,916.67		\$331,833.34	\$165,916.67	\$13,320,503.43
07/01/54	\$13,320,503.43	\$66,602.52			\$165,916.67		\$331,833.34	\$165,916.67	\$13,154,586.76
08/01/54	\$13,154,586.76	\$65,772.93			\$165,916.67		\$331,833.34	\$165,916.67	\$12,988,670.09
09/01/54	\$12,988,670.09	\$64,943.35			\$165,916.67		\$331,833.34	\$165,916.67	\$12,822,753.42
10/01/54	\$12,822,753.42	\$64,113.77		\$235,308.38	\$165,916.67	\$165,916.67	\$165,916.67	\$165,916.67	\$12,656,836.75
11/01/54	\$12,656,836.75	\$63,284.18			\$165,916.67	\$69,391.71	\$262,441.63	\$0.00	\$12,656,836.75
12/01/54	\$12,656,836.75	\$63,284.18	\$804,988.53		\$165,916.67		\$331,833.34	\$96,524.96	\$13,365,300.32
01/01/55	\$13,365,300.32	\$66,826.50			\$169,250.00		\$335,166.67	\$165,916.67	\$13,199,383.65
02/01/55	\$13,199,383.65	\$65,996.92			\$169,250.00		\$338,500.00	\$165,916.67	\$13,033,466.98
03/01/55	\$13,033,466.98	\$65,167.33			\$169,250.00		\$338,500.00	\$169,250.00	\$12,864,216.98
04/01/55	\$12,864,216.98	\$64,321.08			\$169,250.00		\$338,500.00	\$169,250.00	\$12,694,966.98
05/01/55	\$12,694,966.98	\$63,474.83			\$169,250.00		\$338,500.00	\$169,250.00	\$12,525,716.98
06/01/55	\$12,525,716.98	\$62,628.58			\$169,250.00		\$338,500.00	\$169,250.00	\$12,356,466.98
07/01/55	\$12,356,466.98	\$61,782.33			\$169,250.00		\$338,500.00	\$169,250.00	\$12,187,216.98
08/01/55	\$12,187,216.98	\$60,936.08			\$169,250.00		\$338,500.00	\$169,250.00	\$12,017,966.98
09/01/55	\$12,017,966.98	\$60,089.83			\$169,250.00		\$338,500.00	\$169,250.00	\$11,848,716.98
10/01/55	\$11,848,716.98	\$59,243.58		\$241,191.09	\$169,250.00	\$169,250.00	\$169,250.00	\$169,250.00	\$11,679,466.98
11/01/55	\$11,679,466.98	\$58,397.33			\$169,250.00	\$71,941.09	\$266,558.91	\$0.00	\$11,679,466.98

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Hypothetical Amortization Including Admin Expenses and PIF Revenues

Date	Beginning Principal	Interest Calculation	Compounded Annual Interest	Actual/Estimated GF Budget	Actual/Estimated PIF Revenues	GF Budget Payments	Cumulative Revenue/ User Fee Balance	Actual/Estimated Payments	Accreted Value
12/01/55	\$11,679,466.98	\$58,397.33	\$747,261.72		\$169,250.00		\$338,500.00	\$97,308.91	\$12,329,419.79
01/01/56	\$12,329,419.79	\$61,647.10			\$172,583.33		\$341,833.33	\$169,250.00	\$12,160,169.79
02/01/56	\$12,160,169.79	\$60,800.85			\$172,583.33		\$345,166.66	\$169,250.00	\$11,990,919.79
03/01/56	\$11,990,919.79	\$59,954.60			\$172,583.33		\$345,166.66	\$172,583.33	\$11,818,336.46
04/01/56	\$11,818,336.46	\$59,091.68			\$172,583.33		\$345,166.66	\$172,583.33	\$11,645,753.13
05/01/56	\$11,645,753.13	\$58,228.77			\$172,583.33		\$345,166.66	\$172,583.33	\$11,473,169.80
06/01/56	\$11,473,169.80	\$57,365.85			\$172,583.33		\$345,166.66	\$172,583.33	\$11,300,586.47
07/01/56	\$11,300,586.47	\$56,502.93			\$172,583.33		\$345,166.66	\$172,583.33	\$11,128,003.14
08/01/56	\$11,128,003.14	\$55,640.02			\$172,583.33		\$345,166.66	\$172,583.33	\$10,955,419.81
09/01/56	\$10,955,419.81	\$54,777.10			\$172,583.33		\$345,166.66	\$172,583.33	\$10,782,836.48
10/01/56	\$10,782,836.48	\$53,914.18		\$247,220.87	\$172,583.33	\$172,583.33	\$172,583.33	\$172,583.33	\$10,610,253.15
11/01/56	\$10,610,253.15	\$53,051.27			\$172,583.33	\$74,637.54	\$270,529.12	\$0.00	\$10,610,253.15
12/01/56	\$10,610,253.15	\$53,051.27	\$684,025.62		\$172,583.33		\$345,166.66	\$97,945.79	\$11,196,332.98
01/01/57	\$11,196,332.98	\$55,981.66			\$176,083.33		\$348,666.66	\$176,083.33	\$11,023,749.65
02/01/57	\$11,023,749.65	\$55,118.75			\$176,083.33		\$352,166.66	\$172,583.33	\$10,851,166.32
03/01/57	\$10,851,166.32	\$54,255.83			\$176,083.33		\$352,166.66	\$176,083.33	\$10,675,082.99
04/01/57	\$10,675,082.99	\$53,375.41			\$176,083.33		\$352,166.66	\$176,083.33	\$10,498,999.66
05/01/57	\$10,498,999.66	\$52,495.00			\$176,083.33		\$352,166.66	\$176,083.33	\$10,322,916.33
06/01/57	\$10,322,916.33	\$51,614.58			\$176,083.33		\$352,166.66	\$176,083.33	\$10,146,833.00
07/01/57	\$10,146,833.00	\$50,734.17			\$176,083.33		\$352,166.66	\$176,083.33	\$9,970,749.67
08/01/57	\$9,970,749.67	\$49,853.75			\$176,083.33		\$352,166.66	\$176,083.33	\$9,794,666.34
09/01/57	\$9,794,666.34	\$48,973.33			\$176,083.33		\$352,166.66	\$176,083.33	\$9,618,583.01
10/01/57	\$9,618,583.01	\$48,092.92		\$253,401.39	\$176,083.33	\$176,083.33	\$176,083.33	\$176,083.33	\$9,442,499.68
11/01/57	\$9,442,499.68	\$47,212.50			\$176,083.33	\$77,318.06	\$274,848.60	\$0.00	\$9,442,499.68
12/01/57	\$9,442,499.68	\$47,212.50	\$614,920.40		\$176,083.33		\$352,166.66	\$98,765.27	\$9,958,654.81
01/01/58	\$9,958,654.81	\$49,793.27			\$179,583.33		\$355,666.66	\$176,083.33	\$9,782,571.48
02/01/58	\$9,782,571.48	\$48,912.86			\$179,583.33		\$359,166.66	\$176,083.33	\$9,606,488.15
03/01/58	\$9,606,488.15	\$48,032.44			\$179,583.33		\$359,166.66	\$179,583.33	\$9,426,904.82
04/01/58	\$9,426,904.82	\$47,134.52			\$179,583.33		\$359,166.66	\$179,583.33	\$9,247,321.49
05/01/58	\$9,247,321.49	\$46,236.61			\$179,583.33		\$359,166.66	\$179,583.33	\$9,067,738.16
06/01/58	\$9,067,738.16	\$45,338.69			\$179,583.33		\$359,166.66	\$179,583.33	\$8,888,154.83
07/01/58	\$8,888,154.83	\$44,440.77			\$179,583.33		\$359,166.66	\$179,583.33	\$8,708,571.50
08/01/58	\$8,708,571.50	\$43,542.86			\$179,583.33		\$359,166.66	\$179,583.33	\$8,528,988.17
09/01/58	\$8,528,988.17	\$42,644.94			\$179,583.33		\$359,166.66	\$179,583.33	\$8,349,404.84
10/01/58	\$8,349,404.84	\$41,747.02		\$259,736.42	\$179,583.33	\$179,583.33	\$179,583.33	\$179,583.33	\$8,169,821.51
11/01/58	\$8,169,821.51	\$40,849.11			\$179,583.33	\$80,153.09	\$279,013.57	\$0.00	\$8,169,821.51
12/01/58	\$8,169,821.51	\$40,849.11	\$539,522.20		\$179,583.33		\$359,166.66	\$99,430.24	\$8,609,913.47
Total								\$39,235,618.27	

Notes:

- GF Budget expenses are projected for the purposes of this analysis to grow annually at 2.5% of the FY 2023 level.
- PIF Revenues for the period of up to 3/1/2022 are assumed at actual levels, while for periods beyond 3/1/2022 are shown at levels projected in initial PIF revenue projections.

DP1

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2022-02

A RESOLUTION OF THE DP1 COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2022/2023 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the DP1 Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Johns County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DP1 COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2022/2023 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with St. Johns County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 26th day of April, 2022.

