

Lake Mattie Preserve
Community Development District

Proposed Budget
FY2026



Table of Contents

1-2	General Fund
3-7	General Fund Narrative
8	Debt Service Fund - Series 2024
9-10	Amortization Schedule - Series 2024
11	Debt Service Fund - Series 2025
12-13	Amortization Schedule - Series 2025

Lake Mattie Preserve
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Total Thru 9/30/25	Proposed Budget FY2026
-------------	-----------------------------	----------------------------	-------------------------------	--------------------------	------------------------------

Revenues

Assessments - On Roll	\$ -	\$ -	\$ -	\$ -	\$ 405,099
Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ 97,381
Developer Contributions	\$ 452,437	\$ 50,000	\$ 174,207	\$ 224,207	\$ -

Total Revenues	\$ 452,437	\$ 50,000	\$ 174,207	\$ 224,207	\$ 502,480
-----------------------	-------------------	------------------	-------------------	-------------------	-------------------

Expenditures

General & Administrative

Supervisor Fees	\$ 12,000	\$ 600	\$ 1,800	\$ 2,400	\$ 12,000
FICA Expense	\$ 900	\$ 46	\$ 138	\$ 184	\$ 900
Engineering	\$ 15,000	\$ 4,000	\$ 4,000	\$ 8,000	\$ 15,000
Attorney	\$ 25,000	\$ 5,165	\$ 12,500	\$ 17,665	\$ 25,000
Annual Audit	\$ 4,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,300
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,150
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 5,000	\$ 2,500	\$ 2,583	\$ 5,083	\$ 5,150
Trustee Fees	\$ 4,042	\$ -	\$ -	\$ -	\$ 4,446
Management Fees	\$ 39,375	\$ 19,688	\$ 19,688	\$ 39,375	\$ 40,556
Information Technology	\$ 1,890	\$ 945	\$ 945	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$ 630	\$ 630	\$ 1,260	\$ 1,298
Postage & Delivery	\$ 1,000	\$ 669	\$ 331	\$ 1,000	\$ 1,000
Insurance	\$ 5,720	\$ 5,408	\$ -	\$ 5,408	\$ 6,934
Copies	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 1,000
Legal Advertising	\$ 10,000	\$ 992	\$ 5,000	\$ 5,992	\$ 5,000
Other Current Charges	\$ 5,000	\$ 249	\$ 500	\$ 749	\$ 5,000
Office Supplies	\$ 625	\$ 5	\$ 150	\$ 155	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

Total General & Administrative:	\$ 137,437	\$ 46,072	\$ 53,765	\$ 99,837	\$ 136,931
--	-------------------	------------------	------------------	------------------	-------------------

Operations & Maintenance

Field Expenditures

Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Field Management	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 73,500
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ 19,558
Electric	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Pond Basin Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 8,500
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 4,500
Water and Sewer	\$ -	\$ -	\$ -	\$ -	\$ 30,000
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 12,500
Field Contingency	\$ 250,000	\$ -	\$ -	\$ -	\$ 7,500

Subtotal Field Expenditures	\$ 265,000	\$ -	\$ -	\$ -	\$ 188,058
------------------------------------	-------------------	-------------	-------------	-------------	-------------------

Lake Mattie Preserve
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Total Thru 9/30/25	Proposed Budget FY2026	
Amenity Expenditures						
Amenity - Electric	\$ -	\$ -	\$ 6,417	\$ 6,417	\$ 11,000	
Amenity - Water	\$ -	\$ -	\$ 3,208	\$ 3,208	\$ 5,500	
Internet	\$ -	\$ -	\$ 1,750	\$ 1,750	\$ 3,000	
Pest Control	\$ -	\$ -	\$ 1,055	\$ 1,055	\$ 1,808	
Janitorial Service	\$ -	\$ -	\$ 14,000	\$ 14,000	\$ 24,000	
Security Services	\$ -	\$ -	\$ 19,648	\$ 19,648	\$ 33,683	
Amenity Management	\$ -	\$ -	\$ 5,833	\$ 5,833	\$ 10,000	
Pool Maintenance	\$ -	\$ -	\$ 12,250	\$ 12,250	\$ 21,000	
Amenity Repairs & Maintenance	\$ -	\$ -	\$ 5,833	\$ 5,833	\$ 10,000	
Amenity Contingency	\$ -	\$ -	\$ 4,375	\$ 4,375	\$ 7,500	
Subtotal Amenity Expenditures	\$ -	\$ -	\$ 74,370	\$ 74,370	\$ 127,491	
Total Operations & Maintenance	\$ 265,000	\$ -	\$ 74,370	\$ 74,370	\$ 315,549	
Other Financing Sources/(Uses):						
First Quarter Operating Reserve	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	
Total Other Financing Sources/(Uses)	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	
Total Expenditures	\$ 452,437	\$ 46,072	\$ 178,135	\$ 224,207	\$ 502,480	
Excess Revenues/(Expenditures)	\$ -	\$ 3,928	\$ (3,928)	\$ -	\$ -	
Net Assessments					\$502,480	
Add: Discounts & Collections 7%					\$37,821	
Gross Assessments					\$540,301	
Product	ERU	Assessable Units	Total ERU's	Net Assessment	Net Per Unit	Gross Per Unit
Townhome - Developed	0.75	90	67.50	\$118,117.49	\$1,312.42	\$1,411.20
Single Family - Developed	1.00	164	164.00	\$286,981.75	\$1,749.89	\$1,881.60
Undeveloped	0.10	570	55.65	\$97,380.71	\$170.84	\$183.70
Total ERU's		824	287.15	\$502,479.95		

