

**ANTILLIA
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**ANTILLIA
COMMUNITY DEVELOPMENT DISTRICT
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**ANTILLIA
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted budget FY 2026	Actual through 03/31/26	Projected through 9/30/2026	Total actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 244,646				\$ 299,432
Allowable discounts (4%)	(9,786)				(11,977)
Assessment levy: on-roll - net	234,860	\$ 230,696	\$ 4,164	\$ 234,860	287,455
Interest	-	2,927	-	2,927	-
Total revenues	234,860	233,623	4,164	237,787	287,455
EXPENDITURES					
Professional & administrative					
Supervisors	1,000	-	1,000	1,000	1,000
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	20,000	3,160	16,840	20,000	25,000
Engineering	10,000	-	10,000	10,000	10,000
Engineering - additional reporting	-	-	-	-	5,000
Audit	5,400	2,500	2,900	5,400	5,400
Arbitrage rebate calculation	650	-	650	650	650
Dissemination agent	1,000	500	500	1,000	1,000
EMMA software service	2,500	2,500	-	2,500	2,500
Trustee	4,500	-	4,500	4,500	4,500
Telephone	200	100	100	200	200
Postage	500	36	464	500	500
Printing & binding	500	250	250	500	500
Legal advertising	4,500	1,282	3,218	4,500	4,500
Annual special district fee	175	175	-	175	175
Insurance	6,000	5,512	488	6,000	6,000
Office supplies	2,000	-	2,000	2,000	2,000
Contingencies/bank charges	1,000	-	1,000	1,000	1,500
Meeting room rental	1,050	-	1,050	1,050	1,050
Website hosting & maintenance	1,680	-	1,680	1,680	1,680
Website ADA compliance	210	-	210	210	210
Tax collector	4,893	2,303	2,590	4,893	5,989
Total professional & administrative	115,758	42,318	73,440	115,758	127,354

**ANTILLIA
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted budget FY 2026	Actual through 03/31/26	Projected through 9/30/2026	Total actual & Projected	
Field operations					
On-site management	15,600	7,800	7,800	15,600	15,600
Field operations accounting	1,500	-	1,500	1,500	2,000
Safety - hardware and software	-	-	-	-	9,000
Contamination monitoring	-	-	-	-	20,000
Stormwater maintenance	20,000	-	10,000	10,000	5,000
Stormwater dewatering review and permit	15,000	-	5,000	5,000	5,000
Landscape & irrigation maintenance	32,000	-	15,000	15,000	15,000
Lake bank maintenance	10,000	250	5,000	5,250	5,000
Misc. field operations	25,000	8,700	10,000	18,700	35,000
Total field operations	<u>119,100</u>	<u>16,750</u>	<u>54,300</u>	<u>71,050</u>	<u>111,600</u>
Total expenditures	<u>234,858</u>	<u>59,068</u>	<u>127,740</u>	<u>186,808</u>	<u>238,954</u>
Excess/(deficiency) of revenues over/(under) expenditures	2	174,555	(123,576)	50,979	48,501
Fund balance - beginning (unaudited)		69,822	244,377	69,822	120,801
Assigned					
Working capital		-	-	-	48,500
Unassigned	2	244,377	120,801	120,801	120,802
Fund balance - ending	<u>\$ 2</u>	<u>\$ 244,377</u>	<u>\$ 120,801</u>	<u>\$ 120,801</u>	<u>\$ 169,302</u>

**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	25,000
Engineering - additional reporting	5,000
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	
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	1,500
Meeting room rental	1,050
Website hosting & maintenance	1,680
Website ADA compliance	210
Tax collector	5,989

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

EXPENDITURES (continued)

Field operations

On-site management	15,600
Field operations accounting	2,000
Stormwater maintenance	5,000
Stormwater dewatering review and permit	5,000
Landscape & irrigation maintenance	15,000
Lake bank maintenance	5,000
Safety - hardware and software	9,000
Contamination monitoring	20,000
Misc. field operations	35,000
Total expenditures	<u><u>\$238,954</u></u>