Attest:

DP1 COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

DP1 COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE		
LOCATION		
<i>Home2 Suites by Hilton St Augustine I-95, 270 Outlet Mall Blvd, St. Augustine, FL 32084</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 25, 2022	Regular Meeting	11:00 AM
November 22, 2022	Regular Meeting	11:00 AM
December 20, 2022*	Regular Meeting	11:00 AM
January 24, 2023	Regular Meeting	11:00 AM
February 28, 2023	Regular Meeting	11:00 AM
March 28, 2023	Regular Meeting	11:00 AM
April 25, 2023	Regular Meeting	11:00 AM
May 23, 2023	Regular Meeting	11:00 AM
June 27, 2023	Regular Meeting	11:00 AM
July 25, 2023	Regular Meeting	11:00 AM
August 22, 2023	Public Hearing & Regular Meeting	11:00 AM
September 26, 2023	Regular Meeting	11:00 AM

Exceptions

** December meeting is one week early to accommodate the Christmas holiday*

DP1

COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF DP1 COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR LANDOWNERS’ MEETING AND ELECTION; PROVIDING FOR PUBLICATION, PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, DP1 Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Johns County, Florida; and

WHEREAS, the District’s Board of Supervisors (the “Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the effective date of St. Johns County Ordinance No. 2017-35 creating the District (the “Ordinance”) is July 24, 2017; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2)(a), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF DP1 COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The Board is currently made up of the following individuals.

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Bobby Bennett	November 2022
2	Lucas Hildebrand	November 2022
3	Kelly Webb	November 2024
4	Melissa Yuhas	November 2024
5	Logan Cahoon	November 2022

This year, Seats 1, 2, and 5, currently held by Bobby Bennett, Lucas Hildebrand and Logan Cahoon, respectively, are subject to election by landowners in November 2022. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

SECTION 2. In accordance with section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on the ____ day of November, 2022, at _____ a/p.m., at the _____.

SECTION 3. The District’s Secretary is hereby directed to publish notice of this landowners meeting and election in accordance with the requirements of Section 190.006(2)(a), *Florida Statutes*.

SECTION 4. Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election is hereby announced by the Board at its April 26, 2022 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented in at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the at the office of the District Manager, Wrathell, Hunt & Associates, LLC, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by emailing romd@whhassociates.com or calling (561) 571-0010.

SECTION 5. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution or any part thereof.

SECTION 6. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 26th day of April, 2022.

ATTEST:

DP1 COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE DP1 COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within DP1 Community Development District (the "District"), in St. Johns County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: NOVEMBER ____, 2022
TIME: _____ A/P.M.
PLACE: Home2 Suites by Hilton St Augustine
I-95, 270 Outlet Mall Blvd
St. Augustine, FL 32084

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by emailing romd@whhassociates.com or calling (561) 571-0010. At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager

Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
DP1 COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **NOVEMBER 14, 2022**

TIME: _____ **A/P.M.**

LOCATION: **Home2 Suites by Hilton St Augustine
I-95, 270 Outlet Mall Blvd
St. Augustine, FL 32084**

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**DP1 COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER , 2022**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the DP1 Community Development District to be held at _____ a/p.m., on November _____, 2022 at Home2 Suites by Hilton St Augustine I-95, 270 Outlet Mall Blvd, St. Augustine, FL 32084, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the proxy holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes (2019), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT

**DP1 COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 10, 2022**

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4)-year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2)-year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the DP1 Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT	NAME OF CANDIDATE	NUMBER OF VOTES
1.	_____	_____
2.	_____	_____
5.	_____	_____

Date: _____

Signed: _____

Printed Name: _____

DP1

COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DP1 COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE OF THE DP1 COMMUNITY DEVELOPMENT DISTRICT.

WHEREAS, DP1 Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Johns County, Florida; and

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF DP1 COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. Katie Buchanan of Kutak Rock LLP is hereby designated as the Registered Agent for the DP1 Community Development District.

SECTION 2. The District’s Registered Office shall be located at the office of Kutak Rock LLP, 107 West College Avenue, Tallahassee, Florida 32301.

SECTION 3. In accordance with Section 189.014, *Florida Statutes*, the District’s Secretary is hereby directed to file certified copies of this Resolution with St. Johns County and the Florida Department of Economic Opportunity.

SECTION 4. This Resolution shall become effective immediately upon adoption and any provisions of any previous resolutions in conflict with the provisions hereof are hereby superseded.

PASSED AND ADOPTED this 26th day of April, 2022.

ATTEST:

DP1 COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

DP1

COMMUNITY DEVELOPMENT DISTRICT

7

Hopping Green & Sams

Attorneys and Counselors

October 19, 2021

VIA EMAIL

Daniel Rom, District Manager

romd@whhassociates.com

Bobby Bennett, Chairperson

bbennett@dp1cdd.net

RE: DP1 Community Development District ("Client")

JOINT LETTER BY HOPPING GREEN & SAMS, P.A. AND KUTAK ROCK LLP, ANNOUNCING THE DEPARTURE OF JONATHAN JOHNSON, KATIE BUCHANAN, MIKE ECKERT, TUCKER MACKIE, WES HABER, LINDSAY WHELAN, JOE BROWN, SARAH SANDY, ALYSSA WILLSON AND MICHELLE RIGONI TO KUTAK ROCK LLP

Dear Daniel/Bobby,

As of November 15, 2021, Jonathan Johnson, Katie Buchanan, Mike Eckert, Tucker Mackie, Wes Haber, Lindsay Whelan, Joe Brown, Sarah Sandy, Alyssa Willson and Michelle Rigoni (the "Special District Practice Group") will be withdrawing as attorneys from Hopping Green & Sams, P.A. ("HGS") and will be joining Kutak Rock LLP ("Kutak"). The members of the Special District Practice Group have provided services in connection with HGS's representation of the Client on the above referenced matter(s) (the "Client Matters").

In the coming months, HGS will no longer be providing legal services. Kutak is prepared to continue as the Client's legal counsel with respect to the Client Matters; however, it is the Client's choice as to who should serve as its legal counsel, and whether the Client Matters and all electronic files and active and closed hardcopy files (collectively, the "Files") should be transferred to Kutak.

Please select one of the following alternatives; however, please be advised that as of November 15, 2021, HGS will no longer be competent to provide legal services to the Client; accordingly, representation by HGS will cease on November 15, 2021, whether or not the Client makes an election below:

1. ALTERNATIVE #1. The Client asks that the Client Matters be transferred with the Special District Practice Group to their new firm, Kutak. Please transfer all Files relating to the Client Matters. HGS's legal representation of the Client will cease on the date of HGS's receipt of their written notice. After that date, the Special District Practice Group and their new firm, Kutak, will be responsible for legal representation of the Client in the Client Matters. To the extent that HGS is holding any trust funds or other property of the Client, HGS is further instructed to transfer such funds and/or property to Kutak.



10/20/2021

**(Please sign if you want Alternative #1;
otherwise, do not sign on this line.)**

[DATE]

2. ALTERNATIVE #2. If you do not want Alternative #1, please advise us what HGS should do regarding the Client Matters and all Files relating to the Client Matters by December 1, 2021. HGS's legal representation of the Client will cease on November 15, 2021. If HGS does not receive a response by December 1, 2021, that will confirm HGS's understanding that all Files are not needed or desired and HGS will shred them.

(Please sign here if you have [DATE]
given instructions under Alternative
#2; otherwise do not sign on this line.)

After you have completed and signed this form, please send a copy via electronic mail to JasonM@hgslaw.com MarkS@hgslaw.com katieb@hgslaw.com and KimH@hgslaw.com.

Thank you for your consideration and assistance.

HOPPING GREEN & SAMS, P.A.



By: Jonathan Johnson

Its: President

Date: October 19, 2021

RETENTION AND FEE AGREEMENT

I. PARTIES

THIS RETENTION AND FEE AGREEMENT (“**Agreement**”) is made and entered into by and between the following parties:

A. DP1 Community Development District (“**Client**”)
c/o Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

and

B. Kutak Rock LLP (“**Kutak Rock**”)
P.O. Box 10230
Tallahassee, Florida 32302

II. SCOPE OF SERVICES

In consideration of the mutual undertakings and agreements contained herein, the parties agree as follows:

- A. The Client agrees to employ and retain Kutak Rock as its attorney and legal representative for general advice, counseling and representation of Client and its Board of Supervisors.
- B. Kutak Rock accepts such employment and agrees to serve as attorney for and provide legal representation to the Client in connection with those matters referenced above. No other legal representation is contemplated by this Agreement. Any additional legal services to be provided under the terms of this Agreement shall be agreed to by Client and Kutak Rock in writing. Unless set forth in a separate agreement to which Client consents in writing, Kutak Rock does not represent individual members of the Client’s Board of Supervisors.

III. CLIENT FILES

The files and work product materials (“**Client File**”) of the Client generated or received by Kutak Rock will be maintained confidentially to the extent permitted by law and in accordance with the Florida Bar rules. At the conclusion of the representation, the Client File will be stored by Kutak Rock for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that Kutak Rock may confidentially destroy or shred the Client File. Notwithstanding the prior sentence, if the Client provides Kutak Rock with a written request for the return of the Client File before the end of the five (5) year storage period, then Kutak Rock will return the Client File to Client at Client’s expense.

IV. FEES

- A. The Client agrees to compensate Kutak Rock for services rendered in connection with any matters covered by this Agreement on an hourly rate basis plus actual expenses incurred by Kutak Rock in accordance with the attached Expense Reimbursement Policy (Attachment A, incorporated herein by reference). Time will be billed in increments of one-tenth (1/10) of an hour. Certain work related to issuance of bonds and bond anticipation notes may be performed under a flat fee to be separately established prior to or at the time of bond or note issuance.
- B. Attorneys and staff, if applicable, who perform work for Client will be billed at their regular hourly rates, as may be adjusted from time to time. The regular hourly rates of those initially expected to handle the bulk of Client’s work are as follows:

Katie S. Buchanan	\$320
Associates	\$250 - \$295
Paralegals	\$145

Kutak Rock’s regular hourly billing rates are reevaluated annually and are subject to change not more than once in a calendar year. Client agrees to Kutak Rock’s annual rate increases to the extent hourly rates are not increased beyond \$15/hour.

