

Antillia  
Community Development District

**Final Budget For  
Fiscal Year 2024/2025  
October 1, 2024 - September 30, 2025**

# **CONTENTS**

- I FINAL BUDGET**
- II DETAILED FINAL BUDGET**
- III DETAILED FINAL DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

**FINAL BUDGET**  
**ANTILLIA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	<b>FISCAL YEAR 2024/2025 BUDGET</b>
<b>REVENUES</b>	
Administrative Assessments	109,627
Maintenance Assessments	95,745
Developer Contribution	0
Debt Assessments	838,511
Interest Income	240
<b>TOTAL REVENUES</b>	<b>\$ 1,044,123</b>
<b>EXPENDITURES</b>	
<b>Administrative Expenditures</b>	
Supervisor Fees	1,000
Payroll Taxes	0
Management	40,164
Legal	30,000
Assessment Roll	6,000
Audit Fees	4,300
Arbitrage Rebate Fee	650
Insurance	6,000
Legal Advertisements	3,500
Miscellaneous	1,000
Postage	500
Office Supplies	2,000
Dues & Subscriptions	175
Website Management & ADA Compliance	2,500
Trustee Fees	4,500
Continuing Disclosure Fee	1,000
Appraisal Fee	0
<b>Total Administrative Expenditures</b>	<b>\$ 103,289</b>
<b>Maintenance Expenditures</b>	
Engineering/Inspections	10,000
Perimeter Landscaping	20,000
Lake Maintenance	8,000
Environmental Engineering Consulting/Inspection Services	20,000
Field Operations	15,000
Miscellaneous Maintenance	17,000
<b>Total Maintenance Expenditures</b>	<b>\$ 90,000</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 193,289</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 850,834</b>
Bond Payments	(788,200)
<b>BALANCE</b>	<b>\$ 62,634</b>
County Appraiser & Tax Collector Fee	(20,878)
Discounts For Early Payments	(41,756)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**Notes:**

563 Units (Townhomes/Villas) Planned For District.

If District Was On Assessment Roll, Annual Operations & Maintenance (O&M) Assessment Would Be \$364.79 Per Unit.

Restricted Covenant O&M Amount Is \$904.26 Per Unit.

Current Estimate Of Annual Debt Assessment Is \$1,489.36 Per Unit.

**DETAILED FINAL BUDGET**  
**ANTILLIA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
<b>REVENUES</b>				
Administrative Assessments	0	0	109,627	Expenditures Less Interest/.94
Maintenance Assessments	0	0	95,745	Expenditures/.94
Developer Contribution	81,783	187,385	0	Developer Contribution
Debt Assessments	0	0	838,511	Bond Payments/.94
Interest Income	155	240	240	Interest Projected At \$20 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 81,938</b>	<b>\$ 187,625</b>	<b>\$ 1,044,123</b>	
<b>EXPENDITURES</b>				
<b>Administrative Expenditures</b>				
Supervisor Fees	400	1,000	1,000	Supervisor Fees
Payroll Taxes	30	0	0	Projected At 8% Of Supervisor Fees
Management	35,750	39,000	40,164	CPI Adjustment (Capped At 3%)
Legal	19,790	30,000	30,000	No Change From 2023/2024 Budget
Assessment Roll	0	6,000	6,000	As Per Contract
Audit Fees	0	4,000	4,300	Audit Fees
Arbitrage Rebate Fee	0	650	650	Commences One Year After Bond Issue
Insurance	4,287	6,000	6,000	Insurance Estimate
Legal Advertisements	3,615	1,500	3,500	Costs Will Increase Due To Closing Of The Miami Business Review
Miscellaneous	576	1,000	1,000	No Change From 2023/2024 Budget
Postage	624	200	500	Mailings May Be Required
Office Supplies	1,875	1,000	2,000	\$1,000 Increase From 2023/2024 Budget
Dues & Subscriptions	175	175	175	Annual Fee Due Department Of Economic Opportunity
Website Management & ADA Compliance	2,292	2,500	2,500	\$208.33 X 12 Months
Trustee Fees	0	4,500	4,500	Commences One Year After Bond Issue
Continuing Disclosure Fee	0	100	1,000	Commences One Year After Bond Issue
Appraisal Fee	3,350	0	0	Fiscal Year 2022/2023 Expenditure
<b>Total Administrative Expenditures</b>	<b>\$ 72,764</b>	<b>\$ 97,625</b>	<b>\$ 103,289</b>	
<b>Maintenance Expenditures</b>				
Engineering/Inspections	0	10,000	10,000	No Change From 2023/2024 Budget
Perimeter Landscaping	0	20,000	20,000	No Change From 2023/2024 Budget
Lake Maintenance	0	8,000	8,000	No Change From 2023/2024 Budget
Environmental Engineering Consulting/Inspection Services	0	20,000	20,000	No Change From 2023/2024 Budget
Field Operations	0	12,000	15,000	Field Operations
Miscellaneous Maintenance	0	20,000	17,000	\$3,000 Decrease From 2023/2024 Budget
<b>Total Maintenance Expenditures</b>	<b>\$ -</b>	<b>\$ 90,000</b>	<b>\$ 90,000</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 72,764</b>	<b>\$ 187,625</b>	<b>\$ 193,289</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 9,174</b>	<b>\$ -</b>	<b>\$ 850,834</b>	
Bond Payments	0	0	(788,200)	2025 Principal & Interest Payments
<b>BALANCE</b>	<b>\$ 9,174</b>	<b>\$ -</b>	<b>\$ 62,634</b>	
County Appraiser & Tax Collector Fee	0	0	(20,878)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	0	(41,756)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 9,174</b>	<b>\$ -</b>	<b>\$ -</b>	

**Notes:**

563 Units (Townhomes/Villas) Planned For District.

If District Was On Assessment Roll, Annual Operations & Maintenance (O&M) Assessment Would Be \$364.79 Per Unit.

Restricted Covenant O&M Amount Is \$904.26 Per Unit.

Current Estimate Of Annual Debt Assessment Is \$1,489.36 Per Unit.

**DETAILED FINAL DEBT SERVICE FUND BUDGET**  
**ANTILLIA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	0	0	100	Projected Interest For 2024/2025
NAV Tax Collection	0	0	788,200	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 788,300</b>	
<b>EXPENDITURES</b>				
Principal Payments	0	0	100,000	Principal Payments Due In 2025
Interest Payments	0	0	688,200	Interest Payments Due In 2025
Bond Redemption	0	0	100	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 788,300</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

**All Amounts Are Estimated - Based On Current Supplemental Methodologies Number**

**Estimated Series 2024 Bond Information**

Original Par Amount =	\$11,025,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.85%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	June 2024		
Maturity Date =	May 2055		
Par Amount As Of 3/1/2024 =	\$11,025,000		

# Antillia Community Development District Assessment Comparison

	Original Projected Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Projected Assessment*
Administrative	\$ -	\$ -	\$ 194.72
Maintenance	\$ -	\$ -	\$ 170.07
<u>Debt</u>	<u>\$ 1,489.36</u>	<u>\$ -</u>	<u>\$ 1,589.36</u>
Total	\$ 1,489.36	\$ -	\$ 1,954.15

**All Amounts Are Estimated - Based On Current Supplemental Methodologies Number.  
Debt Assessments Are \$100 Higher Than Current Supplemental Methodologies Numbers.  
Will Be Adjusted Upon Bond Issue.**

\* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

O&M Covenant = 904.26

$850.00 / .94 = 904.26$

Community Information:

Total Units	563
(Townhomes/Villas)	