

***Lake Mattie Preserve***  
***Community Development District***

***Adopted Budget***  
***FY2026***



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# Lake Mattie Preserve

## Community Development District

### Adopted Budget

### General Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY2026
<b>Revenues</b>					
Assessments - On Roll	\$ -	\$ -	\$ -	\$ -	\$ 302,512
Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ 97,381
Developer Contributions	\$ 452,437	\$ 75,000	\$ 22,039	\$ 97,039	\$ -
<b>Total Revenues</b>	<b>\$ 452,437</b>	<b>\$ 75,000</b>	<b>\$ 22,039</b>	<b>\$ 97,039</b>	<b>\$ 399,893</b>
<b>Expenditures</b>					
<i>General &amp; Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 1,000	\$ 1,000	\$ 2,000	\$ 12,000
FICA Expense	\$ 900	\$ 77	\$ 77	\$ 153	\$ 900
Engineering	\$ 15,000	\$ 4,125	\$ 4,125	\$ 8,250	\$ 15,000
Attorney	\$ 25,000	\$ 7,376	\$ 6,250	\$ 13,626	\$ 25,000
Annual Audit	\$ 4,000	\$ 5,000	\$ -	\$ 5,000	\$ 6,500
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,150
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ 900
Dissemination	\$ 5,000	\$ 4,000	\$ 1,500	\$ 5,500	\$ 6,180
Trustee Fees	\$ 4,042	\$ 2,123	\$ -	\$ 2,123	\$ 4,446
Management Fees	\$ 39,375	\$ 29,531	\$ 9,844	\$ 39,375	\$ 40,556
Information Technology	\$ 1,890	\$ 1,418	\$ 473	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$ 945	\$ 315	\$ 1,260	\$ 1,298
Postage & Delivery	\$ 1,000	\$ 805	\$ 195	\$ 1,000	\$ 1,000
Insurance	\$ 5,720	\$ 5,408	\$ -	\$ 5,408	\$ 6,934
Copies	\$ 1,000	\$ -	\$ 250	\$ 250	\$ 500
Legal Advertising	\$ 10,000	\$ 992	\$ 4,000	\$ 4,992	\$ 5,000
Other Current Charges	\$ 5,000	\$ 379	\$ 500	\$ 879	\$ 3,000
Office Supplies	\$ 625	\$ 8	\$ 150	\$ 158	\$ 445
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 137,437</b>	<b>\$ 68,362</b>	<b>\$ 28,678</b>	<b>\$ 97,039</b>	<b>\$ 136,931</b>
<i>Operations &amp; Maintenance</i>					
<b>Field Expenditures</b>					
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Field Management	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 73,500
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ 19,558
Electric	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Aquatic Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 10,800
Pond Basin Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 9,000
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 4,500
Water and Sewer	\$ -	\$ -	\$ -	\$ -	\$ 30,000
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 12,500
Field Contingency	\$ 250,000	\$ -	\$ -	\$ -	\$ 4,200
<b>Subtotal Field Expenditures</b>	<b>\$ 265,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 196,058</b>

**Lake Mattie Preserve**  
**Community Development District**  
**Adopted Budget**  
**General Fund**

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY2026	
Amenity Expenditures						
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ 5,500	
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ 2,750	
Internet	\$ -	\$ -	\$ -	\$ -	\$ 1,500	
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ 904	
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ 12,000	
Security Services	\$ -	\$ -	\$ -	\$ -	\$ 15,000	
Amenity Management	\$ -	\$ -	\$ -	\$ -	\$ 10,000	
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 10,500	
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 5,000	
Amenity Contingency	\$ -	\$ -	\$ -	\$ -	\$ 3,750	
Subtotal Amenity Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 66,904	
Total Operations & Maintenance	\$ 265,000	\$ -	\$ -	\$ -	\$ 262,962	
Other Financing Sources/(Uses):						
First Quarter Operating Reserve	\$ 50,000	\$ -	\$ -	\$ -	\$ -	
Total Other Financing Sources/(Uses)	\$ 50,000	\$ -	\$ -	\$ -	\$ -	
Total Expenditures	\$ 452,437	\$ 68,362	\$ 28,678	\$ 97,039	\$ 399,893	
Excess Revenues/(Expenditures)	\$ -	\$ 6,638	\$ (6,638)	\$ -	\$ -	
Net Assessments					\$399,893	
Add: Discounts & Collections 7%					\$30,099	
Gross Assessments					\$429,992	
Product	ERU	Assessable Units	Total ERU's	Net Assessment	Net Per Unit	Gross Per Unit
Townhome - Developed	0.75	90	67.50	\$88,205.51	\$980.06	\$1,053.83
Single Family - Developed	1.00	164	164.00	\$214,306.73	\$1,306.75	\$1,405.11
Undeveloped	0.13	570	74.52	\$97,380.71	\$170.84	\$183.70
Total ERU's	824	306.02	\$399,892.95			