- C. To the extent practicable and consistent with the requirements of sound legal representation, Kutak Rock will attempt to reduce Client’s bills by assigning each task to the person best able to perform it at the lowest rate, so long as he or she has the requisite knowledge and experience.
- D. Upon consent of Client, Kutak Rock may subcontract for legal services in the event that Client requires legal services for which Kutak Rock does not have adequate capabilities.
- E. Kutak Rock will include costs and expenses (including interest charges on past due statements) on its billing statements for Client reimbursement in accordance with the attached Expense Reimbursement Policy.

V. BILLING AND PAYMENT

The Client agrees to pay Kutak Rock’s monthly billings for fees and expenses incurred within thirty (30) days following receipt of an invoice, or the time permitted by Florida law, whichever is greater. Kutak Rock shall not be obligated to perform further legal services under this Agreement if any such billing statement remains unpaid longer than thirty (30) days after submittal to and receipt by Client. Non-payment of billing statements shall be a basis for Kutak Rock to immediately withdraw from the representation without regard to remaining actions necessitating attention by Kutak Rock as part of the representation.

VI. DEFAULT; VENUE

In any legal proceeding to collect outstanding balances due under this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees in addition to costs and outstanding balances due under this Agreement. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

VII. CONFLICTS

It is important to disclose that Kutak Rock represents a number of special districts, trustees ("Trustees"), bondholders, developers, builders, and other entities throughout Florida and the United States of America relating to community development districts, special districts, local governments and land development. Kutak Rock or its attorneys may also have represented the entity which petitioned for the formation of the Client. Kutak Rock understands that Client may enter into an agreement with a Trustee in connection with the issuance of bonds, and that Client may request that Kutak Rock simultaneously represent Client in connection with the issuance of bonds, while Kutak Rock is also representing such Trustee on unrelated matters. By accepting this Agreement Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) Kutak Rock will be able to provide competent and diligent representation of Client, regardless of Kutak Rock's other representations, and (3) there is not a substantial risk that Kutak Rock's representation of Client would be materially limited by Kutak Rock's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this Agreement will constitute Client's waiver of any "conflict" with Kutak Rock's representation of various special districts, Trustees, bondholders, developers, builders, and other entities relating to community development districts, special districts, local governments and land development.

VIII. ACKNOWLEDGMENT

Client acknowledges that the Kutak Rock cannot make any promises to Client as to the outcome of any legal dispute or guarantee that Client will prevail in any legal dispute.

IX. TERMINATION

Either party may terminate this Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.

X. EXECUTION OF AGREEMENT

This Agreement shall be deemed fully executed upon its signing by Kutak Rock and the Client. The contract formed between Kutak Rock and the Client shall be the operational contract between the parties.

XI. ENTIRE CONTRACT

This Agreement constitutes the entire agreement between the parties.

Accepted and Agreed to:

**DP1 COMMUNITY DEVELOPMENT
DISTRICT**

KUTAK ROCK LLP

By: _____

By: _____

Its: _____

Its: _____

Date: _____

Date: _____

ATTACHMENT A

KUTAK ROCK LLP CDD EXPENSE REIMBURSEMENT POLICY

The following is Kutak Rock's expense reimbursement policy for community development district representation. This policy applies unless a different arrangement has been negotiated based on the unique circumstances of a particular client or matter.

All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

Photocopying and Printing. In-house photocopying and printing are charged at \$0.25 per page (black & white) and \$0.50 per page (color). Outside copying is billed as a pass-through of the outside vendor's charges.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

Local Messenger Service. Local messenger service is billed at 44.5 cents per mile pursuant to Section 112.061, Florida Statutes. Should the State increase the mileage allowance specified in Section 112.061, Florida Statutes, Kutak Rock shall, without further action, be entitled to reimbursement at the increased rate.

Computerized Legal Research. Charges for computerized legal research are billed at an amount approximating actual cost.

Travel. Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at 44.5 cents per mile pursuant to Section 112.061, Florida Statutes. Should the State increase the mileage allowance specified in Section 112.061, Florida Statutes, Kutak Rock shall, without further action, be entitled to reimbursement at the increased rate. Reasonable travel-related expenses for meals, lodging, gratuities, taxi fares, tolls, and parking fees shall also be reimbursed.

Consultants. Unless prior arrangements are made, consultants are ordinarily employed directly by the client. Where consulting or testifying experts are employed by the firm, their charges are passed through with no mark-up. The client is responsible for notifying the firm of any particular billing arrangements or procedures which the client requires of the consulting or testifying experts.

Other Expenses. Other outside expenses, such as court reporters, agency copies, conference calls, etc. are billed at actual cost.

DP1

COMMUNITY DEVELOPMENT DISTRICT

8

MEMORANDUM

To: District Manager

From: Hopping Green & Sams P.A.

RE: Wastewater and Stormwater Needs Analysis

During the 2021 legislative session sections 403.9301 and 403.9302, Florida Statutes, were enacted requiring local governments to perform a 20-year needs analysis of certain wastewater and stormwater services or systems. Subject special districts are required to complete this analysis by June 30, 2022, and every five years thereafter. This memorandum answers basic questions regarding these new statutory provisions and requests that District Managers seek authorization for staff to solicit proposals to complete the required study as appropriate. We expect the services necessary to complete the required analysis to be exempt from competitive solicitation requirements as a planning or study activity below the statutory threshold of \$35,000. §§ 287.055, 287.017, Fla. Stat. Thus, as deemed appropriate and in the best interests of the subject district, districts may elect to utilize the services of existing engineering or other professionals currently under contract or may seek additional proposals for completion of the required needs analysis.

Which special districts are required to complete a needs analysis under section 403.9301 and 403.9302, Florida Statutes?

Special districts providing “wastewater services” or a “stormwater management program or stormwater management system” must complete a needs analysis.¹

What constitutes “wastewater services”?

Wastewater services means providing service to pipelines or conduits, pumping stations, and force mains and associated facilities used for collecting or conducting wastes to an ultimate point for treatment or disposal or to a plant or other works used for the purpose of treating, stabilizing, or holding wastewater principally from dwellings, business buildings, institutions, and sanitary wastewater or sewage treatment plants.

¹ Counties, municipalities, and special districts located in a “rural area of opportunity” may be exempt from the requirements of sections 403.9301 and 403.9302, Florida Statutes, if compliance would create an undue economic hardship. This includes:

- *Northwest Rural Area of Opportunity:* Calhoun, Franklin, Gadsden, Gulf, Holmes, Jackson, Liberty, Wakulla, and Washington counties, and the area within the city limits of Freeport and Walton County north of the Choctawhatchee Bay and intercoastal waterway.
- *South Central Rural Area of Opportunity:* DeSoto, Glades, Hardee, Hendry, Highlands, and Okeechobee counties, and the cities of Pahokee, Belle Glade, and South Bay (Palm Beach County), and Immokalee (Collier County).
- *North Central Rural Area of Opportunity:* Baker, Bradford, Columbia, Dixie, Gilchrist, Hamilton, Jefferson, Lafayette, Levy, Madison, Putnam, Suwannee, Taylor, and Union counties.

What constitutes “stormwater management program or stormwater management system”?

“Stormwater management program” means an institutional strategy for stormwater management, including urban, agricultural, and other stormwater. “Stormwater Management System” means a system which is designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use, or reuse water to prevent or reduce flooding, overdrainage, environmental degradation and water pollution or otherwise affect the quantity and quality of discharges from the system.

What must the needs analysis for these services or systems include?

- A detailed description of associated facilities;
- The number of current and projected residents served calculated in 5-year increments;
- The current and projected service area;
- The current and projected cost of providing services calculated in 5-year increments;
- The estimated remaining useful life of each facility or its major components;
- The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components;
- The district’s plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the district expects to close any projected funding gap.
- The Office of Economic and Demographic Research has [templates and other resources and guidance](#) under development on its website to assist in completion of this required analysis.

When must the needs analysis required be complete?

The 20-year needs analysis must be completed by June 30, 2022.

What happens to the needs analysis once it is complete?

The complete needs analysis and associated methodology and supporting data must be submitted to the county within which the largest portion of the subject district facilities are located. Each county must then compile all analyses submitted to it (from special districts, municipalities, and the county itself) into a single document that must be filed with the Department of Environmental Protection and Office of Economic and Demographic Research by July 31, 2022 and every five years thereafter. The Office of Economic and Demographic research is required to evaluate the compiled documents for purposes of developing a statewide analysis that will include an analysis of the expenditures necessary to repair, replace, and expand water-related infrastructure.



Creative Visionaries. Engineering Minds®

March 8, 2022

Mr. Craig Wrathell
Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

**RE: DP1 Community Development District
Proposal for Engineering Services
Stormwater Management Needs Analysis Report**

Dear Mr. Wrathell:

Thank you very much for this opportunity to submit a proposal for professional services for the preparation of a "Stormwater Management Needs Analysis Report" (NAR) for the District. The necessary scope and fee are described below:

Task 1 – Coordination, Meetings and Exhibits

Prosser will meet with District Staff and consultants, as necessary, for the completion of the District's NAR. Prosser will utilize GIS information and available District data to develop the necessary exhibits to support the NAR. These exhibits will be provided to District Staff and consultant team for comments. Prosser will modify as necessary to finalize. Because of the uncertain nature of this task, we propose it be on a time & materials (T&M) basis utilizing Prosser's current hourly rates.

