DP1

COMMUNITY DEVELOPMENT DISTRICT

August 27, 2024

BOARD OF SUPERVISORS

PUBLIC HEARING AND REGULAR MEETING AGENDA

DP1
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

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

August 20, 2024

<u>ATTENDEES:</u>
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors
DP1 Community Development District

Dear Board Members:

The Board of Supervisors of the DP1 Community Development District will hold a Public Hearing and Regular Meeting on August 27, 2024 at 11:00 a.m., at the Grand Cypress Apartments, 125 Big Cypress Drive, St. Johns, Florida 32259. The agenda is as follows:

1. Call to Order/Roll Call

2. Public Comments

3. Public Hearing on Adoption of Fiscal Year 2024/2025 Budget

   A. Proof/Affidavit of Publication

   B. Consideration of Resolution 2024-07, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date

4. Consideration of Fiscal Year 2024/2025 Funding Agreement

5. Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting

6. Presentation of Annual Financial Report for the Fiscal Year Ended September 30, 2023, Prepared by Berger, Toombs, Elam, Gaines & Frank *(to potentially be provided under separate cover)*

   A. Consideration of Resolution 2024-06, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023

7. Acceptance of Unaudited Financial Statements as of July 31, 2024

8. Approval of April 23, 2024 Regular Meeting Minutes

9. Staff Reports

   A. District Counsel: *Kutak Rock LLP*

   B. District Engineer: *Prosser, Inc.*

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

   - UPCOMING MEETINGS
     - November 19, 2024 at 2:00 PM [Landowners' Meeting]
     - May 27, 2025 at 11:00 AM [Regular Meeting]
     - QUORUM CHECK

SEAT 1	BOBBY BENNETT	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	LUCAS HILDEBRAND	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	JAMIE LOUGHRY	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	MELISSA YUHAS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	LOGAN CAHOON	☐ IN PERSON	☐ PHONE	☐ NO

10. Board Members' Comments/Requests

11. Public Comments

12. 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

3A

LOCALiQ
FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Daphne Gillyard
DAPHNE GILLYARD
Dp1 Community Dev District
2300 Glades Rd., Ste 410 W
C /O WRATHELL, HUNT & ASSOC
Boca Raton FL 33431

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

08/08/2024, 08/15/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/15/2024

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	$197.84		
Tax Amount:	$0.00		
Payment Cost:	$197.84		
Order No:	10453680	# of Copies:	
Customer No:	765305	1	
PO #:			

THIS IS NOT AN INVOICE!

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MARIAH VERHAGEN
Notary Public
State of Wisconsin

DP1 COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the DP1 Community Development District ("District") will a public hearing on August 27, 2024 at 11:00 a.m., at the Grand Cypress Apartments, 125 Big Cypress Drive, St. Johns, Florida 32259 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561)571-0010 ("District Manager's Office"), during normal business hours, or on the District's website at https://dp1cdd.net/.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

District Manager
Aug 8, 15, 2024 (10453680)

DP1

COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2024-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE DP1 COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2024, submitted to the Board of Supervisors ("**Board**") of the DP1 Community Development District (**"District"**) proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("**Fiscal Year 2024/2025**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the DP1 Community Development District for the Fiscal Year Ending September 30, 2025."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2024/2025, the sum of $1,229,119 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	$ 113,619
DEBT SERVICE FUND – SERIES 2018	$1,115,500
DEBT SERVICE FUND – SERIES 2019	$ 0
TOTAL ALL FUNDS	$1,229,119

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2024/2025 or within 60 days following the end of the Fiscal Year 2024/2025 may amend its Adopted Budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $15,000 or 15% of the original appropriation.

c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 27TH DAY OF AUGUST, 2024.

ATTEST:	**DP1 COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2024/2025 Budget

Exhibit A: Fiscal Year 2024/2025 Budget

DP1
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025

DP1
COMMUNITY DEVELOPMENT DISTRICT
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DP1
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Proposed Budget FY 2025
REVENUES	$ -	$ -	$ -	$ -	$ -
Total revenues	-	-	-	-	-
EXPENDITURES					
Professional & administrative					
Supervisors	3,230	-	3,230	3,230	3,230
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	18,000	9,000	9,000	18,000	18,000
Legal	9,000	16	500	516	9,000
Engineering	4,000	-	500	500	4,000
Audit	4,700	-	4,700	4,700	4,700
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	-	1,500	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	12,700	10,058	-	10,058	11,185
Contingencies	1,000	23	977	1,000	1,000
Website maintenance					
Hosting	705	-	705	705	705
ADA compliance	210	-	210	210	210
Total expenditures	115,134	44,572	70,562	100,508	113,619
Excess/(deficiency) of revenues over/(under) expenditures	(115,134)	(44,572)	(70,562)	(100,508)	(113,619)
OTHER FINANCING SOURCES/(USES)					
Transfer in	106,776	-	-	-	106,776
Total other financing sources	106,776	-	-	-	106,776
Net increase/(decrease) of fund balance	(8,358)	(44,572)	(70,562)	(100,508)	(6,843)
Fund balance - beginning (unaudited)	66,944	188,847	144,275	188,847	88,339
Fund balance - ending (projected)	$ 58,586	$ 144,275	$ 73,713	$ 88,339	$ 81,496

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.	
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	9,000
Kutak Rock LLP 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	4,000
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	4,700
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	11,185
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	$113,619

DP1
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2018
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Proposed Budget FY 2025
REVENUES					
User fees	$ 1,093,750	$ 665,178	$ 655,596	$ 1,320,774	$ 1,115,500
Interest	-	3,677	-	3,677	-
Total revenues	1,093,750	668,855	655,596	1,324,451	1,115,500
EXPENDITURES					
Debt service					
Principal	585,615	422,473	329,103	751,576	655,595
Interest	397,859	166,321	225,103	391,424	346,793
Total expenditures	983,474	588,794	554,206	1,143,000	1,002,388
Excess/(deficiency) of revenues over/(under) expenditures	110,276	80,061	101,390	181,451	113,112
OTHER FINANCING SOURCES/(USES)					
Transfer out	(106,776)	-	-	-	(106,776)
Total other financing sources/(uses)	(106,776)	-	-	-	(106,776)
Fund balance:					
Net increase/(decrease) in fund balance	3,500	80,061	101,390	181,451	6,336
Beginning fund balance (unaudited)	206,726	112,636	192,697	112,636	294,087
Ending fund balance (projected)	$ 210,226	$ 192,697	$ 294,087	$ 294,087	300,423
Use of fund balance:					
Debt service reserve account balance (required)					-
Projected fund balance surplus/(deficit) as of September 30, 2025					$ 300,423

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			$97,002.83		$188,884.62	$126,201.00	$7,470,234.84
04/01/22	$7,470,234.84	$37,351.17	$478,962.64		$102,411.56		$192,630.82	$98,665.36	$7,850,532.12
05/01/22	$7,850,532.12	$39,252.66			$120,091.49		$219,918.05	$92,804.26	$7,757,727.86
06/01/22	$7,757,727.86	$38,788.64			$110,760.48		$224,316.33	$106,362.20	$7,651,365.66
07/01/22	$7,651,365.66	$38,256.83			$116,215.65		$219,957.19	$120,574.79	$7,530,790.87
08/01/22	$7,530,790.87	$37,653.95			$112,364.95		$215,746.01	$116,576.13	$7,414,214.74
09/01/22	$7,414,214.74	$37,071.07			$88,000.00		$197,408.27	$106,337.74	$7,307,877.00
10/01/22	$7,307,877.00	$36,539.39		$106,776.00	$105,080.96	$0.00	$186,062.20	$116,427.03	$7,191,449.97
11/01/22	$7,191,449.97	$35,957.25			$112,273.94	$106,776.00	$191,560.14	$0.00	$7,191,449.97
12/01/22	$7,191,449.97	$35,957.25			$113,820.13		$219,841.29	$85,538.98	$7,105,910.99
01/01/23	$7,105,910.99	$35,529.55			$133,535.83		$236,740.36	$116,636.76	$6,989,274.23
02/01/23	$6,989,274.23	$34,946.37			$97,026.72		$224,724.00	$109,043.08	$6,880,231.15
03/01/23	$6,880,231.15	$34,401.16			$99,877.35		$191,412.84	$133,188.51	$6,747,042.64
04/01/23	$6,747,042.64	$33,735.21	$438,089.33		$108,358.53		$190,617.96	$109,153.41	$7,075,978.56
05/01/23	$7,075,978.56	$35,379.89			$127,666.38		$226,501.23	$91,783.11	$6,984,195.45
06/01/23	$6,984,195.45	$34,920.98			$115,213.52		$228,922.07	$112,792.68	$6,871,402.77
07/01/23	$6,871,402.77	$34,357.01			$106,229.21		$211,480.87	$123,670.41	$6,747,732.36
08/01/23	$6,747,732.36	$33,738.66			$121,086.53		$207,008.70	$125,558.70	$6,622,173.66
09/01/23	$6,622,173.66	$33,110.87			-$2,575.67		$112,168.22	$92,264.81	$6,529,908.85
10/01/23	$6,529,908.85	$32,649.54		$106,776.00	$209,696.56	$106,776.00	$215,088.78	$0.00	$6,529,908.85
11/01/23	$6,529,908.85	$32,649.54			$110,607.46		$207,344.41	$118,351.83	$6,411,557.02
12/01/23	$6,411,557.02	$32,057.79			$58,594.73		$168,885.14	$97,054.00	$6,314,503.02
01/01/24	$6,314,503.02	$31,572.52			$197,703.37		$236,684.08	$129,904.43	$6,184,598.59