Lake Mattie Preserve

Community Development District

General Fund Narrative

Revenues:

Assessments

The District will levy a non-ad valorem special assessment on all taxable property within the District, to fund all General Operating and Maintenance Expenditures for the Fiscal Year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on an anticipated bond issuance.

Lake Mattie Preserve

Community Development District

General Fund Narrative

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an anticipated bond issuance.

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services – Central Florida, LLC provides these systems.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Copies

Printing agenda materials for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Lake Mattie Preserve

Community Development District

General Fund Narrative

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Expenditures

Property Insurance

The District's property insurance coverages.

Field Management

Represents the estimated costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Streetlights

Represents the cost to maintain street lights within the District Boundaries tha LMP FY26 Proposed Budget Narrativet are expected to be in place throughout the fiscal year.

Electric

Represents current and estimated electric charges of common areas throughout the District.

Pond Basin Maintenance

Represents estimated costs for the maintenance of any ponds and lakes located within the District.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

Lake Mattie Preserve

Community Development District

General Fund Narrative

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Field Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Amenity Expenditures

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Amenity – Water

Represents estimated water charges for the District's amenity facilities.

Internet

Internet service will be added for use at the Amenity Center.

Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

Janitorial Services

Represents estimated costs to provide janitorial services and supplies for the District's amenity facilities.

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities as well as maintaining security systems in place.

Amenity Management

Amenity Management provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

Pool Maintenance

Represents estimated costs of regular cleaning and treatments of the District's pool.

Lake Mattie Preserve
Community Development District
General Fund Narrative

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

Amenity Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

Other Financing Sources/(Uses)

First Quarter Operating Reserve

Represents the amount of funds or resources that district sets aside to cover operating expenses for the first quarter of a financial year.

Lake Mattie Preserve

Community Development District

Proposed Budget Debt Service Fund Series 2024

Description	Proposed Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments	\$ 308,811	\$ -	\$ -	\$ -	\$ 308,811
Assessments - Direct	\$ -	\$ 230,734	\$ 76,911	\$ 307,645	\$ -
Interest Income	\$ 1,984	\$ 10,920	\$ 10,920	\$ 21,840	\$ 10,920
Carry Forward Surplus	\$ 153,847	\$ 159,233	\$ -	\$ 159,233	\$ 152,416
Total Revenues	\$ 464,641	\$ 400,887	\$ 87,831	\$ 488,718	\$ 472,146
Expenses					
Interest- 11/01	\$ 151,654	\$ 151,654	\$ -	\$ 151,654	\$ 122,998
Principal - 05/01	\$ 60,000	\$ -	\$ 60,000	\$ 60,000	\$ 60,000
Interest - 05/01	\$ 124,648	\$ -	\$ 124,648	\$ 124,648	\$ 122,998
Total Expenditures	\$ 336,302	\$ 151,654	\$ 184,648	\$ 336,302	\$ 305,995
Excess Revenues/(Expenditures)	\$ 128,340	\$ 249,232	\$ (96,816)	\$ 152,416	\$ 166,151

*Carry forward less amount in Reserve funds.

