

Sabal Palm
Community Development District

Approved Proposed Budget
FY 2025



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Sabal Palm
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Approved Proposed Budget FY 2025
REVENUES:					
Special Assessments - On Roll	\$ 729,559	\$ 721,777	\$ 7,782	\$ 729,559	\$ 927,783
Interest income	-	9,302	10,000	19,302	-
Carry Forward Surplus	-	-	-	-	-
Central Parc	44,725	44,725	-	44,725	-
Manor Parc	69,064	69,064	-	69,064	-
Hidden Trails	22,632	22,632	-	22,632	-
TOTAL REVENUES	\$ 865,980	\$ 867,500	\$ 17,782	\$ 885,282	\$ 927,783

EXPENDITURES:

Administrative:

District Engineer Fees	\$ 15,000	\$ 6,745	\$ 8,255	\$ 15,000	\$ 15,000
District Counsel Fees	17,500	3,055	14,445	17,500	17,500
Annual Audit	5,400	-	5,400	5,400	5,400
Assessment Administration	4,213	4,213	-	4,213	4,213
Dissemination Agent	2,500	1,042	1,458	2,500	2,675
Trustee Fees	10,500	7,000	3,500	10,500	10,500
District Management Fees	41,000	17,083	23,917	41,000	43,870
Information Technology	500	208	292	500	500
District Website Administration	1,000	417	583	1,000	1,070
Telephone	100	-	100	100	100
Postage & Delivery	646	146	500	646	646
General Liability and Public Officials Insurance	8,000	7,126	-	7,126	8,000
Printing & Binding	500	101	399	500	500
Legal Advertising	1,000	-	1,000	1,000	1,000
Bank Fees and Other Charges	1,500	159	1,341	1,500	1,500
Office Supplies	50	-	50	50	50
Dues, Licenses & Subscriptions	175	175	-	175	175
Contingency	566	-	566	566	566
Property Taxes	350	308	-	308	350
TOTAL ADMINISTRATIVE	\$ 110,500	\$ 47,778	\$ 61,806	\$ 109,584	\$ 113,615

Sabal Palm
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Approved Proposed Budget FY 2025
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Field Operations & Maintenance

Sabal North (Central Parc)

Field Management	\$ -	\$ 6,500	\$ 9,100	\$ 15,600	\$ 16,200
Security	8,400	3,975	5,565	9,540	9,240
Internet/Cable	5,000	1,055	1,400	2,455	2,500
Electric/Street Lighting	55,000	11,548	16,167	27,715	36,300
Water	20,000	835	1,670	2,505	5,000
Pressure Washing	5,000	-	5,000	5,000	5,000
Landscape Maintenance	70,000	35,518	45,563	81,081	85,919
Landscape Contingency	15,000	7,189	10,065	17,254	20,000
Lake and Canal Maint	11,000	4,405	6,167	10,572	11,629
Irrigation Repairs	15,000	7,576	10,606	18,182	20,000
Repairs & Maintenance	6,300	5,657	7,920	13,577	15,000
Pool/Clubhouse Maintenance/Mgmt	19,599	6,393	2,250	8,643	-
Pool Maintenance	-	2,428	4,865	7,293	8,074
Clubhouse Maintenance/Furniture	-	-	6,000	6,000	12,000
Operating Supplies	4,601	657	920	1,577	5,000
Permits	3,000	3,120	-	3,120	3,200
Property Insurance	7,646	6,453	-	6,453	8,000
Reserves	5,000	-	29,579	29,579	15,000
Sub Total Sabal North (Central Parc)	\$ 250,546	\$ 96,809	\$ 153,737	\$ 250,546	\$ 261,862

Sabal South (Manor Parc)

