

Lake Mattie Preserve
Community Development District

Proposed Budget
FY2027



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Lake Mattie Preserve
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - On Roll	\$ 302,512	\$ 304,839	\$ -	\$ 304,839	\$ 302,512
Assessments - Direct	\$ 97,381	\$ 73,035	\$ 24,345	\$ 97,379	\$ 343,864
Interest	\$ -	\$ 541	\$ 451	\$ 991	\$ -
Total Revenues	\$ 399,893	\$ 378,414	\$ 24,795	\$ 403,210	\$ 646,376
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 600	\$ 1,000	\$ 1,600	\$ 12,000
FICA Expense	\$ 900	\$ 46	\$ 77	\$ 122	\$ 900
Engineering	\$ 15,000	\$ 1,813	\$ 3,188	\$ 5,000	\$ 15,000
Attorney	\$ 25,000	\$ 1,989	\$ 12,500	\$ 14,489	\$ 25,000
Annual Audit	\$ 6,500	\$ 6,600	\$ -	\$ 6,600	\$ 6,700
Assessment Administration	\$ 5,150	\$ 5,150	\$ -	\$ 5,150	\$ 5,408
Arbitrage	\$ 900	\$ 450	\$ -	\$ 450	\$ 900
Dissemination	\$ 6,180	\$ 3,090	\$ 3,090	\$ 6,180	\$ 6,489
Trustee Fees	\$ 4,446	\$ 4,600	\$ -	\$ 4,600	\$ 4,600
Management Fees	\$ 40,556	\$ 20,278	\$ 20,278	\$ 40,556	\$ 42,584
Information Technology	\$ 1,947	\$ 974	\$ 974	\$ 1,947	\$ 2,044
Website Maintenance	\$ 1,298	\$ 649	\$ 649	\$ 1,298	\$ 1,363
Postage & Delivery	\$ 1,000	\$ 181	\$ 819	\$ 1,000	\$ 1,000
Insurance	\$ 6,934	\$ 5,732	\$ -	\$ 5,732	\$ 6,305
Copies	\$ 500	\$ 3	\$ 250	\$ 253	\$ 500
Legal Advertising	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 2,500
Other Current Charges	\$ 3,000	\$ 250	\$ 500	\$ 750	\$ 3,000
Office Supplies	\$ 445	\$ 1	\$ 150	\$ 151	\$ 445
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 136,931	\$ 52,580	\$ 45,973	\$ 98,553	\$ 136,913
<i>Operations & Maintenance</i>					
Field Expenditures					
Property Insurance	\$ 7,500	\$ 2,204	\$ -	\$ 2,204	\$ 15,000
Field Management	\$ 15,000	\$ 3,750	\$ 3,750	\$ 7,500	\$ 15,000
Landscape Maintenance	\$ 73,500	\$ 36,011	\$ 34,386	\$ 70,397	\$ 122,672
Landscape Replacement	\$ 7,500	\$ -	\$ -	\$ -	\$ 7,500
Streetlights	\$ 19,558	\$ 48,971	\$ 34,500	\$ 83,471	\$ 85,000
Electric	\$ 2,000	\$ 1,539	\$ 1,539	\$ 3,077	\$ 3,077
Aquatic Maintenance	\$ 10,800	\$ -	\$ -	\$ -	\$ 3,600
Pond Basin Maintenance	\$ 9,000	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 4,500	\$ 3,792	\$ 3,792	\$ 7,583	\$ 7,500
Water and Sewer	\$ 30,000	\$ -	\$ -	\$ -	\$ 30,000
General Repairs & Maintenance	\$ 12,500	\$ -	\$ -	\$ -	\$ 12,500
Field Contingency	\$ 4,200	\$ 5,100	\$ 5,000	\$ 10,100	\$ 5,000
Subtotal Field Expenditures	\$ 196,058	\$ 101,366	\$ 82,966	\$ 184,332	\$ 306,849

Lake Mattie Preserve
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Amenity Expenditures					
Amenity - Electric	\$ 5,500	\$ -	\$ 1,375	\$ 1,375	\$ 14,400
Amenity - Water	\$ 2,750	\$ -	\$ 688	\$ 688	\$ 10,000
Internet	\$ 1,500	\$ -	\$ 375	\$ 375	\$ 1,000
Pest Control	\$ 904	\$ -	\$ 226	\$ 226	\$ 1,032
Janitorial Service	\$ 12,000	\$ -	\$ 3,000	\$ 3,000	\$ 15,000
Security Services	\$ 15,000	\$ -	\$ 3,750	\$ 3,750	\$ 33,000
Amenity Management	\$ 10,000	\$ -	\$ 2,500	\$ 2,500	\$ 10,000
Pool Maintenance	\$ 10,500	\$ -	\$ 2,625	\$ 2,625	\$ 18,000
Amenity Repairs & Maintenance	\$ 5,000	\$ -	\$ 1,250	\$ 1,250	\$ 5,000
Holiday Lighting	\$ -	\$ -	\$ -	\$ -	\$ 8,760
Amenity Contingency	\$ 3,750	\$ -	\$ 938	\$ 938	\$ 5,000
Subtotal Amenity Expenditures	\$ 66,904	\$ -	\$ 16,726	\$ 16,726	\$ 121,192
Total Operations & Maintenance	\$ 262,962	\$ 101,366	\$ 99,692	\$ 201,058	\$ 428,041
Other Financing Sources/(Uses):					
Capital Reserve - Transfer	\$ -	\$ -	\$ -	\$ -	\$ 81,422
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ 81,422
Total Expenditures	\$ 399,893	\$ 153,946	\$ 145,666	\$ 299,611	\$ 646,376
Excess Revenues/(Expenditures)	\$ -	\$ 224,469	\$ (120,870)	\$ 103,599	\$ -