Series 2024
Interest - 11/01/26 **\$121,348**

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Townhome	90	\$92,030	\$1,022.55	\$1,099.52
Single Family (rear)	64	\$77,342	\$1,208.47	\$1,299.43
Single Family (front)	100	\$139,439	\$1,394.39	\$1,499.34
Total ERU's	254	\$308,811		

Lake Mattie Preserve
Community Development District
Series 2024 Special Assessment Bonds
Amortization Schedule

DATE		BALANCE	PRINCIPAL		INTEREST		TOTAL
11/01/25	\$	4,325,000.00	\$	-	\$	122,997.50	\$ 307,645.00
05/01/26	\$	4,325,000.00	\$	60,000.00	\$	122,997.50	
11/01/26	\$	4,265,000.00	\$	-	\$	121,347.50	\$ 304,345.00
05/01/27	\$	4,265,000.00	\$	65,000.00	\$	121,347.50	
11/01/27	\$	4,200,000.00	\$	-	\$	119,560.00	\$ 305,907.50
05/01/28	\$	4,200,000.00	\$	70,000.00	\$	119,560.00	
11/01/28	\$	4,130,000.00	\$	-	\$	117,635.00	\$ 307,195.00
05/01/29	\$	4,130,000.00	\$	75,000.00	\$	117,635.00	
11/01/29	\$	4,055,000.00	\$	-	\$	115,572.50	\$ 308,207.50
05/01/30	\$	4,055,000.00	\$	75,000.00	\$	115,572.50	
11/01/30	\$	3,980,000.00	\$	-	\$	113,510.00	\$ 304,082.50
05/01/31	\$	3,980,000.00	\$	80,000.00	\$	113,510.00	
11/01/31	\$	3,900,000.00	\$	-	\$	111,310.00	\$ 304,820.00
05/01/32	\$	3,900,000.00	\$	85,000.00	\$	111,310.00	
11/01/32	\$	3,815,000.00	\$	-	\$	108,972.50	\$ 305,282.50
05/01/33	\$	3,815,000.00	\$	90,000.00	\$	108,972.50	
11/01/33	\$	3,725,000.00	\$	-	\$	106,497.50	\$ 305,470.00
05/01/34	\$	3,725,000.00	\$	95,000.00	\$	106,497.50	
11/01/34	\$	3,630,000.00	\$	-	\$	103,885.00	\$ 305,382.50
05/01/35	\$	3,630,000.00	\$	100,000.00	\$	103,885.00	
11/01/35	\$	3,530,000.00	\$	-	\$	101,135.00	\$ 305,020.00
05/01/36	\$	3,530,000.00	\$	105,000.00	\$	101,135.00	
11/01/36	\$	3,425,000.00	\$	-	\$	98,247.50	\$ 304,382.50
05/01/37	\$	3,425,000.00	\$	115,000.00	\$	98,247.50	
11/01/37	\$	3,310,000.00	\$	-	\$	95,085.00	\$ 308,332.50
05/01/38	\$	3,310,000.00	\$	120,000.00	\$	95,085.00	
11/01/38	\$	3,190,000.00	\$	-	\$	91,785.00	\$ 306,870.00
05/01/39	\$	3,190,000.00	\$	125,000.00	\$	91,785.00	
11/01/39	\$	3,065,000.00	\$	-	\$	88,347.50	\$ 305,132.50
05/01/40	\$	3,065,000.00	\$	135,000.00	\$	88,347.50	
11/01/40	\$	2,930,000.00	\$	-	\$	84,635.00	\$ 307,982.50
05/01/41	\$	2,930,000.00	\$	140,000.00	\$	84,635.00	
11/01/41	\$	2,790,000.00	\$	-	\$	80,785.00	\$ 305,420.00
05/01/42	\$	2,790,000.00	\$	150,000.00	\$	80,785.00	
11/01/42	\$	2,640,000.00	\$	-	\$	76,660.00	\$ 307,445.00
05/01/43	\$	2,640,000.00	\$	155,000.00	\$	76,660.00	
11/01/43	\$	2,485,000.00	\$	-	\$	72,397.50	\$ 304,057.50
05/01/44	\$	2,485,000.00	\$	165,000.00	\$	72,397.50	
11/01/44	\$	2,320,000.00	\$	-	\$	67,860.00	\$ 305,257.50
05/01/45	\$	2,320,000.00	\$	175,000.00	\$	67,860.00	
11/01/45	\$	2,145,000.00	\$	-	\$	62,741.25	\$ 305,601.25
05/01/46	\$	2,145,000.00	\$	185,000.00	\$	62,741.25	
11/01/46	\$	1,960,000.00	\$	-	\$	57,330.00	\$ 305,071.25