Field Management Services	\$ 11,904	\$ 6,306	\$ 8,193	\$ 14,499	\$ 15,000
Security	16,000	3,525	10,575	14,100	16,000
Internet/Cable	2,500	984	1,378	2,362	2,500
Lighting/Electrical	10,000	4,639	6,495	11,134	12,000
Water	1,750	685	959	1,644	1,750
Property Insurance	6,500	5,486	-	5,486	7,000
Landscape Maintenance	137,790	45,897	64,256	110,153	137,790
Pressure Washing	5,000	2,090	2,926	5,016	5,250
Lake and Canal Maint	13,224	5,510	7,714	13,224	14,546
Irrigation Repairs	5,000	-	5,000	5,000	5,000
Janitorial Services	8,500	2,755	3,857	6,612	9,266
Pool Maintenance	12,000	2,630	4,865	7,495	10,000
Clubhouse Maintenance	-	-	5,000	5,000	5,000
Permits/Contingency	32,849	5,459	7,643	13,102	25,000
Refuse Service	3,500	1,591	2,227	3,818	4,000
Drainage Repairs/Preventative	4,203	-	4,000	4,000	4,203
Reserves	31,000	-	79,076	79,076	31,000
Sub Total Sabal South (Manor Parc)	\$ 301,720	\$ 87,557	\$ 214,163	\$ 301,720	\$ 305,306

Sabal Palm
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Approved Proposed Budget FY 2025
Palm Cove (Hidden Trails)					
Field Management Services	\$ 10,700	\$ 4,779	\$ 7,365	\$ 12,144	\$ 14,000
Security	5,000	1,400	2,800	4,200	5,000
Internet/Cable	2,500	984	1,400	2,384	2,500
Electric/Street Lighting	40,000	16,702	24,500	41,202	46,200
Water	2,500	340	765	1,105	2,000
Property Insurance	6,500	5,486	-	5,486	6,500
Repairs & Maintenance	5,000	-	5,000	5,000	5,000
Landscape Maintenance	85,000	28,833	57,667	86,500	95,150
Pressure Washing	-	1,330	-	1,330	2,500
Lake and Canal Maint	9,900	3,060	4,284	7,344	8,080
Irrigation	3,000	-	1,500	1,500	3,000
Janitorial Services	7,000	2,374	4,626	7,000	8,070
Pool/Clubhouse	15,000	3,336	4,865	8,201	10,000
Permitting	4,000	1,000	3,000	4,000	4,000
Contingency	7,114	4,154	5,816	9,970	15,000
Reserves	-	-	5,848	5,848	20,000
Sub Total Palm Cove (Hidden Trails)	\$ 203,213	\$ 73,778	\$ 129,435	\$ 203,213	\$ 247,000
TOTAL EXPENDITURES	\$ 865,980	\$ 305,922	\$ 559,142	\$ 865,063	\$ 927,783
EXCESS REVENUES (EXPENDITURES)	\$ 0	\$ 561,578	\$ (541,359)	\$ 20,219	\$ 0

Sabal Palm
Community Development District
Budget Narrative
Fiscal Year 2025

REVENUES

Administrative/Maintenance Assessments

The District will levy a Non-Ad Valorem assessment on all the platted lots to pay all expenses for the Fiscal Year in accordance with the adopted budget.

Expenditures - Administrative

District Engineering Fees

The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

Attorney Fees

The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

Assessment Roll Administration

The District has contracted with Governmental Management Services for the certification of the District's annual maintenance and debt service assessments to the County Tax Collector.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

The District bonds are held and administered by Regions Bank as Trustee. The fee for each bond issue is \$3500 per year.

District Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – South Florida, LLC.

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – South Florida, LLC.

Website Compliance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing and Binding

Printing and Binding agenda packages 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 that incurred during the year.

Office Supplies

Micellaneous office supplies.

Sabal Palm
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures - Administrative (continued)

Due, Licenses & Subscriptions

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

Contingencies

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Property Taxes

Ad Valorem Taxes from Broward County on two Buffer Tracts of land.

Expenditures - Field Operations - Sabal North (Central Parc)

Field Management Services

The District has contracted with **GMS-SF, LLC** for the onsite management.

Security

The District has entered into a contract with **Q-Wire Technologies** for security services which includes all support and

Internet/Cable

The District has an account to provide Internet and TV service with **Comcast** at 5704 NBW 50th Terr.

