ANTILLIA
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026

ANTILLIA
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS

ANTILLIA
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

	Adopted Budget FY 2026
REVENUES	
Assessment levy: on-roll - gross	$ 244,646
Allowable discounts (4%)	(9,786)
Assessment levy: on-roll - net	234,860
Total revenues	234,860
EXPENDITURES	
Professional & administrative	
Supervisors	1,000
Management/accounting/recording	48,000
Legal	20,000
Engineering	10,000
Audit	5,400
Arbitrage rebate calculation	650
Dissemination agent	1,000
EMMA software service	2,500
Trustee	4,500
Telephone	200
Postage	500
Printing & binding	500
Legal advertising	4,500
Annual special district fee	175
Insurance	6,000
Office supplies	2,000
Contingencies/bank charges	1,000
Meeting room rental	1,050
Website hosting & maintenance	1,680
Website ADA compliance	210
Tax collector	4,893
Total professional & administrative	115,758

ANTILLIA
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

	Adopted Budget FY 2026
Field operations	
On-site management	15,600
Field operations accounting	1,500
Stormwater maintenance	20,000
Stormwater dewatering review and permit	15,000
Landscape & irrigation maintenance	32,000
Lake bank maintenance	10,000
Misc. field operations	25,000
Total field operations	119,100
Total expenditures	234,858
Excess/(deficiency) of revenues over/(under) expenditures	2
Fund balance - beginning (unaudited)	-
Fund balance - ending (projected)	
Assigned	
Working capital	-
Unassigned	2
Fund balance - ending	$ 2

ANTILLIA
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES	
Professional & administrative	
Supervisors	$ 1,000
Statutorily set at $200 for each meeting of the Board of Supervisors not to exceed $4,800 for each fiscal year.	
Management/accounting/recording	48,000
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.	
Legal	20,000
Engineering	10,000
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.	
Audit	5,400
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	650
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the	
EMMA software service	2,500
Trustee	4,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	4,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,000
The District will obtain public officials and general liability insurance.	
Office supplies	2,000
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Contingencies/bank charges	1,000
Meeting room rental	1,050
Website hosting & maintenance	1,680
Website ADA compliance	210
Tax collector	4,893

ANTILLIA
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES (continued)	
Field operations	
On-site management	15,600
Field operations accounting	1,500
Stormwater maintenance	20,000
Stormwater dewatering review and permit	15,000
Landscape & irrigation maintenance	32,000
Lake bank maintenance	10,000
Misc. field operations	25,000
Total expenditures	$234,858

ANTILLIA
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2026

	Adopted Budget FY 2026
REVENUES	
Assessment levy: on-roll	$ 1,225,711
Allowable discounts (4%)	(49,028)
Net assessment levy - on-roll	1,176,683
Interest	1,000
Total revenues	1,177,683
EXPENDITURES	
Debt service	
Principal	235,000
Principal prepayment	2,038,000
Interest	921,245
Tax collector	24,514
Cost of issuance	-
Total expenditures	3,218,759
Excess/(deficiency) of revenues over/(under) expenditures	(2,041,076)
OTHER FINANCING SOURCES/(USES)	
Transfers out	(1,000)
Total other financing sources/(uses)	(1,000)
Net increase/(decrease) in fund balance	(2,042,076)
Fund balance:	
Beginning fund balance (unaudited)	3,099,293
Ending fund balance (projected)	1,057,217
Use of fund balance:	
Debt service reserve account balance (required)	(576,185)
Interest expense - November 1, 2026	(454,748)
Projected fund balance surplus/(deficit) as of September 30, 2026	$ 26,284