Lake Mattie Preserve
Community Development District
Series 2024 Special Assessment Bonds
Amortization Schedule

DATE		BALANCE	PRINCIPAL		INTEREST		TOTAL
05/01/47	\$	1,960,000.00	\$	200,000.00	\$	57,330.00	
11/01/47	\$	1,760,000.00	\$	-	\$	51,480.00	\$ 308,810.00
05/01/48	\$	1,760,000.00	\$	210,000.00	\$	51,480.00	
11/01/48	\$	1,550,000.00	\$	-	\$	45,337.50	\$ 306,817.50
05/01/49	\$	1,550,000.00	\$	220,000.00	\$	45,337.50	
11/01/49	\$	1,330,000.00	\$	-	\$	38,902.50	\$ 304,240.00
05/01/50	\$	1,330,000.00	\$	235,000.00	\$	38,902.50	
11/01/50	\$	1,095,000.00	\$	-	\$	32,028.75	\$ 305,931.25
05/01/51	\$	1,095,000.00	\$	250,000.00	\$	32,028.75	
11/01/51	\$	845,000.00	\$	-	\$	24,716.25	\$ 306,745.00
05/01/52	\$	845,000.00	\$	265,000.00	\$	24,716.25	
11/01/52	\$	580,000.00	\$	-	\$	16,965.00	\$ 306,681.25
05/01/53	\$	580,000.00	\$	280,000.00	\$	16,965.00	\$ -
11/01/53	\$	300,000.00	\$	-	\$	8,775.00	\$ 305,740.00
05/01/54	\$	300,000.00	\$	300,000.00	\$	8,775.00	\$ 308,775.00
			\$	4,325,000.00	\$	4,673,002.50	\$ 9,182,650.00

Lake Mattie Preserve

Community Development District

Proposed Budget Debt Service Fund Series 2025

Description	Proposed Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments	\$ -	\$ -	\$ -	\$ -	\$ 284,854
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 114,152
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 399,006
Expenses					
Interest- 11/01	\$ -	\$ -	\$ -	\$ -	\$ 114,153
Principal - 05/01	\$ -	\$ -	\$ -	\$ -	\$ 55,000
Interest - 05/01	\$ -	\$ -	\$ 34,246	\$ 34,246	\$ 114,153
Total Expenditures	\$ -	\$ -	\$ 34,246	\$ 34,246	\$ 283,305
Other Financing Sources/(Uses)					
Bond Proceeds	\$ -	\$ 433,252	\$ -	\$ 433,252	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ 433,252	\$ -	\$ 433,252	\$ -
Excess Revenues/(Expenditures)	\$ -	\$ 433,252	\$ (34,246)	\$ 399,006	\$ 115,701

*Carry forward less amount in Reserve funds.

Series 2025
Interest - 11/01/26 **\$112,654**

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family (rear)	94	\$113,496	\$1,207.40	\$1,298.28
Single Family (front)	123	\$171,359	\$1,393.16	\$1,498.02
Total ERU's	217	\$284,854		

Lake Mattie Preserve
Community Development District
Series 2025 Special Assessment Bonds
Amortization Schedule