Electric/Street Lighting

The District currently has the following accounts with **Florida Power & Light** for irrigation pumps, entrance lighting, mail kiosks and streetlights:

01026-55073	5704 NW 50th Ter Mail Kiosk
37094-95323	4701 NW 51st Ter #Sign
55366-46085	5702 NW 50th Ter #Kiosk1
59281-40473	4824 NW 56th CT #West Ent
64832-62421	4607 NW 58th St #Kiosk2
69247-60470	4824 NW 56th CT #East Ent
70006-81044	4831 NW 48th Lane Streetlighting
84502-80477	5720 Sabal Palm Ave #Irr

Water

The District has an account with the **City of Tamarac** for water service at 5704 NW 50 Terrace.
5704 NW 50th Terrace

Pressure Washing

Cost to pressure wash infrastructure within the district.

Landscape Maintenance

The District has entered into a contract with **Shinto & Landscaping** to provide the following services:

- Grass Cutting
- Trimming
- Weeding
- Turf Spraying
- Ornamental Spraying
- Fertilization
- Irrigation
- Landscape Oversight

Landscape Contingency

Represents Tree Trimming, storm clean up, and any other necessary additional landscaping.

Sabal Palm
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures – Field Operations - Sabal North (Central Parc) Continued

Lake and Canal Maint

The District has contracted with **Solitude Lake Management** for maintenance of the lakes and canals.

Irrigation Repairs

The District has uses **Shinto & Landscaping** for the maintenance and repair of the irrigation system. This also includes monthly wet

Repairs & Maintenance

Represents costs for any repair and maintenance.

Pool Maintenance

The District has contracted with **Crystal Pool Services** for monthly maintenance. The monthly contract is for monthly cleanings overember to March at \$495/mo and for April to October at \$695/mo.

Clubhouse Maintenance

This represents the costs associated with pool & clubhous furniture repairs and replacements as well as any other costs to maintain the clubhouse and pool areas.

Operating Supplies

Cost for operating supplies.

Permits

Represents the annual pool permit and the required quarterly reports from SFWMD prepared by Water Use Compliance Group.

Property Insurance

The District's property Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Reserves

The District will Reserve funds for any unforeseen future expenditure.

Expenditures – Field Operations - Sabal South (Manor Parc)

Field Management Services

The District has contracted with **Phoenix Management Services** for the onsite management.

Security

The District has entered into a contract with **Q-Wire Technologies** for security services which includes all support and maintenance.

Internet/Cable

The District has the following accounts to provide Internet and TV service with **Comcast**:

4450 NW 48th Terr, Clubhouse

4831 NW 55th Place, Office

Lighting/Electrical

The District currently has the following accounts with **Florida Power & Light** for irrigation pumps, entrance lighting, and streetlights (some service address may not be the physical location of the meter):

09676-49534	4900 W Comm #Irr1
28263-39208	4831 NW 55th Pl #Cabana
28107-74063	5115 NW 52nd St #Entry #1
49150-09205	5201 NW 50th Terr #Lift Station
57431-46580	4900 W Comm #pmp2
62221-88572	5201 NW 50th Terr #Mail Kiosk #2
76597-59208	4900 W Commercial Blvd #Entrance Sign

Water

The District has an account with the **City of Tamarac** for water service at:

4831 NW 55 Place -Cabana

5402 NW 48 Lane - Lift Station

Sabal Palm
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures – Field Operations - Sabal South (Manor Parc) Continued

Property Insurance

The District’s property Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Landscape Maintenance

The District has entered into a contract with **Lou-Tel Inc.** to provide the following services:

- Grass Cutting
- Trimming
- Weeding
- Turf Spraying
- Ornamental Spraying
- Fertilization
- Irrigation
- Landscape Oversight

Pressure Washing

Cost to pressure wash the infrastructure within the district.

Lake and Canal Maintenance

The District has contracted with **Solitude Lake Management** for maintenance of the canals.

Irrigation Repairs

The District has uses **Lou-Tel Inc.** for the maintenance and repair of the irrigation system. This also includes wet checks.

Janitorial Services

The District has contracted with **Phoenix Management Services** janitorial services and supplies for the pool area.