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	$6,184,598.59	$30,922.99			$103,088.99		$226,843.76	$112,929.31	$6,071,669.28
03/01/24	$6,071,669.28	$30,358.35			$91,583.33		$187,873.03	$130,554.06	$5,941,115.22
04/01/24	$5,941,115.22	$29,705.58	$391,423.72		$91,583.33		$157,621.59	$121,834.77	$6,210,704.17
05/01/24	$6,210,704.17	$31,053.52			$91,583.33		$249,204.92	$0.00	$6,210,704.17
06/01/24	$6,210,704.17	$31,053.52			$91,583.33		$183,166.66	$157,621.59	$6,053,082.58
07/01/24	$6,053,082.58	$30,265.41			$91,583.33		$183,166.66	$91,583.33	$5,961,499.25
08/01/24	$5,961,499.25	$29,807.50			$91,583.33		$183,166.66	$91,583.33	$5,869,915.92
09/01/24	$5,869,915.92	$29,349.58			$91,583.33		$183,166.66	$91,583.33	$5,778,332.59
10/01/24	$5,778,332.59	$28,891.66		$109,445.40	$91,583.33	$91,583.33	$91,583.33	$91,583.33	$5,686,749.26
11/01/24	$5,686,749.26	$28,433.75			$91,583.33	$17,862.07	$165,304.59	$0.00	$5,686,749.26
12/01/24	$5,686,749.26	$28,433.75			$91,583.33		$183,166.66	$73,721.26	$5,613,028.00
01/01/25	$5,613,028.00	$28,065.14			$93,416.67		$185,000.00	$91,583.33	$5,521,444.67
02/01/25	$5,521,444.67	$27,607.22			$93,416.67		$186,833.34	$91,583.33	$5,429,861.34
03/01/25	$5,429,861.34	$27,149.31			$93,416.67		$186,833.34	$93,416.67	$5,336,444.67
04/01/25	$5,336,444.67	$26,682.22	$346,792.58		$93,416.67		$186,833.34	$93,416.67	$5,589,820.58
05/01/25	$5,589,820.58	$27,949.10			$93,416.67		$186,833.34	$93,416.67	$5,496,403.91
06/01/25	$5,496,403.91	$27,482.02			$93,416.67		$186,833.34	$93,416.67	$5,402,987.24
07/01/25	$5,402,987.24	$27,014.94			$93,416.67		$186,833.34	$93,416.67	$5,309,570.57
08/01/25	$5,309,570.57	$26,547.85			$93,416.67		$186,833.34	$93,416.67	$5,216,153.90
09/01/25	$5,216,153.90	$26,080.77			$93,416.67		$186,833.34	$93,416.67	$5,122,737.23
10/01/25	$5,122,737.23	$25,613.69		$112,181.54	$93,416.67	$93,416.67	$93,416.67	$93,416.67	$5,029,320.56
11/01/25	$5,029,320.56	$25,146.60			$93,416.67	$18,764.87	$168,068.47	$0.00	$5,029,320.56
12/01/25	$5,029,320.56	$25,146.60			$93,416.67		$186,833.34	$74,651.80	$4,954,668.76
01/01/26	$4,954,668.76	$24,773.34			$95,333.33		$188,750.00	$93,416.67	$4,861,252.09
02/01/26	$4,861,252.09	$24,306.26			$95,333.33		$190,666.66	$93,416.67	$4,767,835.42
03/01/26	$4,767,835.42	$23,839.18			$95,333.33		$190,666.66	$95,333.33	$4,672,502.09
04/01/26	$4,672,502.09	$23,362.51	$307,262.86		$95,333.33		$190,666.66	$95,333.33	$4,884,431.62
05/01/26	$4,884,431.62	$24,422.16			$95,333.33		$190,666.66	$95,333.33	$4,789,098.29
06/01/26	$4,789,098.29	$23,945.49			$95,333.33		$190,666.66	$95,333.33	$4,693,764.96
07/01/26	$4,693,764.96	$23,468.82			$95,333.33		$190,666.66	$95,333.33	$4,598,431.63
08/01/26	$4,598,431.63	$22,992.16			$95,333.33		$190,666.66	$95,333.33	$4,503,098.30
09/01/26	$4,503,098.30	$22,515.49			$95,333.33		$190,666.66	$95,333.33	$4,407,764.97
10/01/26	$4,407,764.97	$22,038.82		$114,986.08	$95,333.33	$95,333.33	$95,333.33	$95,333.33	$4,312,431.64
11/01/26	$4,312,431.64	$21,562.16			$95,333.33	$19,652.75	$171,013.91	$0.00	$4,312,431.64
12/01/26	$4,312,431.64	$21,562.16			$95,333.33		$190,666.66	$75,680.58	$4,236,751.06
01/01/27	$4,236,751.06	$21,183.76			$97,166.67		$192,500.00	$95,333.33	$4,141,417.73
02/01/27	$4,141,417.73	$20,707.09			$97,166.67		$194,333.34	$95,333.33	$4,046,084.40
03/01/27	$4,046,084.40	$20,230.42			$97,166.67		$194,333.34	$97,166.67	$3,948,917.73
04/01/27	$3,948,917.73	$19,744.59	$264,373.12		$97,166.67		$194,333.34	$97,166.67	$4,116,124.18
05/01/27	$4,116,124.18	$20,580.62			$97,166.67		$194,333.34	$97,166.67	$4,018,957.51
06/01/27	$4,018,957.51	$20,094.79			$97,166.67		$194,333.34	$97,166.67	$3,921,790.84
07/01/27	$3,921,790.84	$19,608.95			$97,166.67		$194,333.34	$97,166.67	$3,824,624.17
08/01/27	$3,824,624.17	$19,123.12			$97,166.67		$194,333.34	$97,166.67	$3,727,457.50
09/01/27	$3,727,457.50	$18,637.29			$97,166.67		$194,333.34	$97,166.67	$3,630,290.83
10/01/27	$3,630,290.83	$18,151.45		$117,860.73	$97,166.67	$97,166.67	$97,166.67	$97,166.67	$3,533,124.16
11/01/27	$3,533,124.16	$17,665.62			$97,166.67	$20,694.06	$173,639.28	$0.00	$3,533,124.16
12/01/27	$3,533,124.16	$17,665.62			$97,166.67		$194,333.34	$76,472.61	$3,456,651.55
01/01/28	$3,456,651.55	$17,283.26			$99,166.67		$196,333.34	$97,166.67	$3,359,484.88
02/01/28	$3,359,484.88	$16,797.42			$99,166.67		$198,333.34	$97,166.67	$3,262,318.21
03/01/28	$3,262,318.21	$16,311.59			$99,166.67		$198,333.34	$99,166.67	$3,163,151.54
04/01/28	$3,163,151.54	$15,815.76	$217,735.49		$99,166.67		$198,333.34	$99,166.67	$3,281,720.36
05/01/28	$3,281,720.36	$16,408.60			$99,166.67		$198,333.34	$99,166.67	$3,182,553.69
06/01/28	$3,182,553.69	$15,912.77			$99,166.67		$198,333.34	$99,166.67	$3,083,387.02
07/01/28	$3,083,387.02	$15,416.94			$99,166.67		$198,333.34	$99,166.67	$2,984,220.35
08/01/28	$2,984,220.35	$14,921.10			$99,166.67		$198,333.34	$99,166.67	$2,885,053.68
09/01/28	$2,885,053.68	$14,425.27			$99,166.67		$198,333.34	$99,166.67	$2,785,887.01
10/01/28	$2,785,887.01	$13,929.44		$120,807.25	$99,166.67	$99,166.67	$99,166.67	$99,166.67	$2,686,720.34
11/01/28	$2,686,720.34	$13,433.60			$99,166.67	$21,640.58	$176,692.76	$0.00	$2,686,720.34
12/01/28	$2,686,720.34	$13,433.60			$99,166.67		$198,333.34	$77,526.09	$2,609,194.25
01/01/29	$2,609,194.25	$13,045.97			$101,166.67		$200,333.34	$99,166.67	$2,510,027.58
02/01/29	$2,510,027.58	$12,550.14			$101,166.67		$202,333.34	$99,166.67	$2,410,860.91
03/01/29	$2,410,860.91	$12,054.30			$101,166.67		$202,333.34	$101,166.67	$2,309,694.24
04/01/29	$2,309,694.24	$11,548.47	$167,080.20		$101,166.67		$202,333.34	$101,166.67	$2,375,607.77
05/01/29	$2,375,607.77	$11,878.04			$101,166.67		$202,333.34	$101,166.67	$2,274,441.10
06/01/29	$2,274,441.10	$11,372.21			$101,166.67		$202,333.34	$101,166.67	$2,173,274.43
07/01/29	$2,173,274.43	$10,866.37			$101,166.67		$202,333.34	$101,166.67	$2,072,107.76
08/01/29	$2,072,107.76	$10,360.54			$101,166.67		$202,333.34	$101,166.67	$1,970,941.09
09/01/29	$1,970,941.09	$9,854.71			$101,166.67		$202,333.34	$101,166.67	$1,869,774.42
10/01/29	$1,869,774.42	$9,348.87		$123,827.43	$101,166.67	$101,166.67	$101,166.67	$101,166.67	$1,768,607.75

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	$1,768,607.75	$8,843.04			$101,166.67	$22,660.76	$179,672.58	$0.00	$1,768,607.75
12/01/29	$1,768,607.75	$8,843.04			$101,166.67		$202,333.34	$78,505.91	$1,690,101.84
01/01/30	$1,690,101.84	$8,450.51			$103,166.67		$204,333.34	$101,166.67	$1,588,935.17
02/01/30	$1,588,935.17	$7,944.68			$103,166.67		$206,333.34	$101,166.67	$1,487,768.50
03/01/30	$1,487,768.50	$7,438.84			$103,166.67		$206,333.34	$103,166.67	$1,384,601.83
04/01/30	$1,384,601.83	$6,923.01	$112,123.86		$103,166.67		$206,333.34	$103,166.67	$1,393,559.02
05/01/30	$1,393,559.02	$6,967.80			$103,166.67		$206,333.34	$103,166.67	$1,290,392.35
06/01/30	$1,290,392.35	$6,451.96			$103,166.67		$206,333.34	$103,166.67	$1,187,225.68
07/01/30	$1,187,225.68	$5,936.13			$103,166.67		$206,333.34	$103,166.67	$1,084,059.01
08/01/30	$1,084,059.01	$5,420.30			$103,166.67		$206,333.34	$103,166.67	$980,892.34
09/01/30	$980,892.34	$4,904.46			$103,166.67		$206,333.34	$103,166.67	$877,725.67
10/01/30	$877,725.67	$4,388.63		$126,923.12	$103,166.67	$103,166.67	$103,166.67	$103,166.67	$774,559.00
11/01/30	$774,559.00	$3,872.80			$103,166.67	$23,756.45	$182,576.89	$0.00	$774,559.00
12/01/30	$774,559.00	$3,872.80			$103,166.67		$206,333.34	$79,410.22	$695,148.78
01/01/31	$695,148.78	$3,475.74			$105,250.00		$208,416.67	$103,166.67	$591,982.11
02/01/31	$591,982.11	$2,959.91			$105,250.00		$210,500.00	$103,166.67	$488,815.44
03/01/31	$488,815.44	$2,444.08			$105,250.00		$210,500.00	$105,250.00	$383,565.44
04/01/31	$383,565.44	$1,917.83	$52,612.44		$105,250.00		$210,500.00	$105,250.00	$330,927.88
05/01/31	$330,927.88	$1,654.64			$105,250.00		$210,500.00	$105,250.00	$225,677.88
06/01/31	$225,677.88	$1,128.39			$105,250.00		$210,500.00	$105,250.00	$120,427.88
07/01/31	$120,427.88	$602.14			$105,250.00		$210,500.00	$105,250.00	$15,177.88
08/01/31	$15,177.88	$75.89			$105,250.00		$297,111.06	$18,638.94	$0.00

Notes:
1. GF Budget expenses are projected for the purposes of this analysis to grow annually at 2.5% of the FY 2024 level.
2. PIF Revenues for the period of up to 2/29/2024 are shown at actual levels, while for periods beyond 3/1/2024 are shown at levels projected in initial PIF revenue projections.