Task 2 – Complete Stormwater "Needs Analysis" Documentation

Prosser, with the assistance of the CDD Manager, will complete Stormwater Management NAR spreadsheet in accordance with Section 403.9302 of the Florida Statutes which as a minimum will include the following:

- a) A detailed description of the stormwater management program or stormwater management system and its facilities and projects.
- b) The number of current and projected residents served, calculated in 5-year increments.
- c) The current and projected service area for the stormwater management program or system.
- d) The current and projected cost of providing services, calculated in 5-year increments.
- e) The estimated remaining useful life of each facility and/or its major components.
- f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.
- g) The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues, in addition to expenditures with an evaluation of how the local government expects to close any projected funding gap.

This draft will be provided to District staff and the consultant team for review and comments.

Mr. Craig Wrathell
Wrathell, Hunt & Associates, LLC
DP1 CDD Proposal for Engineering Services
March 8, 2022
Page 2

Task 3 – Final Stormwater Needs Analysis

Prosser will evaluate the comments generated from Task 2, incorporate any additional information, and finalize the Stormwater Management NAR.

FEES:

TASK	DESCRIPTION	FEE
Task 1	Coordination, Meetings and Exhibits (T&M)	\$2,500.00
Task 2	Draft Stormwater Needs Analysis (Lump Sum)	\$2,000.00
Task 3	Final Stormwater Needs Analysis (Lump Sum)	\$2,000.00

ADDITIONAL SERVICES:

Any services requested outside of the scope of work above will be charged hourly according to the rate schedule attached. Prosser, Inc. will obtain proposals for other subconsultant services including surveying, geotechnical investigation, etc., as necessary to complete the proposed work as necessary. We will assist with coordinating the work of all subconsultants by providing them with site information and data, as and when requested. These subconsultants will contract directly with you for their services.

Our scope of work for this project does not include the following:

- CLOMR/LOMR Application Process
- Regulatory Planning Work
- Traffic Study/Signal Warrant Analysis
- Design and Permitting
- Wetland/Wildlife Identification, Studies, Flagging or Permitting
- Land or Easement Acquisition Elements
- Surveys
- Geotechnical Engineering/Investigations
- Environmental studies/analysis
- NPDES Stormwater permitting
- Engineers Estimate of Probable Costs
- Bid Administration
- Coordination of any dry utilities
- Permit Fees
- Three-dimensional graphics
- Structural, electrical and mechanical design
- PUD Modification

OUT-OF-POCKET EXPENSES:

All job-related travel, reprographic, printing and plotting costs and supplies, telefax and long-distance telephone charges, mail and courier delivery services will be billed at cost plus 15%.

It is our pleasure to provide this professional services proposal to you. If you wish to authorize us to proceed, we ask that you sign and return one copy of the signed proposal to our office. If you have any questions regarding our proposal, we remain available to discuss it with you at your convenience.

PROSSER

Mr. Craig Wrathell
Wrathell, Hunt & Associates, LLC
DP1 CDD Proposal for Engineering Services
March 8, 2022
Page 3

Our Standard General Conditions and Rate Schedule are attached to this proposal for your information.

Sincerely,

PROSSER, Inc.



J. Bradford Davis, PE, LEED AP
Principal

Accepted By:



Signature

Bobby Bennett, Chair

Typed Name and Title

3/22/22

Date

PROSSER

PROSSER, INC.

GENERAL CONDITIONS

1. Invoicing for services will be on a monthly basis and in proportion to the amount of work performed. Payment for work completed is not contingent upon receipt of governmental or other approvals. Payment is required within 30 days from date of invoice. Past due invoice amounts will be subject to interest charges at a rate of one percent (1%) per month. Should any invoice be 15 or more days past due, Prosser, Inc. shall have the right to suspend work on the project 10 days after written notice to our Client. Prosser, Inc. reserves the right to withhold sealing of drawings until all invoices due and payable have been paid in full.
2. Default: If the said Client fails to perform the covenants herein contained or fails to make payment as herein specified, Prosser, Inc. shall have the right to bring suit against Client for the sums due hereunder. In connection with any litigation arising herein, the prevailing party shall be entitled to recover all costs incurred, including reasonable attorney's fees.
3. Lien Provisions: The Client acknowledges that it has secured legal rights to the property upon which the contemplated project will be built. Client further agrees that Prosser, Inc. may file its "Notice to Owner" to secure its right to payment.
4. Regulatory Changes: The lump sum fees and corresponding scope of work has been formulated based upon existing regulatory codes, ordinances and procedures known to Prosser, Inc. on the date of proposal preparation. In the event subsequent regulatory changes require revisions to work completed or an increased level of effort, compensation for this additional work shall be in accordance with Paragraph 5 herein.
5. Additional Work: If the scope of our Agreement is modified, additional work may be undertaken at Prosser, Inc.'s discretion, under a lump sum fee or a time and material basis in accordance with our hourly rate schedule attached hereto.
6. Excluded Items From Lump Sum Fees: The lump sum fees do not include the cost of surveying, preparation of easements, soil tests or hydrogeologic work. Prosser, Inc.'s scope of work includes coordination with subconsultants, however, we request that their invoicing be made directly to you.
7. Reimbursable Expenses: Client requested expedited data delivery such as courier, fax, Federal Express, etc., shall be invoiced as a reimbursable expense in accordance with the attached hourly rate schedule. Costs of reproduction for transmittals & submittals beyond those specifically referenced in the proposal shall also be invoiced as a reimbursable expense in accordance with the attached hourly rate schedule.
8. Indemnification: Prosser, Inc. agrees, to the fullest extent permitted by law, to indemnify and hold the Client harmless from any damage, liability or cost (including reasonable attorneys' fees and costs of defense) to the extent caused by Prosser, Inc.'s negligent acts, errors or omissions in the performance of professional services under this Agreement and those of our subconsultants or anyone for whom Prosser, Inc. is legally liable.

The Client agrees, to the fullest extent permitted by law, to indemnify and hold Prosser, Inc. harmless from any damage, liability or cost, including reasonable attorney's fees and costs, caused by the negligent acts, errors or omissions by the Client and those of its contractors, subcontractors or consultants or anyone who acts on behalf of Client, and arising from the project that is the subject of this Agreement.
9. Limitations of Liability: In performing its professional services hereunder, Prosser, Inc. will use that degree of care and skill ordinarily exercised, under similar circumstances, by reputable members of its profession practicing in the same or similar locality. **NO OTHER WARRANTY, EXPRESS OR IMPLIED, IS MADE OR INTENDED BY PROSSER, INC.'S UNDERTAKING HEREIN OR ITS PERFORMANCE OF SERVICES HEREUNDER. IT IS AGREED THAT BY EXECUTION OF THE ATTACHED PROPOSAL, THE CLIENT ACKNOWLEDGES THAT PROSSER, INC.'S LIABILITY FOR ANY DAMAGE, LIABILITY OR COST ON ACCOUNT OF ANY ERROR, OMISSION, OR OTHER PROFESSIONAL NEGLIGENCE WILL BE LIMITED TO A SUM NOT TO EXCEED \$15,000 OR PROSSER, INC.'S FEE, WHICHEVER IS GREATER.**
10. Preliminary and detailed estimates of Construction Cost, if any, prepared by Prosser, Inc., represent our judgment as a design professional familiar with the construction industry. It is recognized, however, that neither Prosser, Inc. nor the Owner has control over the cost of labor, materials or equipment, over the Contractor's methods of determining bid prices, or over competitive bidding, market or negotiating conditions. Accordingly, Prosser, Inc. cannot and does not warrant or represent that bids or negotiated prices will not vary from the Owner's Project budget or from any estimate of Construction Cost or evaluation prepared or agreed to by Prosser, Inc.
11. Regulatory Permitting: This Agreement does not include application fees required by any regulatory agency. We ask that the Client furnish the appropriate fee at the time applications are submitted. Permits may contain a requirement for public noticing. Any publishing and associated fees shall be the responsibility of the permittee (Client). Permits may be conditioned upon Engineer of Record inspection and certification of construction. In the event such a condition is imposed, progress and final inspections must be provided by Prosser, Inc. Compensation for this additional work shall be in accordance with Paragraph 5 herein.
12. Term of Agreement: This Agreement shall commence on the effective date of the attached proposal and upon execution by the Client. If the Client does not execute this Agreement within thirty days of the date noted on the Proposal, it is no longer valid unless otherwise mutually agreed upon by Client and Prosser.

9/15/2015

PROSSER



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Hourly Rate Schedule

Effective May 17, 2021

Planning & Engineering

Principal	\$235
Project Director	\$200
Project Manager	\$175
Senior Engineer	\$170
Engineer	\$140
Senior Planner & Senior Landscape Architect	\$165
Planner & Landscape Architect	\$140
Senior Graphic Arts Director	\$165
Graphic Art Designer	\$120
Senior Designer	\$140
Designer	\$110
CADD Technician	\$ 95
Clerical	\$ 85
Administrative Support	\$ 85

Project & Business Services

Project Administrator	\$145
Sr. Project Researcher	\$140
Project Researcher	\$135
Sr. Public Relations Liaison	\$150
Technical Writer	\$105

Information Services

Programmer	\$140
Information Systems	\$140
GIS Programmer	\$150
GIS Analyst	\$130
GIS Technician	\$115

CEI/Construction Management Services

Resident Engineer	\$160
Construction Project Manager	\$150
Sr. Construction Inspector	\$105
Construction Inspector	\$ 95

ALL REIMBURSABLE EXPENSES SHALL BE COST TIMES A FACTOR OF 1.15

DP1

COMMUNITY DEVELOPMENT DISTRICT

9

Hopping Green & Sams

Attorneys and Counselors

MEMORANDUM

To: District Manager

From: Hopping Green & Sams P.A.