DATE		BALANCE		PRINCIPAL		INTEREST		TOTAL
11/01/25	\$	4,110,000.00	\$	-	\$	114,152.50	\$	148,398.25
05/01/26	\$	4,110,000.00	\$	55,000.00	\$	114,152.50		
11/01/26	\$	4,055,000.00			\$	112,653.75	\$	281,806.25
05/01/27	\$	4,055,000.00	\$	60,000.00	\$	112,653.75		
11/01/27	\$	3,995,000.00			\$	111,018.75	\$	283,672.50
05/01/28	\$	3,995,000.00	\$	60,000.00	\$	111,018.75		
11/01/28	\$	3,935,000.00			\$	109,383.75	\$	280,402.50
05/01/29	\$	3,935,000.00	\$	65,000.00	\$	109,383.75		
11/01/29	\$	3,870,000.00			\$	107,612.50	\$	281,996.25
05/01/30	\$	3,870,000.00	\$	70,000.00	\$	107,612.50		
11/01/30	\$	3,800,000.00			\$	105,705.00	\$	283,317.50
05/01/31	\$	3,800,000.00	\$	75,000.00	\$	105,705.00		
11/01/31	\$	3,725,000.00			\$	103,661.25	\$	284,366.25
05/01/32	\$	3,725,000.00	\$	75,000.00	\$	103,661.25		
11/01/32	\$	3,650,000.00			\$	101,617.50	\$	280,278.75
05/01/33	\$	3,650,000.00	\$	80,000.00	\$	101,617.50		
11/01/33	\$	3,570,000.00			\$	99,437.50	\$	281,055.00
05/01/34	\$	3,570,000.00	\$	85,000.00	\$	99,437.50		
11/01/34	\$	3,485,000.00			\$	97,121.25	\$	281,558.75
05/01/35	\$	3,485,000.00	\$	90,000.00	\$	97,121.25		
11/01/35	\$	3,395,000.00			\$	94,668.75	\$	281,790.00
05/01/36	\$	3,395,000.00	\$	95,000.00	\$	94,668.75		
11/01/36	\$	3,300,000.00			\$	92,080.00	\$	281,748.75
05/01/37	\$	3,300,000.00	\$	100,000.00	\$	92,080.00		
11/01/37	\$	3,200,000.00			\$	89,355.00	\$	281,435.00
05/01/38	\$	3,200,000.00	\$	105,000.00	\$	89,355.00		
11/01/38	\$	3,095,000.00			\$	86,493.75	\$	280,848.75
05/01/39	\$	3,095,000.00	\$	115,000.00	\$	86,493.75		
11/01/39	\$	2,980,000.00			\$	83,360.00	\$	284,853.75
05/01/40	\$	2,980,000.00	\$	120,000.00	\$	83,360.00		
11/01/40	\$	2,860,000.00			\$	80,090.00	\$	283,450.00
05/01/41	\$	2,860,000.00	\$	125,000.00	\$	80,090.00		
11/01/41	\$	2,735,000.00			\$	76,683.75	\$	281,773.75
05/01/42	\$	2,735,000.00	\$	135,000.00	\$	76,683.75		
11/01/42	\$	2,600,000.00			\$	73,005.00	\$	284,688.75
05/01/43	\$	2,600,000.00	\$	140,000.00	\$	73,005.00		
11/01/43	\$	2,460,000.00			\$	69,190.00	\$	282,195.00
05/01/44	\$	2,460,000.00	\$	150,000.00	\$	69,190.00		
11/01/44	\$	2,310,000.00			\$	65,102.50	\$	284,292.50
05/01/45	\$	2,310,000.00	\$	155,000.00	\$	65,102.50		
11/01/45	\$	2,155,000.00			\$	60,878.75	\$	280,981.25
05/01/46	\$	2,155,000.00	\$	165,000.00	\$	60,878.75		
11/01/46	\$	1,990,000.00			\$	56,217.50	\$	282,096.25

Lake Mattie Preserve
Community Development District
Series 2025 Special Assessment Bonds
Amortization Schedule

DATE		BALANCE	PRINCIPAL		INTEREST		TOTAL
05/01/47	\$	1,990,000.00	\$	175,000.00	\$	56,217.50	
11/01/47	\$	1,815,000.00			\$	51,273.75	\$ 282,491.25
05/01/48	\$	1,815,000.00	\$	185,000.00	\$	51,273.75	
11/01/48	\$	1,630,000.00			\$	46,047.50	\$ 282,321.25
05/01/49	\$	1,630,000.00	\$	195,000.00	\$	46,047.50	
11/01/49	\$	1,435,000.00			\$	40,538.75	\$ 281,586.25
05/01/50	\$	1,435,000.00	\$	205,000.00	\$	40,538.75	
11/01/50	\$	1,230,000.00			\$	34,747.50	\$ 280,286.25
05/01/51	\$	1,230,000.00	\$	220,000.00	\$	34,747.50	
11/01/51	\$	1,010,000.00			\$	28,532.50	\$ 283,280.00
05/01/52	\$	1,010,000.00	\$	230,000.00	\$	28,532.50	
11/01/52	\$	780,000.00			\$	22,035.00	\$ 280,567.50
05/01/53	\$	780,000.00	\$	245,000.00	\$	22,035.00	
11/01/53	\$	535,000.00			\$	15,113.75	\$ 282,148.75
05/01/54	\$	535,000.00	\$	260,000.00	\$	15,113.75	
11/01/54	\$	275,000.00			\$	7,768.75	\$ 282,882.50
05/01/55	\$	275,000.00	\$	275,000.00	\$	7,768.75	
11/01/55							\$ 282,768.75
			\$ 4,110,000.00	\$ 4,505,338.25	\$ 8,615,338.25		