DP1
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Proposed Budget FY 2025
REVENUES	$ -	$ -	$ -	$ -	$ -
Total revenues	-	-	-	-	-
EXPENDITURES					
Debt service	-	-	-	-	-
Total expenditures	-	-	-	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	-	-	-	-
Fund balance:					
Net increase/(decrease) in fund balance	-	-	-	-	-
Beginning fund balance (unaudited)	448	466	466	466	466
Ending fund balance (projected)	$ 448	$ 466	$ 466	$ 466	466
Use of fund balance:					
Projected fund balance surplus/(deficit) as of September 30, 2025					$ 466

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	$0.00	$9,575,264.20
08/01/19	$9,575,264.20	$47,876.32			$0.00		$0.00	$0.00	$9,575,264.20
09/01/19	$9,575,264.20	$47,876.32			$0.00		$0.00	$0.00	$9,575,264.20
10/01/19	$9,575,264.20	$47,876.32		$0.00	$0.00		$0.00	$0.00	$9,575,264.20
11/01/19	$9,575,264.20	$47,876.32			$0.00		$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	$0.00	$9,852,946.86
01/01/20	$9,852,946.86	$49,264.73			$0.00		$0.00	$0.00	$9,852,946.86
02/01/20	$9,852,946.86	$49,264.73			$0.00		$0.00	$0.00	$9,852,946.86
03/01/20	$9,852,946.86	$49,264.73			$0.00		$0.00	$0.00	$9,852,946.86
04/01/20	$9,852,946.86	$49,264.73			$0.00		$0.00	$0.00	$9,852,946.86
05/01/20	$9,852,946.86	$49,264.73			$0.00		$0.00	$0.00	$9,852,946.86
06/01/20	$9,852,946.86	$49,264.73			$0.00		$0.00	$0.00	$9,852,946.86
07/01/20	$9,852,946.86	$49,264.73			$0.00		$0.00	$0.00	$9,852,946.86
08/01/20	$9,852,946.86	$49,264.73			$0.00		$0.00	$0.00	$9,852,946.86
09/01/20	$9,852,946.86	$49,264.73			$0.00		$0.00	$0.00	$9,852,946.86
10/01/20	$9,852,946.86	$49,264.73		$0.00	$0.00		$0.00	$0.00	$9,852,946.86
11/01/20	$9,852,946.86	$49,264.73			$0.00		$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	$0.00	$10,444,123.62
01/01/21	$10,444,123.62	$52,220.62			$0.00		$0.00	$0.00	$10,444,123.62
02/01/21	$10,444,123.62	$52,220.62			$0.00		$0.00	$0.00	$10,444,123.62
03/01/21	$10,444,123.62	$52,220.62			$0.00		$0.00	$0.00	$10,444,123.62
04/01/21	$10,444,123.62	$52,220.62			$0.00		$0.00	$0.00	$10,444,123.62
05/01/21	$10,444,123.62	$52,220.62			$0.00		$0.00	$0.00	$10,444,123.62
06/01/21	$10,444,123.62	$52,220.62			$0.00		$0.00	$0.00	$10,444,123.62
07/01/21	$10,444,123.62	$52,220.62			$0.00		$0.00	$0.00	$10,444,123.62
08/01/21	$10,444,123.62	$52,220.62			$0.00		$0.00	$0.00	$10,444,123.62
09/01/21	$10,444,123.62	$52,220.62			$0.00		$0.00	$0.00	$10,444,123.62
10/01/21	$10,444,123.62	$52,220.62		$0.00	$0.00		$0.00	$0.00	$10,444,123.62
11/01/21	$10,444,123.62	$52,220.62			$0.00		$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	$0.00	$11,070,771.06
01/01/22	$11,070,771.06	$55,353.86			$0.00		$0.00	$0.00	$11,070,771.06
02/01/22	$11,070,771.06	$55,353.86			$0.00		$0.00	$0.00	$11,070,771.06
03/01/22	$11,070,771.06	$55,353.86			$0.00		$0.00	$0.00	$11,070,771.06
04/01/22	$11,070,771.06	$55,353.86			$0.00		$0.00	$0.00	$11,070,771.06
05/01/22	$11,070,771.06	$55,353.86			$0.00		$0.00	$0.00	$11,070,771.06
06/01/22	$11,070,771.06	$55,353.86			$0.00		$0.00	$0.00	$11,070,771.06
07/01/22	$11,070,771.06	$55,353.86			$0.00		$0.00	$0.00	$11,070,771.06
08/01/22	$11,070,771.06	$55,353.86			$0.00		$0.00	$0.00	$11,070,771.06
09/01/22	$11,070,771.06	$55,353.86			$0.00		$0.00	$0.00	$11,070,771.06
10/01/22	$11,070,771.06	$55,353.86		$0.00	$0.00		$0.00	$0.00	$11,070,771.06
11/01/22	$11,070,771.06	$55,353.86			$0.00		$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	$0.00	$11,735,017.38
01/01/23	$11,735,017.38	$58,675.09			$0.00		$0.00	$0.00	$11,735,017.38
02/01/23	$11,735,017.38	$58,675.09			$0.00		$0.00	$0.00	$11,735,017.38
03/01/23	$11,735,017.38	$58,675.09			$0.00		$0.00	$0.00	$11,735,017.38
04/01/23	$11,735,017.38	$58,675.09			$0.00		$0.00	$0.00	$11,735,017.38
05/01/23	$11,735,017.38	$58,675.09			$0.00		$0.00	$0.00	$11,735,017.38
06/01/23	$11,735,017.38	$58,675.09			$0.00		$0.00	$0.00	$11,735,017.38
07/01/23	$11,735,017.38	$58,675.09			$0.00		$0.00	$0.00	$11,735,017.38
08/01/23	$11,735,017.38	$58,675.09			$0.00		$0.00	$0.00	$11,735,017.38
09/01/23	$11,735,017.38	$58,675.09			$0.00		$0.00	$0.00	$11,735,017.38
10/01/23	$11,735,017.38	$58,675.09		$0.00	$0.00		$0.00	$0.00	$11,735,017.38
11/01/23	$11,735,017.38	$58,675.09			$0.00		$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	$0.00	$12,439,118.46
01/01/24	$12,439,118.46	$62,195.59			$0.00		$0.00	$0.00	$12,439,118.46
02/01/24	$12,439,118.46	$62,195.59			$0.00		$0.00	$0.00	$12,439,118.46
03/01/24	$12,439,118.46	$62,195.59			$0.00		$0.00	$0.00	$12,439,118.46
04/01/24	$12,439,118.46	$62,195.59			$0.00		$0.00	$0.00	$12,439,118.46
05/01/24	$12,439,118.46	$62,195.59			$0.00		$0.00	$0.00	$12,439,118.46
06/01/24	$12,439,118.46	$62,195.59			$0.00		$0.00	$0.00	$12,439,118.46
07/01/24	$12,439,118.46	$62,195.59			$0.00		$0.00	$0.00	$12,439,118.46
08/01/24	$12,439,118.46	$62,195.59			$0.00		$0.00	$0.00	$12,439,118.46
09/01/24	$12,439,118.46	$62,195.59			$0.00		$0.00	$0.00	$12,439,118.46
10/01/24	$12,439,118.46	$62,195.59		$0.00	$0.00		$0.00	$0.00	$12,439,118.46
11/01/24	$12,439,118.46	$62,195.59			$0.00		$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	$0.00	$13,185,465.54
01/01/25	$13,185,465.54	$65,927.33			$0.00		$0.00	$0.00	$13,185,465.54
02/01/25	$13,185,465.54	$65,927.33			$0.00		$0.00	$0.00	$13,185,465.54
03/01/25	$13,185,465.54	$65,927.33			$0.00		$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	$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			$297,111.06		$297,111.06	$0.00	$18,703,834.98
09/01/31	$18,703,834.98	$93,519.17			$105,250.00		$402,361.06	$0.00	$18,703,834.98
10/01/31	$18,703,834.98	$93,519.17		$130,096.20	$105,250.00		$210,500.00	$297,111.06	$18,406,723.92
11/01/31	$18,406,723.92	$92,033.62			$105,250.00		$210,500.00	$105,250.00	$18,301,473.92
12/01/31	$18,301,473.92	$91,507.37	$1,118,732.69		$105,250.00		$210,500.00	$105,250.00	$19,314,956.61
01/01/32	$19,314,956.61	$96,574.78			$107,333.33		$212,583.33	$105,250.00	$19,209,706.61
02/01/32	$19,209,706.61	$96,048.53			$107,333.33		$214,666.66	$105,250.00	$19,104,456.61
03/01/32	$19,104,456.61	$95,522.28			$107,333.33		$214,666.66	$107,333.33	$18,997,123.28
04/01/32	$18,997,123.28	$94,985.62			$107,333.33		$214,666.66	$107,333.33	$18,889,789.95
05/01/32	$18,889,789.95	$94,448.95			$107,333.33		$214,666.66	$107,333.33	$18,782,456.62
06/01/32	$18,782,456.62	$93,912.28			$107,333.33		$214,666.66	$107,333.33	$18,675,123.29
07/01/32	$18,675,123.29	$93,375.62			$107,333.33		$214,666.66	$107,333.33	$18,567,789.96
08/01/32	$18,567,789.96	$92,838.95			$107,333.33		$214,666.66	$107,333.33	$18,460,456.63
09/01/32	$18,460,456.63	$92,302.28			$107,333.33		$214,666.66	$107,333.33	$18,353,123.30
10/01/32	$18,353,123.30	$91,765.62		$133,348.61	$107,333.33	$107,333.33	$107,333.33	$107,333.33	$18,245,789.97
11/01/32	$18,245,789.97	$91,228.95			$107,333.33	$26,015.28	$188,651.38	$0.00	$18,245,789.97
12/01/32	$18,245,789.97	$91,228.95	$1,124,232.81		$107,333.33		$0.00	$81,318.05	$19,288,704.73
01/01/33	$19,288,704.73	$96,443.52			$109,500.00		$109,500.00	$0.00	$19,288,704.73
02/01/33	$19,288,704.73	$96,443.52			$109,500.00		$219,000.00	$0.00	$19,288,704.73
03/01/33	$19,288,704.73	$96,443.52			$109,500.00		$219,000.00	$109,500.00	$19,179,204.73
04/01/33	$19,179,204.73	$95,896.02			$109,500.00		$219,000.00	$109,500.00	$19,069,704.73
05/01/33	$19,069,704.73	$95,348.52			$109,500.00		$219,000.00	$109,500.00	$18,960,204.73
06/01/33	$18,960,204.73	$94,801.02			$109,500.00		$219,000.00	$109,500.00	$18,850,704.73
07/01/33	$18,850,704.73	$94,253.52			$109,500.00		$219,000.00	$109,500.00	$18,741,204.73
08/01/33	$18,741,204.73	$93,706.02			$109,500.00		$219,000.00	$109,500.00	$18,631,704.73
09/01/33	$18,631,704.73	$93,158.52			$109,500.00		$219,000.00	$109,500.00	$18,522,204.73
10/01/33	$18,522,204.73	$92,611.02		$136,682.33	$109,500.00	$109,500.00	$109,500.00	$109,500.00	$18,412,704.73
11/01/33	$18,412,704.73	$92,063.52			$109,500.00	$27,182.33	$191,817.67	$0.00	$18,412,704.73
12/01/33	$18,412,704.73	$92,063.52	$1,133,232.24		$109,500.00		$219,000.00	$82,317.67	$19,463,619.30
01/01/34	$19,463,619.30	$97,318.10			$111,666.67		$221,166.67	$109,500.00	$19,354,119.30
02/01/34	$19,354,119.30	$96,770.60			$111,666.67		$223,333.34	$109,500.00	$19,244,619.30
03/01/34	$19,244,619.30	$96,223.10			$111,666.67		$223,333.34	$111,666.67	$19,132,952.63
04/01/34	$19,132,952.63	$95,664.76			$111,666.67		$223,333.34	$111,666.67	$19,021,285.96
05/01/34	$19,021,285.96	$95,106.43			$111,666.67		$223,333.34	$111,666.67	$18,909,619.29
06/01/34	$18,909,619.29	$94,548.10			$111,666.67		$223,333.34	$111,666.67	$18,797,952.62
07/01/34	$18,797,952.62	$93,989.76			$111,666.67		$223,333.34	$111,666.67	$18,686,285.95
08/01/34	$18,686,285.95	$93,431.43			$111,666.67		$223,333.34	$111,666.67	$18,574,619.28
09/01/34	$18,574,619.28	$92,873.10			$111,666.67		$223,333.34	$111,666.67	$18,462,952.61
10/01/34	$18,462,952.61	$92,314.76		$140,099.39	$111,666.67	$111,666.67	$111,666.67	$111,666.67	$18,351,285.94
11/01/34	$18,351,285.94	$91,756.43			$111,666.67	$28,432.72	$194,900.62	$0.00	$18,351,285.94
12/01/34	$18,351,285.94	$91,756.43	$1,131,753.00		$111,666.67		$223,333.34	$83,233.95	$19,399,804.99
01/01/35	$19,399,804.99	$96,999.02			$113,916.67		$225,583.34	$111,666.67	$19,288,138.32
02/01/35	$19,288,138.32	$96,440.69			$113,916.67		$227,833.34	$111,666.67	$19,176,471.65
03/01/35	$19,176,471.65	$95,882.36			$113,916.67		$227,833.34	$113,916.67	$19,062,554.98
04/01/35	$19,062,554.98	$95,312.77			$113,916.67		$227,833.34	$113,916.67	$18,948,638.31
05/01/35	$18,948,638.31	$94,743.19			$113,916.67		$227,833.34	$113,916.67	$18,834,721.64
06/01/35	$18,834,721.64	$94,173.61			$113,916.67		$227,833.34	$113,916.67	$18,720,804.97
07/01/35	$18,720,804.97	$93,604.02			$113,916.67		$227,833.34	$113,916.67	$18,606,888.30
08/01/35	$18,606,888.30	$93,034.44			$113,916.67		$227,833.34	$113,916.67	$18,492,971.63
09/01/35	$18,492,971.63	$92,464.86			$113,916.67		$227,833.34	$113,916.67	$18,379,054.96
10/01/35	$18,379,054.96	$91,895.27		$143,601.87	$113,916.67	$113,916.67	$113,916.67	$113,916.67	$18,265,138.29
11/01/35	$18,265,138.29	$91,325.69			$113,916.67	$29,685.20	$198,148.14	$0.00	$18,265,138.29
12/01/35	$18,265,138.29	$91,325.69	$1,127,201.61		$113,916.67		$227,833.34	$84,231.47	$19,308,108.43