RE: Prompt Payment Policies

As you may know, during the 2021 legislative session Part VII of Chapter 218, Florida Statutes (the “Local Government Prompt Payment Act”) was amended. This includes an increase from 1 percent to 2 percent as the floor interest rate on late payments for construction services and the addition of certain contractor rights in the event a local government entity fails to timely commence dispute resolution procedures in the event of an improper payment request or invoice. See §§ 218.735(9); 218.76(2)(b), Fla. Stat. As provided in Florida Chapter Laws 2021-124, these changes apply to contracts executed on or after July 1, 2021.

Accordingly, we advise that districts adopt new or updated Prompt Payment Policies and Procedures as attached hereto to reflect these changes. For districts that have previously adopted Prompt Payment Policies and Procedures prepared by Hopping, Green & Sams, this consists of the following changes as reflected in track-change format:

VII. Resolution of Disputes

* * *

B. Dispute Resolution Procedures

1. If an Improper Payment Request or Improper Invoice is submitted, and the Provider refuses or fails to submit a revised payment request or invoice as contemplated by the PPA and these Policies and Procedures, the Provider shall, not later than thirty (30) days after the date on which the last payment request or invoice was Date Stamped, submit a written statement via certified mail to the Agent, copying the District Manager, specifying the basis upon which the Provider contends the last submitted payment request or invoice was proper.
2. Within forty-five (45) days of receipt by the Agent and District Manager of the disputed, last-submitted payment request or invoice, the Agent and/or District Manager shall commence investigation of the dispute and render a final decision on the matter no later than sixty (60) days after the date on which the last-submitted payment request or invoice is Date Stamped.
3. With regard to contracts executed on or after July 1, 2021, if the District does not commence the dispute resolution procedure within the time provided herein, a Provider may give written notice via certified mail to the Agent, copying the District Manager, of the District’s failure to timely commence its dispute resolution procedure. If the District fails to commence the dispute resolution procedure within

four (4) business days after receipt of such notice, any amounts resolved in the Provider's favor shall bear mandatory interest, as set forth in section 218.735(9), Florida Statutes, from the date on which the payment request or invoice containing the disputed amounts was Date Stamped. If the dispute resolution procedure is not commenced within four (4) business days after receipt of the notice, the objection to the payment request or invoice shall be deemed waived. The waiver of an objection pursuant to this paragraph does not relieve a Provider of its contractual obligations.

34. Absent a written agreement to the contrary, if the Provider refuses or fails to provide the written statement required above, the Agent and/or District Manager is not required to contact the Provider in the investigation. In addition, and absent a written agreement to the contrary, if such written statement is not provided, the District may immediately contract with third parties to provide the goods and services subject to the dispute and deduct the costs of such third party purchases from amounts owed to the Provider.
45. The Board shall approve any decision of the District Manager to contract with a third party which would result in: 1) an expenditure above what is budgeted for the Construction Services or Non-Construction Services; or 2) an expenditure which exceeds the original contract amount for the Construction Services or Non-Construction Services by more than ten percent (10%) or Ten Thousand Dollars (\$10,000).
56. A written explanation of the final decision shall be sent to the Provider, via certified mail, within five (5) business days from the date on which such final decision is made. A copy of the written explanation of the final decision shall be provided to the Chairperson of the Board simultaneously with the certified mailing to the Provider.
67. If a Provider does not accept in writing the final decision within five (5) days after receipt by the Provider, the District may immediately contract with third parties to provide the goods and services subject to the dispute and deduct the costs of such third party purchases from amounts owed to the Provider. If the costs of the third party purchases exceed the amount the District owes to the Provider, the District may seek to recover such excess from the Provider in a court of law or as otherwise provided in an agreement between the District and the Provider. Nothing contained herein shall limit or affect the District's ability to enforce all of its legal and contractual rights and remedies against the Provider.

X. Late Payment Interest Charges

* * *

B. Related to Construction Services

All payments for Construction Services that are not made within the time periods specified within the applicable statute, shall bear interest from thirty (30) days after the due date, at the rate of one percent (1%) per month for contracts executed on or before June 30, 2021, and at the rate of two percent (2%) per month for contracts executed on or after July 1, 2021, or the rate specified by agreement, whichever is greater. §218.735(9), Fla. Stat. The Provider must submit a Proper Payment Request to the District for any interest accrued in order to receive the interest payment. An overdue period of less than one (1) month is considered as one (1) month in computing interest. (§218.74(4), Fla. Stat.).

Unpaid interest is compounded monthly. The term one (1) month means a period beginning on any day of a month and ending on the same day of the following month.

RESOLUTION 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DP1 COMMUNITY DEVELOPMENT DISTRICT ADOPTING PROMPT PAYMENT POLICIES AND PROCEDURES PURSUANT TO CHAPTER 218, *FLORIDA STATUTES*; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the DP1 Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Johns County, Florida; and

WHEREAS, Chapter 218, *Florida Statutes*, requires timely payment to vendors and contractors providing certain goods and/or services to the District; and

WHEREAS, the Board of Supervisors of the District ("Board") accordingly finds that it is in the best interest of the District to establish by resolution Prompt Payment Policies and Procedures as may be amended or updated from time to time for immediate use and application.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DP1 COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The Prompt Payment Policies and Procedures attached hereto as **Exhibit A** are hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The Prompt Payment Policies and Procedures shall remain in full force and effect until such time as the Board may amend or replace them; provided, however, that as the provisions of Chapter 218, *Florida Statutes*, are amended from time to time, the attached Prompt Payment Policies and Procedures shall automatically be amended to incorporate the new requirements of law without any further action by the Board. The Prompt Payment Policies and Procedures hereby adopted supplant and replace any previously adopted Prompt Payment Policies and Procedures.

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 26th day of April, 2022.

ATTEST:

DP1 COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Prompt Payment Policies and Procedures

EXHIBIT A

DP1 COMMUNITY DEVELOPMENT DISTRICT

Prompt Payment Policies and Procedures

**In Accordance with the Local Government Prompt Payment Act
Chapter 218, Part VII, *Florida Statutes***

April 26, 2022

DP1 Community Development District
Prompt Payment Policies and Procedures

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I. Purpose

In accordance with the Local Government Prompt Payment Act (Chapter 218, Part VII, *Florida Statutes*) (“PPA”), the purpose of the DP1 Community Development District (“District”) Prompt Payment Policies and Procedures (“Policies & Procedures”) is to provide a specific policy to ensure timely payment to Vendors and Contractors (both hereinafter defined) providing goods and/or services to the District and ensure the timely receipt by the District of goods and/or services contemplated at the time of contracting. Please note that the PPA, like any statute or law, may be amended from time to time by legislative action. These Policies & Procedures are based on the statutory requirements as of the date identified on the cover page of this document. By this reference, as applicable statutory provisions subsequently change, these Policies & Procedures shall automatically be amended to incorporate the new requirements of law. These Policies & Procedures are adopted by the District to provide guidance in contracting matters. Failure by the District to comply with these Policies & Procedures shall not expand the rights or remedies of any Provider (hereinafter defined) against the District under the PPA. Nothing contained herein shall be interpreted as more restrictive on the District than what is provided for in the PPA.

II. Scope

These Policies & Procedures apply to all operations of the District, including Construction Services and Non-Construction Goods and Services, as applicable.

III. Definitions

A. Agent

The District-contracted architect, District-contracted engineer, District Manager, or other person, acting on behalf of the District, which is required by law or contract to review invoices or payment requests from Providers (hereinafter defined). Such individuals/entities must be identified in accordance with §218.735 (1), Fla. Stat., and further identified in the relevant agreement between the District and the Provider.

B. Construction Services

All labor, services, and materials provided in connection with the construction, alteration, repair, demolition, reconstruction, or other improvement to real property that require a license under parts I and II of Chapter 489, Fla. Stat.

C. Contractor or Provider of Construction Services

The entity or individual that provides Construction Services through direct contract with the District.

D. Date Stamped

Each original and revised invoice or payment request received by the District shall be marked electronically or manually, by use of a date stamp or other method,

which date marking clearly indicates the date such invoice or payment request is first delivered to the District through its Agent. In the event that the Agent receives an invoice or payment request but fails to timely or physically mark on the document the date received, "Date Stamped" shall mean the date of actual receipt by the Agent.

E. Improper Invoice

An invoice that does not conform to the requirements of a Proper Invoice.

F. Improper Payment Request

A request for payment for Construction Services that does not conform to the requirements of a Proper Payment Request.

G. Non-Construction Goods and Services

All labor, services, goods, and materials provided in connection with anything other than construction, alteration, repair, demolition, reconstruction, or other improvements to real property.

H. Proper Invoice

An invoice that conforms to all statutory requirements, all requirements of these Policies and Procedures not expressly waived by the District and any additional requirements included in the agreement for goods and/or services for which the invoice is submitted not expressly waived by the District.

I. Proper Payment Request

A request for payment for Construction Services which conforms to all statutory requirements, all requirements of these Policies & Procedures not expressly waived by the District and any additional requirements included in the Construction Services agreement for which the Payment Request is submitted not expressly waived by the District.

J. Provider

Includes any Vendor, Contractor or Provider of Construction Services, as defined herein.

K. Purchase

The purchase of goods, materials, services, or Construction Services; the purchase or lease of personal property; or the lease of real property by the District.

L. Vendor

Any person or entity that sells goods or services, sells, or leases personal property, or leases real property directly to the District, not including Construction Services.