# **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.

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#### **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 bond Series 2024 and Series 2025.

# **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 on bond Series 2024 and Series 2025.

#### Trustee Fees

The District will incur trustee related costs with the issuance of bond Series 2024 and Series 2025.

#### 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.

##### Aquatic Maintenance

Involves the routine care of water bodies to maintain their health, appearance, and function. This includes tasks like weed control, debris removal, water quality checks, and shoreline upkeep.

##### Pond Basin Maintenance

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

# **Lake Mattie Preserve**

## **Community Development District**

### **General Fund Narrative**

#### **Irrigation Repairs**

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

#### **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.



**Lake Mattie Preserve**  
**Community Development District**  
**General Fund Narrative**

*Pool Maintenance*

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

*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

### Adopted Budget Debt Service Fund Series 2024

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY2026
<b><u>Revenues</u></b>					
Assessments	\$ 308,811	\$ 307,645	\$ -	\$ 307,645	\$ 308,811
Interest Income	\$ 1,984	\$ 16,676	\$ 5,559	\$ 22,235	\$ 11,118
Carry Forward Surplus	\$ 153,847	\$ 159,181	\$ -	\$ 159,181	\$ 152,711
<b>Total Revenues</b>	<b>\$ 464,641</b>	<b>\$ 483,502</b>	<b>\$ 5,559</b>	<b>\$ 489,061</b>	<b>\$ 472,639</b>
<b><u>Expenses</u></b>					
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
<b>Total Expenditures</b>	<b>\$ 336,302</b>	<b>\$ 336,302</b>	<b>\$ -</b>	<b>\$ 336,302</b>	<b>\$ 305,995</b>
<b><u>Other Financing Sources/(Uses)</u></b>					
Transfer In/(Out)	\$ -	\$ (48)	\$ -	\$ (48)	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ (48)</b>	<b>\$ -</b>	<b>\$ (48)</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 128,340</b>	<b>\$ 147,152</b>	<b>\$ 5,559</b>	<b>\$ 152,711</b>	<b>\$ 166,644</b>

\*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
<b>Total ERU's</b>	<b>254</b>	<b>\$308,811</b>		

**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

### Adopted Budget Debt Service Fund Series 2025

Description	Proposed Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY2026
<b><u>Revenues</u></b>					
Assessments	\$ -	\$ -	\$ -	\$ -	\$ 284,854
Interest Income	\$ -	\$ 4,225	\$ 1,408	\$ 5,633	\$ 2,817
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 116,927
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 4,225</b>	<b>\$ 1,408</b>	<b>\$ 5,633</b>	<b>\$ 404,598</b>
<b><u>Expenses</u></b>					
Interest- 11/01	\$ -	\$ -	\$ -	\$ -	\$ 114,153
Principal - 05/01	\$ -	\$ -	\$ -	\$ -	\$ 55,000
Interest - 05/01	\$ -	\$ 34,246	\$ -	\$ 34,246	\$ 114,153
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ 34,246</b>	<b>\$ -</b>	<b>\$ 34,246</b>	<b>\$ 283,305</b>
<b><u>Other Financing Sources/(Uses)</u></b>					
Bond Proceeds	\$ -	\$ 433,252	\$ -	\$ 433,252	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ 433,252</b>	<b>\$ -</b>	<b>\$ 433,252</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 403,231</b>	<b>\$ 1,408</b>	<b>\$ 404,640</b>	<b>\$ 121,293</b>

\*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
<b>Total ERU's</b>	<b>217</b>	<b>\$284,854</b>		

**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