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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	$19,308,108.43	$96,540.54			$116,166.67		$230,083.34	$113,916.67	$19,194,191.76
02/01/36	$19,194,191.76	$95,970.96			$116,166.67		$232,333.34	$113,916.67	$19,080,275.09
03/01/36	$19,080,275.09	$95,401.38			$116,166.67		$232,333.34	$116,166.67	$18,964,108.42
04/01/36	$18,964,108.42	$94,820.54			$116,166.67		$232,333.34	$116,166.67	$18,847,941.75
05/01/36	$18,847,941.75	$94,239.71			$116,166.67		$232,333.34	$116,166.67	$18,731,775.08
06/01/36	$18,731,775.08	$93,658.88			$116,166.67		$232,333.34	$116,166.67	$18,615,608.41
07/01/36	$18,615,608.41	$93,078.04			$116,166.67		$232,333.34	$116,166.67	$18,499,441.74
08/01/36	$18,499,441.74	$92,497.21			$116,166.67		$232,333.34	$116,166.67	$18,383,275.07
09/01/36	$18,383,275.07	$91,916.38			$116,166.67		$232,333.34	$116,166.67	$18,267,108.40
10/01/36	$18,267,108.40	$91,335.54		$147,191.92	$116,166.67	$116,166.67	$116,166.67	$116,166.67	$18,150,941.73
11/01/36	$18,150,941.73	$90,754.71			$116,166.67	$31,025.25	$201,308.09	$0.00	$18,150,941.73
12/01/36	$18,150,941.73	$90,754.71	$1,120,968.60		$116,166.67		$232,333.34	$85,141.42	$19,186,768.91
01/01/37	$19,186,768.91	$95,933.84			$118,500.00		$234,666.67	$116,166.67	$19,070,602.24
02/01/37	$19,070,602.24	$95,353.01			$118,500.00		$237,000.00	$116,166.67	$18,954,435.57
03/01/37	$18,954,435.57	$94,772.18			$118,500.00		$237,000.00	$118,500.00	$18,835,935.57
04/01/37	$18,835,935.57	$94,179.68			$118,500.00		$237,000.00	$118,500.00	$18,717,435.57
05/01/37	$18,717,435.57	$93,587.18			$118,500.00		$237,000.00	$118,500.00	$18,598,935.57
06/01/37	$18,598,935.57	$92,994.68			$118,500.00		$237,000.00	$118,500.00	$18,480,435.57
07/01/37	$18,480,435.57	$92,402.18			$118,500.00		$237,000.00	$118,500.00	$18,361,935.57
08/01/37	$18,361,935.57	$91,809.68			$118,500.00		$237,000.00	$118,500.00	$18,243,435.57
09/01/37	$18,243,435.57	$91,217.18			$118,500.00		$237,000.00	$118,500.00	$18,124,935.57
10/01/37	$18,124,935.57	$90,624.68		$150,871.72	$118,500.00	$118,500.00	$118,500.00	$118,500.00	$18,006,435.57
11/01/37	$18,006,435.57	$90,032.18			$118,500.00	$32,371.72	$204,628.28	$0.00	$18,006,435.57
12/01/37	$18,006,435.57	$90,032.18	$1,112,938.65		$118,500.00		$237,000.00	$86,128.28	$19,033,245.94
01/01/38	$19,033,245.94	$95,166.23			$120,833.33		$239,333.33	$118,500.00	$18,914,745.94
02/01/38	$18,914,745.94	$94,573.73			$120,833.33		$241,666.66	$118,500.00	$18,796,245.94
03/01/38	$18,796,245.94	$93,981.23			$120,833.33		$241,666.66	$120,833.33	$18,675,412.61
04/01/38	$18,675,412.61	$93,377.06			$120,833.33		$241,666.66	$120,833.33	$18,554,579.28
05/01/38	$18,554,579.28	$92,772.90			$120,833.33		$241,666.66	$120,833.33	$18,433,745.95
06/01/38	$18,433,745.95	$92,168.73			$120,833.33		$241,666.66	$120,833.33	$18,312,912.62
07/01/38	$18,312,912.62	$91,564.56			$120,833.33		$241,666.66	$120,833.33	$18,192,079.29
08/01/38	$18,192,079.29	$90,960.40			$120,833.33		$241,666.66	$120,833.33	$18,071,245.96
09/01/38	$18,071,245.96	$90,356.23			$120,833.33		$241,666.66	$120,833.33	$17,950,412.63
10/01/38	$17,950,412.63	$89,752.06		$154,643.51	$120,833.33	$120,833.33	$120,833.33	$120,833.33	$17,829,579.30
11/01/38	$17,829,579.30	$89,147.90			$120,833.33	$33,810.18	$207,856.48	$0.00	$17,829,579.30
12/01/38	$17,829,579.30	$89,147.90	$1,102,968.93		$120,833.33		$241,666.66	$87,023.15	$18,845,525.08
01/01/39	$18,845,525.08	$94,227.63			$123,250.00		$244,083.33	$120,833.33	$18,724,691.75
02/01/39	$18,724,691.75	$93,623.46			$123,250.00		$246,500.00	$120,833.33	$18,603,858.42
03/01/39	$18,603,858.42	$93,019.29			$123,250.00		$246,500.00	$123,250.00	$18,480,608.42
04/01/39	$18,480,608.42	$92,403.04			$123,250.00		$246,500.00	$123,250.00	$18,357,358.42
05/01/39	$18,357,358.42	$91,786.79			$123,250.00		$246,500.00	$123,250.00	$18,234,108.42
06/01/39	$18,234,108.42	$91,170.54			$123,250.00		$246,500.00	$123,250.00	$18,110,858.42
07/01/39	$18,110,858.42	$90,554.29			$123,250.00		$246,500.00	$123,250.00	$17,987,608.42
08/01/39	$17,987,608.42	$89,938.04			$123,250.00		$246,500.00	$123,250.00	$17,864,358.42
09/01/39	$17,864,358.42	$89,321.79			$123,250.00		$246,500.00	$123,250.00	$17,741,108.42
10/01/39	$17,741,108.42	$88,705.54		$158,509.60	$123,250.00	$123,250.00	$123,250.00	$123,250.00	$17,617,858.42
11/01/39	$17,617,858.42	$88,089.29			$123,250.00	$35,259.60	$211,240.40	$0.00	$17,617,858.42
12/01/39	$17,617,858.42	$88,089.29	$1,090,928.99		$123,250.00		$246,500.00	$87,990.40	$18,620,797.01
01/01/40	$18,620,797.01	$93,103.99			$125,750.00		$249,000.00	$123,250.00	$18,497,547.01
02/01/40	$18,497,547.01	$92,487.74			$125,750.00		$251,500.00	$123,250.00	$18,374,297.01
03/01/40	$18,374,297.01	$91,871.49			$125,750.00		$251,500.00	$125,750.00	$18,248,547.01
04/01/40	$18,248,547.01	$91,242.74			$125,750.00		$251,500.00	$125,750.00	$18,122,797.01
05/01/40	$18,122,797.01	$90,613.99			$125,750.00		$251,500.00	$125,750.00	$17,997,047.01
06/01/40	$17,997,047.01	$89,985.24			$125,750.00		$251,500.00	$125,750.00	$17,871,297.01
07/01/40	$17,871,297.01	$89,356.49			$125,750.00		$251,500.00	$125,750.00	$17,745,547.01
08/01/40	$17,745,547.01	$88,727.74			$125,750.00		$251,500.00	$125,750.00	$17,619,797.01
09/01/40	$17,619,797.01	$88,098.99			$125,750.00		$251,500.00	$125,750.00	$17,494,047.01
10/01/40	$17,494,047.01	$87,470.24		$162,472.34	$125,750.00	$125,750.00	$125,750.00	$125,750.00	$17,368,297.01
11/01/40	$17,368,297.01	$86,841.49			$125,750.00	$36,722.34	$214,777.66	$0.00	$17,368,297.01
12/01/40	$17,368,297.01	$86,841.49	$1,076,641.63		$125,750.00		$251,500.00	$89,027.66	$18,355,910.98
01/01/41	$18,355,910.98	$91,779.55			$128,250.00		$254,000.00	$125,750.00	$18,230,160.98
02/01/41	$18,230,160.98	$91,150.80			$128,250.00		$256,500.00	$125,750.00	$18,104,410.98
03/01/41	$18,104,410.98	$90,522.05			$128,250.00		$256,500.00	$128,250.00	$17,976,160.98
04/01/41	$17,976,160.98	$89,880.80			$128,250.00		$256,500.00	$128,250.00	$17,847,910.98