IV. Proper Invoice/Payment Request Requirements

A. General

Prior to Provider receiving payment from the District, Non-Construction Goods and Services and Construction Services, as applicable, shall be received and performed in accordance with contractual or other specifications or requirements to the satisfaction of the District. Provision or delivery of Non-Construction Goods and Services to the District does not constitute acceptance for the purpose of payment. Final acceptance and authorization of payment shall be made only after delivery and inspection by the Agent and the Agent's confirmation that the Non-Construction Goods and Services or Construction Services meet contract specifications and conditions. Should the Non-Construction Goods and Services or Construction Services differ in any respect from the specifications, payment may be withheld until such time as the Provider takes necessary corrective action. Certain limited exceptions which require payment in advance are permitted when authorized by the District Board of Supervisors ("Board") or when provided for in the applicable agreement.

B. Sales Tax

Providers should not include sales tax on any invoice or payment request. The District's current tax-exempt number is 85-8017326309C-4. A copy of the tax-exempt form will be supplied to Providers upon request.

C. Federal Identification and Social Security Numbers

Providers are paid using either a Federal Identification Number or Social Security Number. To receive payment, Providers should supply the District with the correct number as well as a proper Internal Revenue Service W-9 Form. The District Manager shall treat information provided in accordance with Florida law.

Providers should notify the District Manager when changes in data occur (telephone (561) 571-0010, email romd@whhassociates.com).

D. Proper Invoice for Non-Construction Goods and Services

All Non-Construction Goods and Services invoiced must be supplied or performed in accordance with the applicable purchase order (including any bid/proposal provided, if applicable) or agreement and such Non-Construction Goods and Services quantity and quality must be equal to or better than what is required by such terms. Unless otherwise specified in the applicable agreement, invoices should contain all of the following minimum information in order to be considered a Proper Invoice:

1. Name of Vendor
2. Remittance address
3. Invoice Date

4. Invoice number
5. The “Bill To” party must be the District or the Board, or other entity approved in writing by the Board of the District Manager
6. Project name (if applicable)
7. In addition to the information required in Section IV.D.1-6 above, invoices involving the *purchase of goods* should also contain:
 - a. A complete item description
 - b. Quantity purchased
 - c. Unit price(s)
 - d. Total price (for each item)
 - e. Total amount of invoice (all items)
 - f. The location and date(s) of delivery of the goods to the District
8. In addition to the information required in Section IV.D.1-6 above, invoices involving the *purchase of services* should also contain:
 - a. Itemized description of services performed
 - b. The location and date of delivery of the services to the District
 - c. Billing method for services performed (i.e., approved hourly rates, percentage of completion, cost plus fixed fee, direct/actual costs, etc.)
 - d. Itemization of other direct, reimbursable costs (including description and amount)
 - e. Copies of invoices for other direct, reimbursable costs (other than incidental costs such as copying) and one (1) of the following:
 - i. Copy of both sides of a cancelled check evidencing payment for costs submitted for reimbursement
 - ii. Paid receipt
 - iii. Waiver/lien release from subcontractor (if applicable)
9. Any applicable discounts
10. Any other information or documentation, which may be required or specified under the terms of the purchase order or agreement

E. Proper Payment Request Requirements for Construction Services

Payment Requests must conform to all requirements of Section IV, A-D above, unless otherwise specified in the terms of the applicable agreement or purchase order between the District and the Provider.

V. Submission of Invoices and Payment Requests

The Provider shall submit all Invoices and Payment Requests for both Construction Services and Non-Construction Goods and Services to the District’s Agent as provided in the purchase order or agreement, as applicable, and to the District Manager as follows:

Submit the invoice and/or payment request, with required additional material and in conformance with these Policies and Procedures, by mail, by hand delivery, or via email (Note: email is the preferred method for receipt of Non-Construction Goods and Services invoices).

- 1. Mailing and Drop Off Address**
DP1 Community Development District
c/o Wrathell, Hunt and Associates, LLC
2300 Glades Road, #410W
Boca Raton, Florida 33431
- 2. Email Address**
DP1cdd@districtap.com

VI. Calculation of Payment Due Date

A. Non-Construction Goods and Services Invoices

- 1. Receipt of Proper Invoice**
Payment is due from the District forty-five (45) days from the date on which a Proper Invoice is Date Stamped.
- 2. Receipt of Improper Invoice**
If an Improper Invoice is received, a required invoice is not received, or invoicing of a request for payment is not required, the time when payment is due from the District is forty-five (45) days from the latest date of the following:
 - a. On which delivery of personal property is fully accepted by the District;
 - b. On which services are completed and accepted by the District;
 - c. On which the contracted rental period begins (if applicable); or
 - d. On which the District and the Vendor agree in a written agreement that provides payment due dates.
- 3. Rejection of an Improper Invoice**
The District may reject an Improper Invoice. Within ten (10) days of receipt of the Improper Invoice by the District, the Vendor must be notified that the invoice is improper and be given an opportunity to correct the deficient or missing information, remedy the faulty work, replace the defective goods, or take other necessary, remedial action.

The District's rejection of an Improper Invoice must:

- a. Be provided in writing;
- b. Specify any and all known deficiencies; and
- c. State actions necessary to correct the Improper Invoice.

If the Vendor submits a corrected invoice, which corrects the deficiencies specified in the District's written rejection, the District must pay the corrected invoice within the later of: (a) ten (10) business days after date

the corrected invoice is Date Stamped; or (b) forty-five (45) days after the date the Improper Invoice was Date Stamped.

If the Vendor submits an invoice in response to the District's written rejection which fails to correct the deficiencies specified or continues to be an Improper Invoice, the District must reject that invoice as stated herein.

4. Payment of Undisputed Portion of Invoice

If the District disputes a portion of an invoice, the undisputed portion shall be paid in a timely manner and in accordance with the due dates for payment as specified in these Policies & Procedures.

B. Payment Requests for Construction Services

1. Receipt of Proper Payment Request

The time at which payment is due for Construction Services from the District is as follows:

- a. If an Agent must approve the payment request before it is submitted to the District Manager, payment (whether full or partial) is due twenty-five (25) business days after the payment request is Date Stamped. The Provider may send the District an overdue notice. If the payment request is not rejected within four (4) business days after Date Stamp of the overdue notice, the payment request shall be deemed accepted, except for any portion of the payment request that is fraudulent, misleading or is the subject of dispute.

The agreement between the District and the Provider shall identify the Agent to which the Provider shall submit its payment request or shall be provided by the District through a separate written notice no later than ten (10) days after contract award or notice to proceed, whichever is later. Provider's submission of a payment request to the Agent shall be Date Stamped, which shall commence the time periods for payment or rejection of a payment request or invoice as provided in this section.

- b. If, pursuant to contract, an Agent is not required to approve the payment request submitted to the District, payment is due twenty (20) business days after the payment request is Date Stamped unless such payment request includes fraudulent or misleading information or is the subject of dispute.

2. Receipt and Rejection of Improper Payment Request

- a. If an Improper Payment Request is received, the District must reject the Improper Payment Request within twenty (20) business days after the date on which the payment request is Date Stamped.
- b. The District's rejection of the Improper Payment Request must:
 - i. Be provided in writing;
 - ii. Specify any and all known deficiencies; and
 - iii. State actions necessary to correct the Improper Invoice.
- c. If a Provider submits a payment request which corrects the deficiency specified in the District's written rejection, the District must pay or reject the corrected submission no later than ten (10) business days after the date the corrected payment request is Date Stamped.

3. Payment of Undisputed Portion of Payment Request

If the District disputes a portion of a payment request, the undisputed portion shall be paid in a timely manner and in accordance with the due dates for payment as specified in this section.

VII. Resolution of Disputes

If a dispute arises between a Provider and the District concerning payment of an invoice or payment request, the dispute shall be resolved as set forth in §218.735, Fla. Stat., for Construction Services, and §218.76, Fla. Stat. for Non-Construction Goods and Services.

A. Dispute between the District and a Provider

If a dispute between the District and a Provider cannot be resolved following resubmission of a payment request by the Provider, the dispute must be resolved in accordance with the dispute resolution procedure prescribed in the construction contract, if any. In the absence of a prescribed procedure in the contract, the dispute must be resolved by the procedures specified below.

B. Dispute Resolution Procedures

1. If an Improper Payment Request or Improper Invoice is submitted, and the Provider refuses or fails to submit a revised payment request or invoice as contemplated by the PPA and these Policies and Procedures, the Provider shall, not later than thirty (30) days after the date on which the last payment request or invoice was Date Stamped, submit a written statement via certified mail to the Agent, copying the District Manager, specifying the basis upon which the Provider contends the last submitted payment request or invoice was proper.

2. Within forty-five (45) days of receipt by the Agent and District Manager of the disputed, last-submitted payment request or invoice, the Agent and/or District Manager shall commence investigation of the dispute and render a final decision on the matter no later than sixty (60) days after the date on which the last-submitted payment request or invoice is Date Stamped.
3. With regard to contracts executed on or after July 1, 2021, if the District does not commence the dispute resolution procedure within the time provided herein, a Provider may give written notice via certified mail to the Agent, copying the District Manager, of the District's failure to timely commence its dispute resolution procedure. If the District fails to commence the dispute resolution procedure within 4 business days after receipt of such notice, any amounts resolved in the Provider's favor shall bear mandatory interest, as set forth in section 218.735(9), Florida Statutes, from the date on which the payment request or invoice containing the disputed amounts was Date Stamped. If the dispute resolution procedure is not commenced within 4 business days after receipt of the notice, the objection to the payment request or invoice shall be deemed waived. The waiver of an objection pursuant to this paragraph does not relieve a Provider of its contractual obligations.
4. Absent a written agreement to the contrary, if the Provider refuses or fails to provide the written statement required above, the Agent and/or District Manager is not required to contact the Provider in the investigation. In addition, and absent a written agreement to the contrary, if such written statement is not provided, the District may immediately contract with third parties to provide the goods and services subject to the dispute and deduct the costs of such third-party purchases from amounts owed to the Provider.
5. The Board shall approve any decision of the District Manager to contract with a third party which would result in: 1) an expenditure above what is budgeted for the Construction Services or Non-Construction Services; or 2) an expenditure which exceeds the original contract amount for the Construction Services or Non-Construction Services by more than ten percent (10%) or Ten Thousand Dollars (\$10,000).
6. A written explanation of the final decision shall be sent to the Provider, via certified mail, within five (5) business days from the date on which such final decision is made. A copy of the written explanation of the final decision shall be provided to the Chairperson of the Board simultaneously with the certified mailing to the Provider.