Net Assessments	\$646,376
Add: Discounts & Collections 7%	\$48,652
Gross Assessments	<u>\$695,028</u>

Product	ERU	Assessable Units	Total ERU's	Net Assessment	Net Per Unit	Gross Per Unit
Townhome - Phase 1	0.75	90	67.50	\$88,205.51	\$980.06	\$1,053.83
Single Family - Phase 1	1.00	164	164.00	\$214,306.73	\$1,306.75	\$1,405.11
Single Family - Phase 2	1.00	217	217.00	\$283,564.39	\$1,306.75	\$1,405.11
Undeveloped	0.13	353	46.14	\$60,299.68	\$170.82	\$183.68
Total ERU's	824	824	494.64	\$646,376.31		

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 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.

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.

Holiday Lighting

Enhance festive celebrations with vibrant and energy-efficient holiday lighting. Proper installation and weatherproofing ensure safety and longevity, while timers and smart controls add convenience. Thoughtful placement can create a warm and inviting atmosphere for any space.

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)

Capital Reserves - Transfer

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

Lake Mattie Preserve

Community Development District

Proposed Budget Debt Service Fund Series 2024

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	\$ 308,811	\$ 311,185	\$ -	\$ 311,185	\$ 308,811
Interest Income	\$ 11,118	\$ 7,463	\$ 6,219	\$ 13,682	\$ 6,841
Carry Forward Surplus	\$ 152,711	\$ 152,714	\$ -	\$ 152,714	\$ 171,586
Total Revenues	\$ 472,639	\$ 471,362	\$ 6,219	\$ 477,581	\$ 487,238
Expenses					
Interest- 11/1	\$ 122,998	\$ 122,998	\$ -	\$ 122,998	\$ 121,348
Principal - 5/1	\$ 60,000	\$ -	\$ 60,000	\$ 60,000	\$ 65,000
Interest - 5/1	\$ 122,998	\$ -	\$ 122,998	\$ 122,998	\$ 121,348
Total Expenditures	\$ 305,995	\$ 122,998	\$ 182,998	\$ 305,995	\$ 307,695
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues/(Expenditures)	\$ 166,644	\$ 348,364	\$ (176,778)	\$ 171,586	\$ 179,543

*Carry forward less amount in Reserve funds.

Series 2024
Interest - 11/01/27 **\$119,560**

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
11/01/26	\$ 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
		\$ 4,265,000.00	\$ 4,427,007.50	\$ 8,875,005.00

Lake Mattie Preserve

Community Development District

Proposed Budget Debt Service Fund Series 2025

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	\$ 284,854	\$ 287,045	\$ -	\$ 287,045	\$ 284,854
Interest Income	\$ 2,817	\$ 6,383	\$ 5,319	\$ 11,702	\$ 5,851
Carry Forward Surplus	\$ 116,927	\$ 122,707	\$ -	\$ 122,707	\$ 128,759
Total Revenues	\$ 404,598	\$ 416,134	\$ 5,319	\$ 421,454	\$ 419,464
Expenses					
Interest- 11/1	\$ 114,153	\$ 114,153	\$ -	\$ 114,153	\$ 112,654
Principal - 5/1	\$ 55,000	\$ -	\$ 55,000	\$ 55,000	\$ 60,000
Interest - 5/1	\$ 114,153	\$ -	\$ 114,153	\$ 114,153	\$ 112,654
Total Expenditures	\$ 283,305	\$ 114,153	\$ 169,153	\$ 283,305	\$ 285,308
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ (9,390)	\$ -	\$ (9,390)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (9,390)	\$ -	\$ (9,390)	\$ -
Excess Revenues/(Expenditures)	\$ 121,293	\$ 292,592	\$ (163,833)	\$ 128,759	\$ 134,156

*Carry forward less amount in Reserve funds.

Series 2025
Interest - 11/01/27 **\$111,019**

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
11/01/26	\$ 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
		\$ 4,055,000.00	\$ 4,242,787.50	\$ 8,466,940.00

Lake Mattie Preserve
Community Development District
Proposed Budget
Capital Reserves Fund

Description	Proposed Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ -
Expenditures					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)					
Transfer In	\$ -	\$ -	\$ -	\$ -	\$ 81,422
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ 81,422
Excess Revenues/(Expenditures)	\$ -	\$ -	\$ -	\$ -	\$ 81,422