**ANTILLIA
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2027**

	Fiscal Year 2026			Total actual & Projected	Proposed Budget FY 2027
	Adopted budget FY 2026	Actual through 03/31/26	Projected through 9/30/2026		
REVENUES					
Assessment levy: on-roll	\$ 1,225,711				\$ 1,225,711
Allowable discounts (4%)	(49,028)				(49,028)
Net assessment levy - on-roll	<u>1,176,683</u>	\$ 1,010,271	\$ 166,412	\$ 1,176,683	<u>1,176,683</u>
Assessment prepayments	-	3,034,092	-	3,034,092	-
Interest	1,000	132,410	-	132,410	1,000
Total revenues	<u>1,177,683</u>	<u>4,176,773</u>	<u>166,412</u>	<u>4,343,185</u>	<u>1,177,683</u>
EXPENDITURES					
Debt service					
Principal	235,000	-	235,000	235,000	205,000
Principal prepayment	2,038,000	2,185,000	3,065,000	5,250,000	-
Interest	921,245	462,755	458,490	921,245	785,194
Tax collector	24,514	10,086	14,428	24,514	24,514
Total expenditures	<u>3,218,759</u>	<u>2,657,841</u>	<u>3,772,918</u>	<u>6,430,759</u>	<u>1,014,708</u>
Excess/(deficiency) of revenues over/(under) expenditures	(2,041,076)	1,518,932	(3,606,506)	(2,087,574)	162,975
OTHER FINANCING SOURCES/(USES)					
Transfers out	(1,000)	(12,345)	11,345	(1,000)	(1,000)
Total other financing sources/(uses)	<u>(1,000)</u>	<u>(12,345)</u>	<u>11,345</u>	<u>(1,000)</u>	<u>(1,000)</u>
Net increase/(decrease) in fund balance	(2,042,076)	1,506,587	(3,595,161)	(2,088,574)	161,975
Fund balance:					
Beginning fund balance (unaudited)	<u>3,099,293</u>	<u>3,099,293</u>	<u>4,605,880</u>	<u>3,099,293</u>	<u>1,010,719</u>
Ending fund balance (projected)	<u>\$1,057,217</u>	<u>\$4,605,880</u>	<u>\$1,010,719</u>	<u>\$ 1,010,719</u>	<u>1,172,694</u>
Use of fund balance:					
Debt service reserve account balance (required)					(498,167)
Interest expense - November 1, 2027					(387,472)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 287,055</u>