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COMMUNITY DEVELOPMENT DISTRICT
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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
05/01/41	$17,847,910.98	$89,239.55			$128,250.00		$256,500.00	$128,250.00	$17,719,660.98
06/01/41	$17,719,660.98	$88,598.30			$128,250.00		$256,500.00	$128,250.00	$17,591,410.98
07/01/41	$17,591,410.98	$87,957.05			$128,250.00		$256,500.00	$128,250.00	$17,463,160.98
08/01/41	$17,463,160.98	$87,315.80			$128,250.00		$256,500.00	$128,250.00	$17,334,910.98
09/01/41	$17,334,910.98	$86,674.55			$128,250.00		$256,500.00	$128,250.00	$17,206,660.98
10/01/41	$17,206,660.98	$86,033.30		$166,534.15	$128,250.00	$128,250.00	$128,250.00	$128,250.00	$17,078,410.98
11/01/41	$17,078,410.98	$85,392.05			$128,250.00	$38,284.15	$218,215.85	$0.00	$17,078,410.98
12/01/41	$17,078,410.98	$85,392.05	$1,059,935.85		$128,250.00		$256,500.00	$89,965.85	$18,048,380.98
01/01/42	$18,048,380.98	$90,241.90			$130,833.33		$259,083.33	$128,250.00	$17,920,130.98
02/01/42	$17,920,130.98	$89,600.65			$130,833.33		$261,666.66	$128,250.00	$17,791,880.98
03/01/42	$17,791,880.98	$88,959.40			$130,833.33		$261,666.66	$130,833.33	$17,661,047.65
04/01/42	$17,661,047.65	$88,305.24			$130,833.33		$261,666.66	$130,833.33	$17,530,214.32
05/01/42	$17,530,214.32	$87,651.07			$130,833.33		$261,666.66	$130,833.33	$17,399,380.99
06/01/42	$17,399,380.99	$86,996.90			$130,833.33		$261,666.66	$130,833.33	$17,268,547.66
07/01/42	$17,268,547.66	$86,342.74			$130,833.33		$261,666.66	$130,833.33	$17,137,714.33
08/01/42	$17,137,714.33	$85,688.57			$130,833.33		$261,666.66	$130,833.33	$17,006,881.00
09/01/42	$17,006,881.00	$85,034.41			$130,833.33		$261,666.66	$130,833.33	$16,876,047.67
10/01/42	$16,876,047.67	$84,380.24		$170,697.50	$130,833.33	$130,833.33	$130,833.33	$130,833.33	$16,745,214.34
11/01/42	$16,745,214.34	$83,726.07			$130,833.33	$39,864.17	$221,802.49	$0.00	$16,745,214.34
12/01/42	$16,745,214.34	$83,726.07	$1,040,653.26		$130,833.33		$261,666.66	$90,969.16	$17,694,898.44
01/01/43	$17,694,898.44	$88,474.49			$133,416.67		$264,250.00	$130,833.33	$17,564,065.11
02/01/43	$17,564,065.11	$87,820.33			$133,416.67		$266,833.34	$130,833.33	$17,433,231.78
03/01/43	$17,433,231.78	$87,166.16			$133,416.67		$266,833.34	$133,416.67	$17,299,815.11
04/01/43	$17,299,815.11	$86,499.08			$133,416.67		$266,833.34	$133,416.67	$17,166,398.44
05/01/43	$17,166,398.44	$85,831.99			$133,416.67		$266,833.34	$133,416.67	$17,032,981.77
06/01/43	$17,032,981.77	$85,164.91			$133,416.67		$266,833.34	$133,416.67	$16,899,565.10
07/01/43	$16,899,565.10	$84,497.83			$133,416.67		$266,833.34	$133,416.67	$16,766,148.43
08/01/43	$16,766,148.43	$83,830.74			$133,416.67		$266,833.34	$133,416.67	$16,632,731.76
09/01/43	$16,632,731.76	$83,163.66			$133,416.67		$266,833.34	$133,416.67	$16,499,315.09
10/01/43	$16,499,315.09	$82,496.58		$174,964.94	$133,416.67	$133,416.67	$133,416.67	$133,416.67	$16,365,898.42
11/01/43	$16,365,898.42	$81,829.49			$133,416.67	$41,548.27	$225,285.07	$0.00	$16,365,898.42
12/01/43	$16,365,898.42	$81,829.49	$1,018,604.75		$133,416.67		$266,833.34	$91,868.40	$17,292,634.77
01/01/44	$17,292,634.77	$86,463.17			$136,083.33		$269,500.00	$133,416.67	$17,159,218.10
02/01/44	$17,159,218.10	$85,796.09			$136,083.33		$272,166.66	$133,416.67	$17,025,801.43
03/01/44	$17,025,801.43	$85,129.01			$136,083.33		$272,166.66	$136,083.33	$16,889,718.10
04/01/44	$16,889,718.10	$84,448.59			$136,083.33		$272,166.66	$136,083.33	$16,753,634.77
05/01/44	$16,753,634.77	$83,768.17			$136,083.33		$272,166.66	$136,083.33	$16,617,551.44
06/01/44	$16,617,551.44	$83,087.76			$136,083.33		$272,166.66	$136,083.33	$16,481,468.11
07/01/44	$16,481,468.11	$82,407.34			$136,083.33		$272,166.66	$136,083.33	$16,345,384.78
08/01/44	$16,345,384.78	$81,726.92			$136,083.33		$272,166.66	$136,083.33	$16,209,301.45
09/01/44	$16,209,301.45	$81,046.51			$136,083.33		$272,166.66	$136,083.33	$16,073,218.12
10/01/44	$16,073,218.12	$80,366.09		$179,339.06	$136,083.33	$136,083.33	$136,083.33	$136,083.33	$15,937,134.79
11/01/44	$15,937,134.79	$79,685.67			$136,083.33	$43,255.73	$228,910.93	$0.00	$15,937,134.79
12/01/44	$15,937,134.79	$79,685.67	$993,610.99		$136,083.33		$272,166.66	$92,827.60	$16,837,918.18
01/01/45	$16,837,918.18	$84,189.59			$138,833.33		$274,916.66	$136,083.33	$16,701,834.85
02/01/45	$16,701,834.85	$83,509.17			$138,833.33		$277,666.66	$136,083.33	$16,565,751.52
03/01/45	$16,565,751.52	$82,828.76			$138,833.33		$277,666.66	$138,833.33	$16,426,918.19
04/01/45	$16,426,918.19	$82,134.59			$138,833.33		$277,666.66	$138,833.33	$16,288,084.86
05/01/45	$16,288,084.86	$81,440.42			$138,833.33		$277,666.66	$138,833.33	$16,149,251.53
06/01/45	$16,149,251.53	$80,746.26			$138,833.33		$277,666.66	$138,833.33	$16,010,418.20
07/01/45	$16,010,418.20	$80,052.09			$138,833.33		$277,666.66	$138,833.33	$15,871,584.87
08/01/45	$15,871,584.87	$79,357.92			$138,833.33		$277,666.66	$138,833.33	$15,732,751.54
09/01/45	$15,732,751.54	$78,663.76			$138,833.33		$277,666.66	$138,833.33	$15,593,918.21
10/01/45	$15,593,918.21	$77,969.59		$183,822.54	$138,833.33	$138,833.33	$138,833.33	$138,833.33	$15,455,084.88
11/01/45	$15,455,084.88	$77,275.42			$138,833.33	$44,989.21	$232,677.45	$0.00	$15,455,084.88
12/01/45	$15,455,084.88	$77,275.42	$965,442.99		$138,833.33		$277,666.66	$93,844.12	$16,326,683.75
01/01/46	$16,326,683.75	$81,633.42			$141,583.33		$280,416.66	$138,833.33	$16,187,850.42
02/01/46	$16,187,850.42	$80,939.25			$141,583.33		$283,166.66	$138,833.33	$16,049,017.09
03/01/46	$16,049,017.09	$80,245.09			$141,583.33		$283,166.66	$141,583.33	$15,907,433.76
04/01/46	$15,907,433.76	$79,537.17			$141,583.33		$283,166.66	$141,583.33	$15,765,850.43
05/01/46	$15,765,850.43	$78,829.25			$141,583.33		$283,166.66	$141,583.33	$15,624,267.10