7. If a Provider does not accept in writing the final decision within five (5) days after receipt by the Provider, the District may immediately contract with third parties to provide the goods and services subject to the dispute and deduct the costs of such third-party purchases from amounts owed to the Provider. If the costs of the third-party purchases exceed the amount the District owes to the Provider, the District may seek to recover such excess from the Provider in a court of law or as otherwise provided in an agreement between the District and the Provider. Nothing contained herein shall limit or affect the District's ability to enforce all of its legal and contractual rights and remedies against the Provider.

VIII. Purchases Involving Federal Funds or Bond Funds

When the District intends to pay for a purchase with federal funds or bond funds, the District shall make such purchases only upon reasonable assurances that federal funds or bond funds sufficient to cover the cost will be received. When payment is contingent upon the receipt of bond funds, federal funds or federal approval, the public procurement documents and any agreement with a Provider shall clearly state such contingency. (§218.77, Fla. Stat.).

IX. Requirements for Construction Services Contracts – Project Completion; Retainage

The District intends to follow the PPA requirements for construction project completion and retainage, including, but not limited to, §218.735 (7) and (8), Fla. Stat.

X. Late Payment Interest Charges

Failure on the part of the District to make timely payments may result in District responsibility for late payment interest charges. No agreement between the District and a Provider may prohibit the collection of late payment interest charges allowable under the PPA as mandatory interest. (§218.75, Fla. Stat.).

A. Related to Non-Construction Goods and Services

All payments due from the District, and not made within the time specified within this policy, will bear interest, from thirty (30) days after the due date, at the rate of one percent (1%) per month on the unpaid balance. The Vendor must submit a Proper Invoice to the District for any interest accrued in order to receive the interest payment. (§218.735(9), Fla. Stat.).

An overdue period of less than one (1) month is considered as one (1) month in computing interest. Unpaid interest is compounded monthly. The term one (1) month means a period beginning on any day of a month and ending on the same day of the following month.

B. Related to Construction Services

All payments for Construction Services that are not made within the time periods specified within the applicable statute, shall bear interest from thirty (30) days after the due date, at the rate of one percent (1%) per month for contracts executed on or before June 30, 2021, and at the rate of two percent (2%) per month for contracts executed on or after July 1, 2021, or the rate specified by agreement, whichever is greater. §218.735(9), Fla. Stat. The Provider must submit a Proper Payment Request to the District for any interest accrued in order to receive the interest payment. An overdue period of less than one (1) month is considered as one (1) month in computing interest. (§218.74 (4), Fla. Stat.).

Unpaid interest is compounded monthly. The term one (1) month means a period beginning on any day of a month and ending on the same day of the following month.

C. Report of Interest

If the total amount of interest paid during the preceding fiscal year exceeds \$250, the District Manager is required to submit a report to the Board during December of each year, stating the number of interest payments made and the total amount of such payments. (§218.78, Fla. Stat.).

DP1

COMMUNITY DEVELOPMENT DISTRICT

10

**DP1
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2022**

**DP1
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2022**

	General Fund	Debt Service Fund Series 2018	Debt Service Fund Series 2019	Total Governmental Funds
ASSETS				
Cash	\$ 127,744	\$ -	\$ -	\$ 127,744
Investments				
Revenue	-	90,219	-	90,219
User fee	-	-	447	447
Redemption	-	98,665	-	98,665
Due from other	-	314	-	314
Total assets	<u>\$ 127,744</u>	<u>\$ 189,198</u>	<u>\$ 447</u>	<u>\$ 317,389</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 5,508	\$ -	\$ -	\$ 5,508
Due to Developer	500	-	-	500
Landowner advance	2,501	-	-	2,501
Total liabilities	<u>8,509</u>	<u>-</u>	<u>-</u>	<u>8,509</u>
Fund balances:				
Restricted for				
Debt service	-	189,198	447	189,645
Unassigned	119,235	-	-	119,235
Total fund balances	<u>119,235</u>	<u>189,198</u>	<u>447</u>	<u>308,880</u>
Total liabilities and fund balances	<u>\$ 127,744</u>	<u>\$ 189,198</u>	<u>\$ 447</u>	<u>\$ 317,389</u>

**DP1
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES	\$ -	\$ -	\$ -	N/A
Total revenues	-	-	-	N/A
EXPENDITURES				
Professional & administrative				
Supervisors	-	-	4,306	0%
Project administrator	-	-	800	0%
Management/accounting/recording	3,333	20,000	40,000	50%
Debt service fund accounting - series 2018	417	2,500	5,000	50%
Debt service fund accounting - series 2019	417	2,500	5,000	50%
Collection agent	1,292	7,750	15,500	50%
Legal	-	58	18,000	0%
Engineering	-	-	6,000	0%
Audit	-	-	4,215	0%
Arbitrage rebate calculation	-	-	750	0%
Trustee				
Series 2018	-	-	4,032	0%
Series 2019	-	-	4,032	0%
Postage	-	-	500	0%
Printing & binding	50	300	600	50%
Legal advertising	-	108	1,500	7%
Annual special district fee	-	175	175	100%
Insurance	-	9,270	11,000	84%
Contingencies/bank charges	-	68	1,000	7%
Website maintenance				
Hosting	-	705	705	100%
ADA compliance	-	-	210	0%
Total professional & administrative	<u>5,509</u>	<u>43,434</u>	<u>123,325</u>	35%
Excess/(deficiency) of revenues over/(under) expenditures	(5,509)	(43,434)	(123,325)	
OTHER FINANCING SOURCES/(USES)				
Transfer in	-	106,776	106,776	100%
Total other financing sources	-	106,776	106,776	100%
Net change in fund balances	(5,509)	63,342	(16,549)	
Fund balances - beginning	124,744	55,893	49,373	
Fund balances - ending	<u>\$ 119,235</u>	<u>\$ 119,235</u>	<u>\$ 32,824</u>	

**DP1
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2018
FOR THE PERIOD ENDED MARCH 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
User fees	\$ 97,002	\$ 633,546	\$ 1,051,000	60%
Interest	-	4	-	N/A
Total revenues	<u>97,002</u>	<u>633,550</u>	<u>1,051,000</u>	60%
EXPENSES				
Debt service				
Principal	126,201	417,312	460,034	91%
Interest	-	96,817	480,857	20%
Total debt service	<u>126,201</u>	<u>514,129</u>	<u>940,891</u>	55%
Excess/(deficiency) of revenues over/(under) expenditures	(29,199)	119,421	110,109	
OTHER FINANCING SOURCES/(USES)				
Transfer out	-	(106,776)	(106,776)	100%
Total other financing sources	<u>-</u>	<u>(106,776)</u>	<u>(106,776)</u>	100%
Net change in fund balances	(29,199)	12,645	3,333	
Fund balances - beginning	218,397	176,553	168,928	
Fund balances - ending	<u>\$ 189,198</u>	<u>\$ 189,198</u>	<u>\$ 172,261</u>	

**DP1
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019
FOR THE PERIOD ENDED MARCH 31, 2022**

	Current Month	Year To Date
REVENUES	\$ -	\$ -
Total revenues	-	-
 EXPENSES		
Debt service	-	-
Total debt service	-	-
 Net change in fund balances	-	-
Fund balances - beginning	447	447
Fund balances - ending	\$ 447	\$ 447

DP1

COMMUNITY DEVELOPMENT DISTRICT

11

DRAFT

**MINUTES OF MEETING
DP1
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the DP1 Community Development District held a Public Hearing and Regular Meeting on August 24, 2021 at 11:00 a.m., at the St. Augustine Outlets Community Room, 500 Outlet Mall Blvd., Suite 25, St. Augustine, Florida 32084.

Present were:

Bobby Bennett	Chair
Lucas Hildebrand (via telephone)	Vice Chair
Melissa Yuhas	Assistant Secretary
Kelly Webb	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Daniel Rom	Wrathell, Hunt and Associates, LLC (WHA)
Michelle Rigoni (via telephone)	District Counsel
Brad Davis	District Engineer
Logan Cahoon	Supervisor-Appointee

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 11:06 a.m.

Supervisors Bennett, Webb and Yuhas were present in person. Supervisor Hildebrand was attending via telephone. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Consider Appointment of Logan Cahoon to Fill Unexpired Term of Seat 5, Term Expires November 2022

39 Mr. Bennett nominated Mr. Logan Cahoon to fill Seat 5. No other nominations were
40 made.

41

On MOTION by Mr. Bennett and seconded by Ms. Webb, with all in favor, the appointment of Mr. Logan Cahoon to Seat 5, Term Expires November 2022, was approved.

45

46

- 47 • **Administration of Oath of Office to Newly Appointed Supervisor *(the following to be***
- 48 ***provided in a separate package)***

49 Mr. Rom, a Notary of the State of Florida and duly authorized, administered the Oath of
50 Office to Mr. Cahoon. He provided and explained the following items:

51 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

52 **B. Membership, Obligations and Responsibilities**

53 **C. Financial Disclosure Forms**

54 **I. Form 1: Statement of Financial Interests**

55 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**

56 **III. Form 1F: Final Statement of Financial Interests**

57 **D. Form 8B: Memorandum of Voting Conflict**

58 Ms. Yuhas stated she and the other Supervisors were experiencing spam and rejection
59 issues with emails sent to the DP1 email address and asked for Management to transmit
60 documents to the alternate email addresses as well. Mr. Rom would have the administrative
61 team check all email transmissions.