**ANTILLIA
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/26			392,596.88	392,596.88	15,960,000.00
05/01/27	205,000.00	5.000%	392,596.88	597,596.88	15,755,000.00
11/01/27			387,471.88	387,471.88	15,755,000.00
05/01/28	220,000.00	5.000%	387,471.88	607,471.88	15,535,000.00
11/01/28			381,971.88	381,971.88	15,535,000.00
05/01/29	230,000.00	5.000%	381,971.88	611,971.88	15,305,000.00
11/01/29			376,221.88	376,221.88	15,305,000.00
05/01/30	240,000.00	5.000%	376,221.88	616,221.88	15,065,000.00
11/01/30			370,221.88	370,221.88	15,065,000.00
05/01/31	255,000.00	5.000%	370,221.88	625,221.88	14,810,000.00
11/01/31			363,846.88	363,846.88	14,810,000.00
05/01/32	275,000.00	5.600%	363,846.88	638,846.88	14,535,000.00
11/01/32			356,146.88	356,146.88	14,535,000.00
05/01/33	290,000.00	5.600%	356,146.88	646,146.88	14,245,000.00
11/01/33			348,026.88	348,026.88	14,245,000.00
05/01/34	305,000.00	5.600%	348,026.88	653,026.88	13,940,000.00
11/01/34			339,486.88	339,486.88	13,940,000.00
05/01/35	325,000.00	5.600%	339,486.88	664,486.88	13,615,000.00
11/01/35			330,386.88	330,386.88	13,615,000.00
05/01/36	345,000.00	5.600%	330,386.88	675,386.88	13,270,000.00
11/01/36			320,726.88	320,726.88	13,270,000.00
05/01/37	360,000.00	5.600%	320,726.88	680,726.88	12,910,000.00
11/01/37			310,646.88	310,646.88	12,910,000.00
05/01/38	385,000.00	5.600%	310,646.88	695,646.88	12,525,000.00
11/01/38			299,866.88	299,866.88	12,525,000.00
05/01/39	405,000.00	5.600%	299,866.88	704,866.88	12,120,000.00
11/01/39			288,526.88	288,526.88	12,120,000.00
05/01/40	430,000.00	5.600%	288,526.88	718,526.88	11,690,000.00
11/01/40			276,486.88	276,486.88	11,690,000.00
05/01/41	455,000.00	5.600%	276,486.88	731,486.88	11,235,000.00
11/01/41			263,746.88	263,746.88	11,235,000.00
05/01/42	480,000.00	5.600%	263,746.88	743,746.88	10,755,000.00
11/01/42			250,306.88	250,306.88	10,755,000.00
05/01/43	510,000.00	5.600%	250,306.88	760,306.88	10,245,000.00
11/01/43			236,026.88	236,026.88	10,245,000.00
05/01/44	535,000.00	5.600%	236,026.88	771,026.88	9,710,000.00
11/01/44			221,046.88	221,046.88	9,710,000.00
05/01/45	570,000.00	5.875%	221,046.88	791,046.88	9,140,000.00
11/01/45			204,303.13	204,303.13	9,140,000.00
05/01/46	605,000.00	5.875%	204,303.13	809,303.13	8,535,000.00
11/01/46			186,531.25	186,531.25	8,535,000.00
05/01/47	640,000.00	5.875%	186,531.25	826,531.25	7,895,000.00
11/01/47			167,731.25	167,731.25	7,895,000.00
05/01/48	680,000.00	5.875%	167,731.25	847,731.25	7,215,000.00
11/01/48			147,756.25	147,756.25	7,215,000.00
05/01/49	720,000.00	5.875%	147,756.25	867,756.25	6,495,000.00
11/01/49			126,606.25	126,606.25	6,495,000.00
05/01/50	765,000.00	5.875%	126,606.25	891,606.25	5,730,000.00

**ANTILLIA
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/50			104,134.38	104,134.38	5,730,000.00
05/01/51	810,000.00	5.875%	104,134.38	914,134.38	4,920,000.00
11/01/51			80,340.63	80,340.63	4,920,000.00
05/01/52	860,000.00	5.875%	80,340.63	940,340.63	4,060,000.00
11/01/52			55,078.13	55,078.13	4,060,000.00
05/01/53	910,000.00	5.875%	55,078.13	965,078.13	3,150,000.00
11/01/53			28,346.88	28,346.88	3,150,000.00
05/01/54	965,000.00	5.875%	28,346.88	993,346.88	2,185,000.00
11/01/54			-	-	2,185,000.00
Total	13,775,000.00		14,429,177.74	28,204,177.74	

**ANTILLIA
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2027 ASSESSMENTS**

On-Roll					
<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2027 O&M Assessment per Unit</u>	<u>FY 2027 DS Assessment per Unit</u>	<u>FY 2027 Total Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>
Villa	368	\$ 531.85	\$ 2,346.00	\$ 2,877.85	\$ 2,548.56
Townhomes	84	531.85	2,346.00	2,877.85	2,548.56
Reduced Villa	54	531.85	1,489.36	2,021.21	1,743.32
Reduced Townhomes	57	531.85	1,489.36	2,021.21	1,743.32
Total	563				