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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	$15,624,267.10	$78,121.34			$141,583.33		$283,166.66	$141,583.33	$15,482,683.77
07/01/46	$15,482,683.77	$77,413.42			$141,583.33		$283,166.66	$141,583.33	$15,341,100.44
08/01/46	$15,341,100.44	$76,705.50			$141,583.33		$283,166.66	$141,583.33	$15,199,517.11
09/01/46	$15,199,517.11	$75,997.59			$141,583.33		$283,166.66	$141,583.33	$15,057,933.78
10/01/46	$15,057,933.78	$75,289.67		$188,418.10	$141,583.33	$141,583.33	$141,583.33	$141,583.33	$14,916,350.45
11/01/46	$14,916,350.45	$74,581.75			$141,583.33	$46,834.77	$236,331.89	$0.00	$14,916,350.45
12/01/46	$14,916,350.45	$74,581.75	$933,875.20		$141,583.33		$283,166.66	$94,748.56	$15,755,477.09
01/01/47	$15,755,477.09	$78,777.39			$144,416.67		$286,000.00	$141,583.33	$15,613,893.76
02/01/47	$15,613,893.76	$78,069.47			$144,416.67		$288,833.34	$141,583.33	$15,472,310.43
03/01/47	$15,472,310.43	$77,361.55			$144,416.67		$288,833.34	$144,416.67	$15,327,893.76
04/01/47	$15,327,893.76	$76,639.47			$144,416.67		$288,833.34	$144,416.67	$15,183,477.09
05/01/47	$15,183,477.09	$75,917.39			$144,416.67		$288,833.34	$144,416.67	$15,039,060.42
06/01/47	$15,039,060.42	$75,195.30			$144,416.67		$288,833.34	$144,416.67	$14,894,643.75
07/01/47	$14,894,643.75	$74,473.22			$144,416.67		$288,833.34	$144,416.67	$14,750,227.08
08/01/47	$14,750,227.08	$73,751.14			$144,416.67		$288,833.34	$144,416.67	$14,605,810.41
09/01/47	$14,605,810.41	$73,029.05			$144,416.67		$288,833.34	$144,416.67	$14,461,393.74
10/01/47	$14,461,393.74	$72,306.97		$193,128.55	$144,416.67	$144,416.67	$144,416.67	$144,416.67	$14,316,977.07
11/01/47	$14,316,977.07	$71,584.89			$144,416.67	$48,711.88	$240,121.46	$0.00	$14,316,977.07
12/01/47	$14,316,977.07	$71,584.89	$898,690.73		$144,416.67		$288,833.34	$95,704.79	$15,119,963.01
01/01/48	$15,119,963.01	$75,599.82			$147,333.33		$291,750.00	$144,416.67	$14,975,546.34
02/01/48	$14,975,546.34	$74,877.73			$147,333.33		$294,666.66	$144,416.67	$14,831,129.67
03/01/48	$14,831,129.67	$74,155.65			$147,333.33		$294,666.66	$147,333.33	$14,683,796.34
04/01/48	$14,683,796.34	$73,418.98			$147,333.33		$294,666.66	$147,333.33	$14,536,463.01
05/01/48	$14,536,463.01	$72,682.32			$147,333.33		$294,666.66	$147,333.33	$14,389,129.68
06/01/48	$14,389,129.68	$71,945.65			$147,333.33		$294,666.66	$147,333.33	$14,241,796.35
07/01/48	$14,241,796.35	$71,208.98			$147,333.33		$294,666.66	$147,333.33	$14,094,463.02
08/01/48	$14,094,463.02	$70,472.32			$147,333.33		$294,666.66	$147,333.33	$13,947,129.69
09/01/48	$13,947,129.69	$69,735.65			$147,333.33		$294,666.66	$147,333.33	$13,799,796.36
10/01/48	$13,799,796.36	$68,998.98		$197,956.76	$147,333.33	$147,333.33	$147,333.33	$147,333.33	$13,652,463.03
11/01/48	$13,652,463.03	$68,262.32			$147,333.33	$50,623.43	$244,043.23	$0.00	$13,652,463.03
12/01/48	$13,652,463.03	$68,262.32	$859,620.72		$147,333.33		$294,666.66	$96,709.90	$14,415,373.85
01/01/49	$14,415,373.85	$72,076.87			$150,250.00		$297,583.33	$147,333.33	$14,268,040.52
02/01/49	$14,268,040.52	$71,340.20			$150,250.00		$300,500.00	$147,333.33	$14,120,707.19
03/01/49	$14,120,707.19	$70,603.54			$150,250.00		$300,500.00	$150,250.00	$13,970,457.19
04/01/49	$13,970,457.19	$69,852.29			$150,250.00		$300,500.00	$150,250.00	$13,820,207.19
05/01/49	$13,820,207.19	$69,101.04			$150,250.00		$300,500.00	$150,250.00	$13,669,957.19
06/01/49	$13,669,957.19	$68,349.79			$150,250.00		$300,500.00	$150,250.00	$13,519,707.19
07/01/49	$13,519,707.19	$67,598.54			$150,250.00		$300,500.00	$150,250.00	$13,369,457.19
08/01/49	$13,369,457.19	$66,847.29			$150,250.00		$300,500.00	$150,250.00	$13,219,207.19
09/01/49	$13,219,207.19	$66,096.04			$150,250.00		$300,500.00	$150,250.00	$13,068,957.19
10/01/49	$13,068,957.19	$65,344.79		$202,905.68	$150,250.00	$150,250.00	$150,250.00	$150,250.00	$12,918,707.19
11/01/49	$12,918,707.19	$64,593.54			$150,250.00	$52,655.68	$247,844.32	$0.00	$12,918,707.19
12/01/49	$12,918,707.19	$64,593.54	$816,397.47		$150,250.00		$300,500.00	$97,594.32	$13,637,510.34
01/01/50	$13,637,510.34	$68,187.55			$153,250.00		$303,500.00	$150,250.00	$13,487,260.34
02/01/50	$13,487,260.34	$67,436.30			$153,250.00		$306,500.00	$150,250.00	$13,337,010.34
03/01/50	$13,337,010.34	$66,685.05			$153,250.00		$306,500.00	$153,250.00	$13,183,760.34
04/01/50	$13,183,760.34	$65,918.80			$153,250.00		$306,500.00	$153,250.00	$13,030,510.34
05/01/50	$13,030,510.34	$65,152.55			$153,250.00		$306,500.00	$153,250.00	$12,877,260.34
06/01/50	$12,877,260.34	$64,386.30			$153,250.00		$306,500.00	$153,250.00	$12,724,010.34
07/01/50	$12,724,010.34	$63,620.05			$153,250.00		$306,500.00	$153,250.00	$12,570,760.34
08/01/50	$12,570,760.34	$62,853.80			$153,250.00		$306,500.00	$153,250.00	$12,417,510.34
09/01/50	$12,417,510.34	$62,087.55			$153,250.00		$306,500.00	$153,250.00	$12,264,260.34
10/01/50	$12,264,260.34	$61,321.30		$207,978.32	$153,250.00	$153,250.00	$153,250.00	$153,250.00	$12,111,010.34
11/01/50	$12,111,010.34	$60,555.05			$153,250.00	$54,728.32	$251,771.68	$0.00	$12,111,010.34
12/01/50	$12,111,010.34	$60,555.05	$768,759.35		$153,250.00		$306,500.00	$98,521.68	$12,781,248.01
01/01/51	$12,781,248.01	$63,906.24			$156,333.33		$309,583.33	$153,250.00	$12,627,998.01
02/01/51	$12,627,998.01	$63,139.99			$156,333.33		$312,666.66	$153,250.00	$12,474,748.01
03/01/51	$12,474,748.01	$62,373.74			$156,333.33		$312,666.66	$156,333.33	$12,318,414.68
04/01/51	$12,318,414.68	$61,592.07			$156,333.33		$312,666.66	$156,333.33	$12,162,081.35
05/01/51	$12,162,081.35	$60,810.41			$156,333.33		$312,666.66	$156,333.33	$12,005,748.02

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06/01/51	$12,005,748.02	$60,028.74			$156,333.33		$312,666.66	$156,333.33	$11,849,414.69
07/01/51	$11,849,414.69	$59,247.07			$156,333.33		$312,666.66	$156,333.33	$11,693,081.36
08/01/51	$11,693,081.36	$58,465.41			$156,333.33		$312,666.66	$156,333.33	$11,536,748.03
09/01/51	$11,536,748.03	$57,683.74			$156,333.33		$312,666.66	$156,333.33	$11,380,414.70
10/01/51	$11,380,414.70	$56,902.07		$213,177.78	$156,333.33	$156,333.33	$156,333.33	$156,333.33	$11,224,081.37
11/01/51	$11,224,081.37	$56,120.41			$156,333.33	$56,844.45	$255,822.21	$0.00	$11,224,081.37
12/01/51	$11,224,081.37	$56,120.41	$716,390.30		$156,333.33		$312,666.66	$99,488.88	$11,840,982.79
01/01/52	$11,840,982.79	$59,204.91			$159,500.00		$315,833.33	$156,333.33	$11,684,649.46
02/01/52	$11,684,649.46	$58,423.25			$159,500.00		$319,000.00	$156,333.33	$11,528,316.13
03/01/52	$11,528,316.13	$57,641.58			$159,500.00		$319,000.00	$159,500.00	$11,368,816.13
04/01/52	$11,368,816.13	$56,844.08			$159,500.00		$319,000.00	$159,500.00	$11,209,316.13
05/01/52	$11,209,316.13	$56,046.58			$159,500.00		$319,000.00	$159,500.00	$11,049,816.13
06/01/52	$11,049,816.13	$55,249.08			$159,500.00		$319,000.00	$159,500.00	$10,890,316.13
07/01/52	$10,890,316.13	$54,451.58			$159,500.00		$319,000.00	$159,500.00	$10,730,816.13
08/01/52	$10,730,816.13	$53,654.08			$159,500.00		$319,000.00	$159,500.00	$10,571,316.13
09/01/52	$10,571,316.13	$52,856.58			$159,500.00		$319,000.00	$159,500.00	$10,411,816.13
10/01/52	$10,411,816.13	$52,059.08		$218,507.22	$159,500.00	$159,500.00	$159,500.00	$159,500.00	$10,252,316.13
11/01/52	$10,252,316.13	$51,261.58			$159,500.00	$59,007.22	$259,992.78	$0.00	$10,252,316.13
12/01/52	$10,252,316.13	$51,261.58	$658,953.96		$159,500.00		$319,000.00	$100,492.78	$10,810,777.31
01/01/53	$10,810,777.31	$54,053.89			$162,666.67		$322,166.67	$159,500.00	$10,651,277.31
02/01/53	$10,651,277.31	$53,256.39			$162,666.67		$325,333.34	$159,500.00	$10,491,777.31
03/01/53	$10,491,777.31	$52,458.89			$162,666.67		$325,333.34	$162,666.67	$10,329,110.64
04/01/53	$10,329,110.64	$51,645.55			$162,666.67		$325,333.34	$162,666.67	$10,166,443.97
05/01/53	$10,166,443.97	$50,832.22			$162,666.67		$325,333.34	$162,666.67	$10,003,777.30
06/01/53	$10,003,777.30	$50,018.89			$162,666.67		$325,333.34	$162,666.67	$9,841,110.63
07/01/53	$9,841,110.63	$49,205.55			$162,666.67		$325,333.34	$162,666.67	$9,678,443.96
08/01/53	$9,678,443.96	$48,392.22			$162,666.67		$325,333.34	$162,666.67	$9,515,777.29
09/01/53	$9,515,777.29	$47,578.89			$162,666.67		$325,333.34	$162,666.67	$9,353,110.62
10/01/53	$9,353,110.62	$46,765.55		$223,969.90	$162,666.67	$162,666.67	$162,666.67	$162,666.67	$9,190,443.95
11/01/53	$9,190,443.95	$45,952.22			$162,666.67	$61,303.23	$264,030.11	$0.00	$9,190,443.95
12/01/53	$9,190,443.95	$45,952.22	$596,112.48		$162,666.67		$325,333.34	$101,363.44	$9,685,192.99
01/01/54	$9,685,192.99	$48,425.96			$165,916.67		$328,583.34	$162,666.67	$9,522,526.32
02/01/54	$9,522,526.32	$47,612.63			$165,916.67		$331,833.34	$162,666.67	$9,359,859.65
03/01/54	$9,359,859.65	$46,799.30			$165,916.67		$331,833.34	$165,916.67	$9,193,942.98
04/01/54	$9,193,942.98	$45,969.71			$165,916.67		$331,833.34	$165,916.67	$9,028,026.31
05/01/54	$9,028,026.31	$45,140.13			$165,916.67		$331,833.34	$165,916.67	$8,862,109.64
06/01/54	$8,862,109.64	$44,310.55			$165,916.67		$331,833.34	$165,916.67	$8,696,192.97
07/01/54	$8,696,192.97	$43,480.96			$165,916.67		$331,833.34	$165,916.67	$8,530,276.30
08/01/54	$8,530,276.30	$42,651.38			$165,916.67		$331,833.34	$165,916.67	$8,364,359.63
09/01/54	$8,364,359.63	$41,821.80			$165,916.67		$331,833.34	$165,916.67	$8,198,442.96
10/01/54	$8,198,442.96	$40,992.21		$229,569.15	$165,916.67	$165,916.67	$165,916.67	$165,916.67	$8,032,526.29
11/01/54	$8,032,526.29	$40,162.63			$165,916.67	$63,652.48	$268,180.86	$0.00	$8,032,526.29
12/01/54	$8,032,526.29	$40,162.63	$527,529.89		$165,916.67		$331,833.34	$102,264.19	$8,457,791.99
01/01/55	$8,457,791.99	$42,288.96			$169,250.00		$335,166.67	$165,916.67	$8,291,875.32
02/01/55	$8,291,875.32	$41,459.38			$169,250.00		$338,500.00	$165,916.67	$8,125,958.65
03/01/55	$8,125,958.65	$40,629.79			$169,250.00		$338,500.00	$169,250.00	$7,956,708.65
04/01/55	$7,956,708.65	$39,783.54			$169,250.00		$338,500.00	$169,250.00	$7,787,458.65
05/01/55	$7,787,458.65	$38,937.29			$169,250.00		$338,500.00	$169,250.00	$7,618,208.65
06/01/55	$7,618,208.65	$38,091.04			$169,250.00		$338,500.00	$169,250.00	$7,448,958.65
07/01/55	$7,448,958.65	$37,244.79			$169,250.00		$338,500.00	$169,250.00	$7,279,708.65
08/01/55	$7,279,708.65	$36,398.54			$169,250.00		$338,500.00	$169,250.00	$7,110,458.65
09/01/55	$7,110,458.65	$35,552.29			$169,250.00		$338,500.00	$169,250.00	$6,941,208.65
10/01/55	$6,941,208.65	$34,706.04		$235,308.38	$169,250.00	$169,250.00	$169,250.00	$169,250.00	$6,771,958.65
11/01/55	$6,771,958.65	$33,859.79			$169,250.00	$66,058.38	$272,441.62	$0.00	$6,771,958.65