62

63 FOURTH ORDER OF BUSINESS	Consideration of Resolution 2021-03,
64	Designating Certain Officers of the District,
65	and Providing for an Effective Date
66	

67 Mr. Rom presented Resolution 2021-03. Ms. Yuhas nominated the following slate of
68 officers:

69	Bobby Bennett	Chair
----	---------------	-------

70	Lucas Hildebrand	Vice Chair
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71	Craig Wrathell	Secretary
72	Melissa Yuhas	Assistant Secretary
73	Kelly Webb	Assistant Secretary
74	Logan Cahoon	Assistant Secretary
75	Daniel Rom	Assistant Secretary
76	Craig Wrathell	Treasurer
77	Jeff Pinder	Assistant Treasurer

78 No other nominations were made.

79

80 **On MOTION by Mr. Bennett and seconded by Mr. Cahoon, with all in favor,**
81 **Resolution 2021-03, Designating Certain Officers of the District, and Providing**
82 **for an Effective Date, as nominated, was adopted.**

83

84

85 **FIFTH ORDER OF BUSINESS**

**Presentation of Annual Financial Report
for the Fiscal Year Ended September 30,
2020, Prepared by Berger, Toombs, Elam,
Gaines & Frank**

86

87

88

89

90 Mr. Wrathell presented the Annual Financial Report for the Fiscal Year Ended
91 September 30, 2020 and noted the pertinent information found on each page. There were no
92 findings, recommendations, deficiencies on internal control or instances of non-compliance; it
93 was a clean audit.

94

95 **SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-06,
Hereby Accepting the Annual Financial
Report for the Fiscal Year Ended
September 30, 2020**

96

97

98

99

100 Mr. Rom presented Resolution 2021-06.

101

102 **On MOTION by Mr. Cahoon and seconded by Mr. Hildebrand, with all in favor,**
103 **Resolution 2021-06, Hereby Accepting the Annual Financial Report for the**
104 **Fiscal Year Ended September 30, 2020, was adopted.**

105

106 SEVENTH ORDER OF BUSINESS Public Hearing on Adopting of Fiscal Year
107 2021/2022 Budget

108
109 A. Proof/Affidavit of Publication

110 The affidavit of publication was included for informational purposes.

111 B. Consideration of Resolution 2021-07, Relating to the Annual Appropriations and
112 Adopting the Budgets for the Fiscal Year Beginning October 1, 2021, and Ending
113 September 30, 2022; Authorizing Budget Amendments; and Providing an Effective
114 Date

115 Mr. Rom reviewed the proposed Fiscal Year 2022 budget.

116 Mr. Wrathell suggested increasing the fund balance from \$16,549 to \$30,000 because
117 the audit confirmed that the CDD has more cash than what was assumed when the budget was
118 prepared. Discussion ensued regarding accessing the debt service, the Amortization Schedule
119 and the Series 2018 and Series 2019 bonds.

120

121 On MOTION by Mr. Cahoon and seconded by Ms. Yuhas, with all in favor, the
122 Public Hearing was opened.

123

124

125 No members of the public spoke.

126

127 On MOTION by Mr. Bennett and seconded by Mr. Cahoon, with all in favor, the
128 Public Hearing was closed.

129

130

131 Mr. Rom presented Resolution 2021-07 and read the title.

132

133 On MOTION by Mr. Cahoon and seconded by Ms. Yuhas, with all in favor,
134 Resolution 2021-07, Relating to the Annual Appropriations and Adopting the
135 Budgets for the Fiscal Year Beginning October 1, 2021, and Ending September
136 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date,
137 was adopted.

138

139

140 **EIGHTH ORDER OF BUSINESS** **Consideration of FY2021/2022 Funding**
141 **Agreement**

142
143 Mr. Rom presented the Fiscal Year 2021/2022 Funding Agreement between the DP1
144 CDD and Durbin Park Pavilion, LLC.

145

146 **On MOTION by Mr. Bennett and seconded by Mr. Cahoon, with all in favor, the**
147 **Fiscal Year 2021/2022 Funding Agreement between DP1 CDD and Durbin Park**
148 **Pavilion, LLC, was approved.**

149

150

151 **NINTH ORDER OF BUSINESS** **Consider Termination of MuniCap Inc.,**
152 **Public Infrastructure Fee Collecting Agent**
153 **Agreement and Agreement for**
154 **Administrative Services**

155

156 Mr. Wrathell recalled conferring with the Chair regarding WHA potentially assuming the
157 role of the Public Infrastructure Fee (PIF) Collecting Agent and phasing out MuniCap Inc. (MCI).
158 Assuming the Board agrees, Management appreciates the opportunity to perform that function
159 for the CDD. MuniCap Inc. currently, has a 30-day termination notice provision that the CDD
160 would have to abide by.

161 Mr. Bennett outlined the reasons why the Board should consider switching from MCI to
162 WHA, including delayed reports, poor communication, lack of responsiveness and increased
163 hourly costs and recommended the change.

164 Discussion ensued regarding terminating the MCI Agreement, MCI's level of service,
165 WHA's fees and track record, the Trustee, advertising for a Special meeting and transfer time
166 period. District Counsel would draft a termination notice to MCI.

167

168 **On MOTION by Mr. Bennett and seconded by Ms. Yuhás, with all in favor, the**
169 **authorizing District Counsel to prepare a Notice of Termination to MuniCap**
170 **Inc., for termination of the Public Infrastructure Fee Collecting Agent**
171 **Agreement and Agreement for Administrative Services, and for the District and**
172 **the Developer to transmit a joint termination letter to MCI, was approved.**

173

174

175 TENTH ORDER OF BUSINESS Consider Engagement of Wrathell, Hunt
176 and Associates, LLC as Public Infrastructure
177 Fee Collecting Agent
178

179 • Agreement for Administrative Services

180
181 Mr. Rom presented the WHA Agreement for Administrative Services, which would be
182 effective October 1, 2021. Staff would update the Developer's Address.
183

184 On MOTION by Mr. Cahoon and seconded by Ms. Yuhas, with all in favor,
185 engagement of Wrathell, Hunt and Associates, LLC, as Public Infrastructure Fee
186 Collecting Agent, effective October 1, 2021, and the associated Administrative
187 Services Agreement, were approved.

188
189
190 ELEVENTH ORDER OF BUSINESS Acceptance of Unaudited Financial
191 Statements as of July 31, 2021
192

193 Mr. Rom presented the Unaudited Financial Statements as of July 31, 2021.
194

195 On MOTION by Mr. Bennett and seconded by Mr. Hildebrand, with all in favor,
196 the Unaudited Financial Statements as of July 31, 2021, were accepted.

197
198
199 TWELFTH ORDER OF BUSINESS Approval of June 9, 2021 Regular Meeting
200 Minutes
201

202 Mr. Rom presented the June 9, 2021 Regular Meeting Minutes.
203

204 On MOTION by Mr. Cahoon and seconded by Mr. Bennett, with all in favor, the
205 June 9, 2021 Regular Meeting Minutes, as presented, were approved.

206
207
208 THIRTEENTH ORDER OF BUSINESS Staff Reports
209

210 A. District Counsel: *Hopping, Green & Sams, P.A.*

211 There was no report.

212 B. District Engineer: *Prosser, Inc.*

213 There was no report.

214 C. District Manager: *Wrathell, Hunt and Associates, LLC*

215 • NEXT MEETING: September 28, 2021 at 11:00 A.M.

216 ○ QUORUM CHECK

217 Mr. Rom stated the September 28, 2021 meeting would be cancelled.

218

219 **FOURTEENTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

220

221 There were no Board Members' comments or requests.

222

223 **FIFTEENTH ORDER OF BUSINESS** **Public Comments**

224

225 There were no public comments.

226

227 **SIXTEENTH ORDER OF BUSINESS** **Adjournment**

228

229 There being no further business to discuss, the meeting adjourned.

230

231 **On MOTION by Mr. Bennett and seconded by Mr. Cahoon, with all in favor, the**
232 **meeting adjourned at 12:27 p.m.**

233

234

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237

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

238
239
240
241
242
243

Secretary/Assistant Secretary

Chair/Vice Chair

DP1

COMMUNITY DEVELOPMENT DISTRICT

12C

DP1 COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

~~St. Augustine Outlets Community Room, 500 Outlet Mall Blvd., Suite 25, St. Augustine, Florida 32084~~

*Home2 Suites by Hilton St Augustine I-95, 270 Outlet Mall Blvd, St. Augustine, FL 32084

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 26, 2021 CANCELED	Regular Meeting	11:00 AM
November 30, 2021 CANCELED	Regular Meeting	11:00 AM
December 21, 2021* CANCELED	Regular Meeting	11:00 AM
January 25, 2022 CANCELED	Regular Meeting	11:00 AM
February 22, 2022* CANCELED	Regular Meeting	11:00 AM
March 22, 2022* CANCELED	Regular Meeting	11:00 AM
April 26, 2022*	Regular Meeting	11:00 AM
May 24, 2022*	Regular Meeting	11:00 AM
June 28, 2022*	Regular Meeting	11:00 AM
July 26, 2022*	Regular Meeting	11:00 AM
August 23, 2022*	Regular Meeting	11:00 AM
September 27, 2022*	Regular Meeting	11:00 AM

Exceptions

* December meeting is one week early to accommodate the Christmas holiday