ANTILLIA
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/24			357,456.42	357,456.42	16,420,000.00
05/01/25	225,000.00	5.000%	466,247.50	691,247.50	16,195,000.00
11/01/25			460,622.50	460,622.50	16,195,000.00
05/01/26	235,000.00	5.000%	460,622.50	695,622.50	15,960,000.00
11/01/26			454,747.50	454,747.50	15,960,000.00
05/01/27	245,000.00	5.000%	454,747.50	699,747.50	15,715,000.00
11/01/27			448,622.50	448,622.50	15,715,000.00
05/01/28	260,000.00	5.000%	448,622.50	708,622.50	15,455,000.00
11/01/28			442,122.50	442,122.50	15,455,000.00
05/01/29	275,000.00	5.000%	442,122.50	717,122.50	15,180,000.00
11/01/29			435,247.50	435,247.50	15,180,000.00
05/01/30	285,000.00	5.000%	435,247.50	720,247.50	14,895,000.00
11/01/30			428,122.50	428,122.50	14,895,000.00
05/01/31	300,000.00	5.000%	428,122.50	728,122.50	14,595,000.00
11/01/31			420,622.50	420,622.50	14,595,000.00
05/01/32	320,000.00	5.600%	420,622.50	740,622.50	14,275,000.00
11/01/32			411,662.50	411,662.50	14,275,000.00
05/01/33	335,000.00	5.600%	411,662.50	746,662.50	13,940,000.00
11/01/33			402,282.50	402,282.50	13,940,000.00
05/01/34	355,000.00	5.600%	402,282.50	757,282.50	13,585,000.00
11/01/34			392,342.50	392,342.50	13,585,000.00
05/01/35	375,000.00	5.600%	392,342.50	767,342.50	13,210,000.00
11/01/35			381,842.50	381,842.50	13,210,000.00
05/01/36	395,000.00	5.600%	381,842.50	776,842.50	12,815,000.00
11/01/36			370,782.50	370,782.50	12,815,000.00
05/01/37	420,000.00	5.600%	370,782.50	790,782.50	12,395,000.00
11/01/37			359,022.50	359,022.50	12,395,000.00
05/01/38	445,000.00	5.600%	359,022.50	804,022.50	11,950,000.00
11/01/38			346,562.50	346,562.50	11,950,000.00
05/01/39	470,000.00	5.600%	346,562.50	816,562.50	11,480,000.00
11/01/39			333,402.50	333,402.50	11,480,000.00
05/01/40	495,000.00	5.600%	333,402.50	828,402.50	10,985,000.00
11/01/40			319,542.50	319,542.50	10,985,000.00
05/01/41	525,000.00	5.600%	319,542.50	844,542.50	10,460,000.00
11/01/41			304,842.50	304,842.50	10,460,000.00
05/01/42	555,000.00	5.600%	304,842.50	859,842.50	9,905,000.00
11/01/42			289,302.50	289,302.50	9,905,000.00
05/01/43	585,000.00	5.600%	289,302.50	874,302.50	9,320,000.00
11/01/43			272,922.50	272,922.50	9,320,000.00
05/01/44	620,000.00	5.600%	272,922.50	892,922.50	8,700,000.00
11/01/44			255,562.50	255,562.50	8,700,000.00
05/01/45	660,000.00	5.875%	255,562.50	915,562.50	8,040,000.00
11/01/45			236,175.00	236,175.00	8,040,000.00
05/01/46	700,000.00	5.875%	236,175.00	936,175.00	7,340,000.00
11/01/46			215,612.50	215,612.50	7,340,000.00
05/01/47	740,000.00	5.875%	215,612.50	955,612.50	6,600,000.00
11/01/47			193,875.00	193,875.00	6,600,000.00
05/01/48	785,000.00	5.875%	193,875.00	978,875.00	5,815,000.00
11/01/48			170,815.63	170,815.63	5,815,000.00
05/01/49	830,000.00	5.875%	170,815.63	1,000,815.63	4,985,000.00
11/01/49			146,434.38	146,434.38	4,985,000.00
05/01/50	885,000.00	5.875%	146,434.38	1,031,434.38	4,100,000.00

ANTILLIA
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/50			120,437.50	120,437.50	4,100,000.00
05/01/51	935,000.00	5.875%	120,437.50	1,055,437.50	3,165,000.00
11/01/51			92,971.88	92,971.88	3,165,000.00
05/01/52	995,000.00	5.875%	92,971.88	1,087,971.88	2,170,000.00
11/01/52			63,743.75	63,743.75	2,170,000.00
05/01/53	1,055,000.00	5.875%	63,743.75	1,118,743.75	1,115,000.00
11/01/53			32,753.13	32,753.13	1,115,000.00
05/01/54	1,115,000.00	5.875%	32,753.13	1,147,753.13	-
11/01/54			-	-	-
Total	**16,195,000.00**		**17,605,997.54**	**33,800,997.54**	

ANTILLIA
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS

On-Roll					
Product/Parcel	**Units**	**FY 2026 O&M Assessment per Unit**	**FY 2026 DS Assessment per Unit**	**FY 2026 Total Assessment per Unit**	**FY 2025 Total Assessment per Unit**
Villa	368	$ 434.54	$ 2,346.00	$ 2,780.54	$ 2,548.56
Townhomes	84	434.54	2,346.00	2,780.54	2,548.56
Reduced Villa	54	434.54	1,489.36	1,923.90	1,743.32
Reduced Townhomes	57	434.54	1,489.36	1,923.90	1,743.32
Total	**563**				