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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	$6,771,958.65	$33,859.79	$452,811.24		$169,250.00		$338,500.00	$103,191.62	$7,121,578.27
01/01/56	$7,121,578.27	$35,607.89			$172,583.33		$341,833.33	$169,250.00	$6,952,328.27
02/01/56	$6,952,328.27	$34,761.64			$172,583.33		$345,166.66	$169,250.00	$6,783,078.27
03/01/56	$6,783,078.27	$33,915.39			$172,583.33		$345,166.66	$172,583.33	$6,610,494.94
04/01/56	$6,610,494.94	$33,052.47			$172,583.33		$345,166.66	$172,583.33	$6,437,911.61
05/01/56	$6,437,911.61	$32,189.56			$172,583.33		$345,166.66	$172,583.33	$6,265,328.28
06/01/56	$6,265,328.28	$31,326.64			$172,583.33		$345,166.66	$172,583.33	$6,092,744.95
07/01/56	$6,092,744.95	$30,463.72			$172,583.33		$345,166.66	$172,583.33	$5,920,161.62
08/01/56	$5,920,161.62	$29,600.81			$172,583.33		$345,166.66	$172,583.33	$5,747,578.29
09/01/56	$5,747,578.29	$28,737.89			$172,583.33		$345,166.66	$172,583.33	$5,574,994.96
10/01/56	$5,574,994.96	$27,874.97		$241,191.09	$172,583.33	$172,583.33	$172,583.33	$172,583.33	$5,402,411.63
11/01/56	$5,402,411.63	$27,012.06			$172,583.33	$68,607.76	$276,558.90	$0.00	$5,402,411.63
12/01/56	$5,402,411.63	$27,012.06	$371,555.10		$172,583.33		$345,166.66	$103,975.57	$5,669,991.16
01/01/57	$5,669,991.16	$28,349.96			$176,083.33		$348,666.66	$172,583.33	$5,497,407.83
02/01/57	$5,497,407.83	$27,487.04			$176,083.33		$352,166.66	$172,583.33	$5,324,824.50
03/01/57	$5,324,824.50	$26,624.12			$176,083.33		$352,166.66	$176,083.33	$5,148,741.17
04/01/57	$5,148,741.17	$25,743.71			$176,083.33		$352,166.66	$176,083.33	$4,972,657.84
05/01/57	$4,972,657.84	$24,863.29			$176,083.33		$352,166.66	$176,083.33	$4,796,574.51
06/01/57	$4,796,574.51	$23,982.87			$176,083.33		$352,166.66	$176,083.33	$4,620,491.18
07/01/57	$4,620,491.18	$23,102.46			$176,083.33		$352,166.66	$176,083.33	$4,444,407.85
08/01/57	$4,444,407.85	$22,222.04			$176,083.33		$352,166.66	$176,083.33	$4,268,324.52
09/01/57	$4,268,324.52	$21,341.62			$176,083.33		$352,166.66	$176,083.33	$4,092,241.19
10/01/57	$4,092,241.19	$20,461.21		$247,220.87	$176,083.33	$176,083.33	$176,083.33	$176,083.33	$3,916,157.86
11/01/57	$3,916,157.86	$19,580.79			$176,083.33	$71,137.54	$281,029.12	$0.00	$3,916,157.86
12/01/57	$3,916,157.86	$19,580.79	$283,339.90		$176,083.33		$352,166.66	$104,945.79	$4,094,551.97
01/01/58	$4,094,551.97	$20,472.76			$179,583.33		$355,666.66	$176,083.33	$3,918,468.64
02/01/58	$3,918,468.64	$19,592.34			$179,583.33		$359,166.66	$176,083.33	$3,742,385.31
03/01/58	$3,742,385.31	$18,711.93			$179,583.33		$359,166.66	$179,583.33	$3,562,801.98
04/01/58	$3,562,801.98	$17,814.01			$179,583.33		$359,166.66	$179,583.33	$3,383,218.65
05/01/58	$3,383,218.65	$16,916.09			$179,583.33		$359,166.66	$179,583.33	$3,203,635.32
06/01/58	$3,203,635.32	$16,018.18			$179,583.33		$359,166.66	$179,583.33	$3,024,051.99
07/01/58	$3,024,051.99	$15,120.26			$179,583.33		$359,166.66	$179,583.33	$2,844,468.66
08/01/58	$2,844,468.66	$14,222.34			$179,583.33		$359,166.66	$179,583.33	$2,664,885.33
09/01/58	$2,664,885.33	$13,324.43			$179,583.33		$359,166.66	$179,583.33	$2,485,302.00
10/01/58	$2,485,302.00	$12,426.51		$253,401.39	$179,583.33	$179,583.33	$179,583.33	$179,583.33	$2,305,718.67
11/01/58	$2,305,718.67	$11,528.59			$179,583.33	$73,818.06	$285,348.60	$0.00	$2,305,718.67
12/01/58	$2,305,718.67	$11,528.59	$187,676.03		$179,583.33		$359,166.66	$105,765.27	$2,387,629.43
Total								**$40,605,764.91**	

Notes:

1. GF Budget expenses are projected for the purposes of this analysis to grow annually at 2.5% of the FY 2024 level.
2. PIF Revenues for the period of up to 2/29/2024 are shown at actual levels, while for periods beyond 3/1/2024 are shown at levels projected in initial PIF revenue projections.

DP1

COMMUNITY DEVELOPMENT DISTRICT

4

DP1 COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 FUNDING AGREEMENT

This agreement ("**Agreement**") is made and entered into this ____ day of ________________________, 2024, by and between:

DP1 Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in St. Johns County, Florida ("**District**"), and

Durbin Park Pavilion, LLC, a Delaware limited liability company and the developer of certain lands in the District ("**Developer**") with a mailing address of 7775 Baymeadows way, Suite 300, Jacksonville, Florida 32256

RECITALS

WHEREAS, the District was established by an ordinance adopted by the County Commission of St. Johns County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns and/or is developing the majority of all real property described in **Exhibit A**, attached hereto and incorporated herein ("**Property**"), within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (**"Fiscal Year 2024/2025 Budget"**); and

WHEREAS, this Fiscal Year 2024/2025 Budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit B**; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all land, including the Property, that will benefit from the activities, operations and services set forth in the Fiscal Year 2024/2025 Budget, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit B**; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit B** to the Property; and

WHEREAS, the Developer has agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit B**; and

WHEREAS, Developer and District desire to secure such budget funding through the imposition of a continuing lien against the Property described in **Exhibit A** and otherwise as provided herein.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as **Exhibit B**, as may be amended from time to time in the District's sole discretion, within fifteen (15) days of written request by the District. Amendments to the Fiscal Year 2024/2025 Budget as shown on **Exhibit B** adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. Funds provided hereunder shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

2. **CONTINUING LIEN.** District shall have the right to file a continuing lien upon the Property described in **Exhibit A** for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for Fiscal Year 2024/2025 Budget" in the public records of St. Johns County, Florida (**"County"**), stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for Fiscal Year 2024/2025 Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Property to pay the amount due under this Agreement, or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when the Developer has demonstrated, in the District's sole discretion, such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Developer sells any of the Property described in **Exhibit A** after the execution of this

Agreement, the Developer’s rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Property owned by the Developer.

3. **ALTERNATIVE COLLECTION METHODS.**

a. In the alternative or in addition to the collection method set forth in Paragraph 2 above, the District may enforce the collection of funds due under this Agreement by action against the Developer in the appropriate judicial forum in and for the County. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

b. The District hereby finds that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. The Developer agrees that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property equal to or in excess of the costs set forth in **Exhibit B**, on an equal developable acreage basis. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, *Florida Statutes,* or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the County property appraiser.

4. **AGREEMENT; AMENDMENTS.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

5. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

6. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

7. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the

District to enforce any and all payment obligations under this Agreement in the manner described herein in Paragraphs 2 and 3 above.

8. **THIRD PARTY RIGHTS; TRANSFER OF PROPERTY.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event the Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, the Developer shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. The Developer shall give 90 days prior written notice to the District under this Agreement of any such sale or disposition.

