

Antillia  
Community Development District

**Proposed Budget For  
Fiscal Year 2025/2026  
October 1, 2025 - September 30, 2026**

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**PROPOSED BUDGET**  
**ANTILLIA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	<b>FISCAL YEAR</b>
	<b>2025/2026</b>
<b>REVENUES</b>	<b>BUDGET</b>
Administrative Assessments	109,558
Maintenance Assessments	108,511
Developer Contribution	0
Debt Assessments	1,225,925
Interest Income	240
<b>TOTAL REVENUES</b>	<b>\$ 1,444,234</b>
<b>EXPENDITURES</b>	
<b>Administrative Expenditures</b>	
Supervisor Fees	1,000
Payroll Taxes	0
Management	48,000
Legal	20,000
Assessment Roll	6,000
Audit Fees	5,400
Arbitrage Rebate Fee	650
Insurance	6,000
Legal Advertisements	4,500
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
<b>Total Administrative Expenditures</b>	<b>\$ 103,225</b>
<b>Maintenance Expenditures</b>	
Engineering/Inspections	10,000
Landscaping	32,000
Lake And Lake Bank Maintenance	10,000
Stormwater Management	20,000
Environmental Engineering Consulting/Inspection Services	0
Field Operations	15,000
Miscellaneous Maintenance	15,000
<b>Total Maintenance Expenditures</b>	<b>\$ 102,000</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 205,225</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 1,239,009</b>
Bond Payments	(1,152,370)
<b>BALANCE</b>	<b>\$ 86,639</b>
County Appraiser & Tax Collector Fee	(28,879)
Discounts For Early Payments	(57,760)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**ANTILLIA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
<b>REVENUES</b>				
Administrative Assessments	0	109,627	109,558	Expenditures Less Interest/.94
Maintenance Assessments	0	95,745	108,511	Expenditures/.94
Developer Contribution	80,452	0	0	Developer Contribution
Debt Assessments	0	1,225,925	1,225,925	Bond Payments/.94
Interest Income	249	240	240	Interest Projected At \$20 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 80,701</b>	<b>\$ 1,431,537</b>	<b>\$ 1,444,234</b>	
<b>EXPENDITURES</b>				
<b>Administrative Expenditures</b>				
Supervisor Fees	0	1,000	1,000	Supervisor Fees
Payroll Taxes	0	0	0	Projected At 8% Of Supervisor Fees
Management	39,000	40,164	48,000	\$7,836 Increase From 2024/2025 Budget
Legal	17,618	30,000	20,000	\$10,000 Decrease From 2024/2025 Budget
Assessment Roll	0	6,000	6,000	No Change From 2024/2025 Budget
Audit Fees	4,200	4,300	5,400	Increased Due To Bond Issue
Arbitrage Rebate Fee	0	650	650	Commences One Year After Bond Issue
Insurance	5,000	6,000	6,000	Insurance Estimate
Legal Advertisements	10,140	3,500	4,500	Costs Have Increased Due To Closing Of The Miami Business Review
Miscellaneous	602	1,000	1,000	No Change From 2024/2025 Budget
Postage	353	500	500	Mailings May Be Required
Office Supplies	704	2,000	2,000	No Change From 2024/2025 Budget
Dues & Subscriptions	175	175	175	Annual Fee Due Department Of Economic Opportunity
Website Management & ADA Compliance	2,500	2,500	2,500	No Change From 2024/2025 Budget
Trustee Fees	0	4,500	4,500	Commences One Year After Bond Issue
Continuing Disclosure Fee	0	1,000	1,000	Commences One Year After Bond Issue
<b>Total Administrative Expenditures</b>	<b>\$ 80,292</b>	<b>\$ 103,289</b>	<b>\$ 103,225</b>	
<b>Maintenance Expenditures</b>				
Engineering/Inspections	0	10,000	10,000	No Change From 2024/2025 Budget
Landscaping	0	20,000	32,000	Includes Irrigation & Fertilization
Lake And Lake Bank Maintenance	0	8,000	10,000	\$2,000 Increase From 2024/2025 Budget
Stormwater Management	0	0	20,000	Stormwater Management
Environmental Engineering Consulting/Inspection Services	0	20,000	0	Line Item Eliminated
Field Operations	0	15,000	15,000	Field Operations
Miscellaneous Maintenance	0	17,000	15,000	\$2,000 Decrease From 2024/2025 Budget
<b>Total Maintenance Expenditures</b>	<b>\$ -</b>	<b>\$ 90,000</b>	<b>\$ 102,000</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 80,292</b>	<b>\$ 193,289</b>	<b>\$ 205,225</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 409</b>	<b>\$ 1,238,248</b>	<b>\$ 1,239,009</b>	
Bond Payments	0	(1,152,370)	(1,152,370)	2026 Principal & Interest Payments
<b>BALANCE</b>	<b>\$ 409</b>	<b>\$ 85,878</b>	<b>\$ 86,639</b>	
County Appraiser & Tax Collector Fee	0	(28,626)	(28,879)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	(57,252)	(57,760)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 409</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**

ANTILLIA COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	6,598	100	1,000	Projected Interest For 2025/2026
Bond Proceeds	576,185	0	0	
NAV Tax Collection	0	1,152,370	1,152,370	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 582,783</b>	<b>\$ 1,152,470</b>	<b>\$ 1,153,370</b>	
<b>EXPENDITURES</b>				
Principal Payments	0	225,000	235,000	Principal Payments Due In 2026
Interest Payments	0	926,870	915,370	Interest Payments Due In 2026
Transfer To Construction Fund	6,598	0	1,000	Transfer To Construction Fund
Bond Redemption	0	600	2,000	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 6,598</b>	<b>\$ 1,152,470</b>	<b>\$ 1,153,370</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 576,185</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2024 Bond Information**

Original Par Amount =	\$16,420,000	Annual Principal Payments Due:
Interest Rate =	5.0% - 5.875%	May 1st
Issue Date =	June 2024	Annual Interest Payments Due:
Maturity Date =	May 2054	May 1st & November 1st
Par Amount As Of 1/1/25 =	\$16,420,000	

# Antillia Community Development District Assessment Comparison

	<u>Original Projected Assessment*</u>	<u>Fiscal Year 2023/2024 Assessment*</u>	<u>Fiscal Year 2024/2025 Assessment*</u>	<u>Fiscal Year 2025/2026 Projected Assessment*</u>
<b><u>452 Units</u></b>				
Administrative	\$ -	\$ -	\$ -	<b>\$ 194.60</b>
Maintenance	\$ -	\$ -	\$ -	<b>\$ 192.74</b>
<u>Debt</u>	<u>\$ 2,346.48</u>	<u>\$ -</u>	<u>\$ -</u>	<b><u>\$ 2,346.48</u></b>
Total	\$ 2,346.48	\$ -	\$ -	<b>\$ 2,733.82</b>
 <b><u>111 Units With In-Kind Contribution</u></b>				
Administrative	\$ -	\$ -	\$ -	<b>\$ 194.60</b>
Maintenance	\$ -	\$ -	\$ -	<b>\$ 192.74</b>
<u>Debt</u>	<u>\$ 1,489.36</u>	<u>\$ -</u>	<u>\$ -</u>	<b><u>\$ 1,489.36</u></b>
Total	\$ 1,489.36	\$ -	\$ -	<b>\$ 1,876.70</b>

\* 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)	111 With In-Kind Debt Contribution