9. **FLORIDA LAW GOVERNS.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

10. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

11. **EFFECTIVE DATE.** The Agreement shall be effective after execution by both parties hereto. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

ATTEST:

DP1 COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chair/Vice Chair, Board of Supervisors

DURBIN PARK PAVILION, LLC,
a Delaware limited liability company

____
Witness

____
By: ____________________________
Its: ____________________________

EXHIBIT A: Property Description
EXHIBIT B: Fiscal Year 2024/2025 Budget

DP1

COMMUNITY DEVELOPMENT DISTRICT

5

Memorandum

To: Board of Supervisors

From: District Management

Date: August 27, 2024

RE: HB7013 - Special Districts Performance Measures and Standards Reporting

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A: Goals, Objectives and Annual Reporting Form

DP1 COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. INFRASTRUCTURE AND FACILITIES MAINTENANCE

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes □ No □

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes □ No □

District Manager

Print Name

Date

Chair/Vice Chair, Board of Supervisors

Print Name

Date

DP1

COMMUNITY DEVELOPMENT DISTRICT

6A

RESOLUTION 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DP1 COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

WHEREAS, the District's Auditor, Berger, Toombs, Elam, Gaines & Frank, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2023;

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

1. The Audited Financial Report for Fiscal Year 2023, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2023, for the period ending September 30, 2023; and

2. A verified copy of said Audited Financial Report for Fiscal Year 2023 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this ___ day of __________________, 2024.

ATTEST:	**DP1 COMMUNITY DEVELOPMENT DISTRICT**
________________________________	_________________________________
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

DP1

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

DP1
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2024

DP1
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2024

	General Fund	Debt Service Fund Series 2018	Debt Service Fund Series 2019	Total Governmental Funds
ASSETS				
Cash	$ 118,243	$ -	$ -	$ 118,243
Investments				
Revenue	-	234,894	-	234,894
User fee	-	17	485	502
Redemption	-	123	-	123
Due from other	-	452	-	452
Total assets	$ 118,243	$ 235,486	$ 485	$ 354,214
LIABILITIES AND FUND BALANCES				
Liabilities:				
Due to developer	$ 500	$ -	$ -	$ 500
Due to other	-	4,912	-	4,912
Landowner advance	2,501	-	-	2,501
Total liabilities	3,001	4,912	-	7,913
Fund balances:				
Restricted for				
Debt service	-	230,574	485	231,059
Unassigned	115,242	-	-	115,242
Total fund balances	115,242	230,574	485	346,301
Total liabilities and fund balances	$ 118,243	$ 235,486	$ 485	$ 354,214

DP1
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JULY 31, 2024

	Current Month	Year to Date	Budget	% of Budget
REVENUES	$ -	$ -	$ -	N/A
Total revenues	-	-	-	N/A
EXPENDITURES				
Professional & administrative				
Supervisors	-	1,077	3,230	33%
Management/accounting/recording	3,333	33,333	40,000	83%
Debt service fund accounting - series 2018	417	4,167	5,000	83%
Debt service fund accounting - series 2019	417	4,167	5,000	83%
Collection agent	1,500	15,000	18,000	83%
Legal	-	253	9,000	3%
Engineering	-	-	4,000	0%
Audit	-	-	4,700	0%
Arbitrage rebate calculation	-	-	750	0%
Trustee				
Series 2018	-	4,031	4,032	100%
Series 2019	-	-	4,032	0%
Postage	-	-	500	0%
Printing & binding	50	500	600	83%
Legal advertising	-	84	1,500	6%
Annual special district fee	-	175	175	100%
Insurance	-	10,058	12,700	79%
Contingencies/bank charges	10	55	1,000	6%
Website maintenance				
Hosting	-	705	705	100%
ADA compliance	-	-	210	0%
Total professional & administrative	5,727	73,605	115,134	64%
Total expenditures	5,727	73,605	115,134	64%
Excess/(deficiency) of revenues over/(under) expenditures	(5,727)	(73,605)	(115,134)	
OTHER FINANCING SOURCES/(USES)				
Transfer in	-	-	106,776	0%
Total other financing sources	-	-	106,776	0%
Net change in fund balances	(5,727)	(73,605)	(8,358)	
Fund balances - beginning	120,969	188,847	66,944	
Fund balances - ending	$ 115,242	$ 115,242	$ 58,586	

DP1
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2018
FOR THE PERIOD ENDED JULY 31, 2024

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
User fees	$ 125,261	$ 1,132,927	$ 1,093,750	104%
Interest	595	5,843	-	N/A
Total revenues	125,856	1,138,770	1,093,750	104%
EXPENDITURES				
Debt service				
Principal	86,222	741,242	585,615	127%
Interest	26,699	279,590	397,859	70%
Total debt service	112,921	1,020,832	983,474	104%
Excess/(deficiency) of revenues over/(under) expenditures	12,935	117,938	110,276	
OTHER FINANCING SOURCES/(USES)				
Transfer out	-	-	(106,776)	0%
Total other financing sources	-	-	(106,776)	0%
Net change in fund balances	12,935	117,938	3,500	
Fund balances - beginning	217,639	112,636	206,726	
Fund balances - ending	$ 230,574	$ 230,574	$ 210,226	

DP1
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019
FOR THE PERIOD ENDED JULY 31, 2024

	Current Month	Year To Date	% of Budget
REVENUES			
Interest	$ 1	$ 19	N/A
Total revenues	1	19	N/A
EXPENDITURES			
Debt service	-	-	N/A
Total debt service	-	-	N/A
Net change in fund balances	1	19	
Fund balances - beginning	484	466	
Fund balances - ending	$ 485	$ 485	

DP1

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

MINUTES OF MEETING
DP1
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the DP1 Community Development District held a Regular Meeting on April 23, 2024 at 11:00 a.m., at the Grand Cypress Apartments, 125 Big Cypress Drive, St. Johns, Florida 32259.

Present were:

Bobby Bennett	Chair
Lucas Hildebrand	Vice Chair
Melissa Yuhas	Assistant Secretary
Logan Cahoon (phone)	Assistant Secretary

Also present:

Daniel Rom	District Manager
Kristen Thomas	Wrathell, Hunt and Associates, LLC
Katie Buchanan (via telephone)	District Counsel
Jamie Loughry	Supervisor-Appointee

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Rom called the meeting to order at 11:00 a.m. Supervisors Bennett, Hildebrand and Yuhas were present. Supervisor Cahoon attended via telephone. Supervisor Webb was not present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Acceptance of Resignation of Kelly Webb [Seat 3]**

Mr. Rom presented Kelly Webb's resignation.

On MOTION by Mr. Hildebrand and seconded by Ms. Yuhas, with all in favor, the resignation of Kelly Webb from Seat 3, was approved.

FOURTH ORDER OF BUSINESS **Consider Appointment to Fill Unexpired Term of Seat 3; Term Expires November 2024**

Mr. Bennett nominated Ms. Jamie Loughry to fill Seat 3.

No other nominations were made.

On MOTION by Mr. Bennett and seconded by Mr. Hildebrand, with all in favor, the appointment of Ms. Jamie Loughry to fill Seat 3, was approved.

- **Administration of Oath of Office (the following to be also provided in a separate package)**

Mr. Rom, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Jamie Loughry. He provided and explained the following:

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

Mr. Rom discussed registering and filing Form 1 electronically with the Commission on Ethics. Mr. Rom and Ms. Buchanan explained the requirement for the Board Members to complete four hours of ethics training by December 31, 2024, with the exception of Ms. Loughry who has until December 31, 2025 to complete the requirement. There are several free online courses available to fulfill this requirement.

B. Membership, Obligation and Responsibilities

C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2024-01, Electing and Removing Officers of the District and Providing for an Effective Date**

Mr. Rom presented Resolution 2024-01. Mr. Bennett nominated the following:

Bobby Bennett	Chair
Lucas Hildebrand	Vice Chair
Melissa Yuhas	Assistant Secretary

Logan Cahoon	Assistant Secretary
Jamie Loughry	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Kelly Webb	Assistant Secretary

The following prior appointments to the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Daniel Rom	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Ms. Yuhas and seconded by Mr. Bennett, with all in favor, Resolution 2024-01, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2024-02, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mr. Rom presented Resolution 2024-02. He reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

The following change was made to the proposed Fiscal Year 2025 budget:

"Insurance" line item: Decrease from $12,700 to $11,185

On MOTION by Ms. Yuhas and seconded by Mr. Bennett, with all in favor, Resolution 2024-02, Approving a Proposed Budget for Fiscal Year 2024/2025, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law on August 27, 2024 at 11:00 a.m., at the Grand Cypress Apartments, 125 Big Cypress Drive, St. Johns, Florida 32259; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2024-03, Designating a Date, Time and Location for a Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date**

Mr. Rom presented Resolution 2024-03.

On MOTION by Ms. Yuhas and seconded by Mr. Bennett, with all in favor, Resolution 2024-03, Designating a Date, Time and Location of November 19, 2024 at 2:00 p.m., at the Grand Cypress Apartments, 125 Big Cypress Drive, St. Johns, Florida 32259 for a Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2024-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date**

Mr. Rom presented Resolution 2024-04. The following will be inserted into the Fiscal Year 2025 Meeting Schedule:

DATE & TIME: Insert "November 19, 2024" and "2:00 PM"

On MOTION by Ms. Yuhas and seconded by Mr. Cahoon, with all in favor, Resolution 2024-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025, as amended, and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of March 31, 2024**

On MOTION by Mr. Hildebrand and seconded by Mr. Bennett, with all in favor, the Unaudited Financial Statements as of March 31, 2024, were accepted.

TENTH ORDER OF BUSINESS **Approval of August 22, 2023 Public Hearing and Regular Meeting Minutes**

On MOTION by Mr. Bennett and seconded by Ms. Loughry, with all in favor, the August 22, 2023 Public Hearing and Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

B. District Engineer: Prosser, Inc.

There were no District Counsel or District Engineer reports.

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

- **NEXT MEETING: August 27, 2024 at 11:00 AM**
  - **QUORUM CHECK**

TWELFTH ORDER OF BUSINESS **Board Members' Comments/Requests**

Discussion ensued regarding Ms. Webb's intent to resign, forms and paperwork, etc.

The Board and Staff thanked Ms. Webb for her service to the Board.

THIRTEENTH ORDER OF BUSINESS **Public Comments**

There were no public comments.

FOURTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Loughry and seconded by Mr. Bennett, with all in favor, the meeting adjourned at 11:19 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary Chair/Vice Chair

DP1
COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

DP1 COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE

LOCATION

Grand Cypress Apartments, 125 Big Cypress Drive, St. Johns, Florida 32259

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November 19, 2024	**Landowners' Meeting**	**2:00 PM**
May 27, 2025	**Regular Meeting**	**11:00 AM**
August 26, 2025	**Public Hearing & Regular Meeting**	**11:00 AM**