Pool/Clubhouse

The District has contracted with **Crystal Pool Services** for monthly maintenance. The monthly contract is for monthly cleanings

Permits/Contingency

Represents the annual pool permit and the required quarterly reports from SFWMD prepared by Water Use Compliance Group.

Refuse Service

The District has contracted with **Waste Management** for service at the Cabana.

Drainage Repairs/Preventative

Represents any drainage repairs and prevention within the district.

Reserves

The District will Reserve funds for any unforeseen future expenditure.

Expenditures – Field Operations - Palm Cove (Hidden Trails)

Field Management Services

The District has contracted with **Phoenix Management Services** for the onsite management.

Security

The District has entered into a contract with **Q-Wire Technologies** for security services which includes all support and

Electric/Street Lighting

The District currently has the following accounts with **Florida Power & Light** for irrigation pumps, and lift stations (some service address may not be the physical location of the meter):

24635-13024	4750 W Commercial Blvd #Sign
27400-20363	4505 Monterey Dr #Irrigation
43339-74444	4501 Monterey Dr #Stlt
46139-64339	4505 Monterey Dr #Sign
67463-39537	4505 Monterey Dr #Lift Station
72846-77064	4901W Commercail Blvd #Strt Lights
88994-71331	4450 N 48th Ter #Cabana

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Budget Narrative
Fiscal Year 2025

Expenditures – Field Operations - Palm Cove (Hidden Trails) Continued

Water

The District has an account with the **City of Tamarac** for water service at:

4450 NW 48 Ter (Cabana)

Property Insurance

The District's property Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Repairs and Maintenance

Cost of routine repairs and replacements of the district.

Landscape Maintenance

The District has entered into a contract with **Lou-Tel Inc.** to provide the monthly landscaping services.

- Mowing all grass areas
- Weed control shrubs and ground cover area:
- Palm & tree trimming up to 10'
- Pest control of common turf and ornamental
- Debris trash & litter pick-up & removal
- Irrigation wet checks & adjustments
- Weed control paved areas

Lake and Canal Maintenance

The District has contracted with **Solitude Lake Management** for maintenance of the lakes and canals. They also provide quarterly Monitoring Reports.

Irrigation Repairs

The District has uses **Lou-Tel Inc.** for the maintenance and repair of the irrigation system. This also includes wet checks.

Janitorial Services

The District has contracted with **Phoenix Management Services** janitorial services and supplies for the pool area.

Pool/Clubhouse

The District has contracted with **Crystal Pool Services** for monthly maintenance. The monthly contract is for monthly cleanings

Permitting

Represents the annual pool permit and the required quarterly reports from SFWMD prepared by Water Use Compliance Group.

Contingency

Represents an unanticipated cost associated with the operation and maintenance within the district.

Reserves

The District will Reserve funds for any unforeseen future expenditure.

Sabal Palm
Community Development District
Approved Proposed Budget

Debt Service Series 2014 Special Assessment Bonds - North Parcel Project "Central Parc"

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Approved Proposed Budget FY 2025
REVENUES:					
Special Assessments-On Roll	\$ 307,094	\$ 310,053	\$ -	\$ 310,053	\$ 307,095
Interest Earnings	-	-	-	-	-
Carry Forward Surplus ⁽¹⁾	325,711	328,271	-	328,271	335,424
TOTAL REVENUES	\$ 632,805	\$ 638,324	\$ -	\$ 638,324	\$ 642,519
EXPENDITURES:					
Interest 11/1	\$ 117,522	\$ 117,522	\$ -	\$ 117,522	\$ 115,378
Principal 11/1	70,000	\$70,000	-	70,000	75,000
Interest 5/1	115,378	-	115,378	115,378	113,081
TOTAL EXPENDITURES	\$ 302,900	\$ 187,522	\$ 115,378	\$ 302,900	\$ 303,459
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 302,900	\$ 187,522	\$ 115,378	\$ 302,900	\$ 303,459
EXCESS REVENUES (EXPENDITURES)	\$ 329,905	\$ 450,802	\$ (115,378)	\$ 335,424	\$ 339,059

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25	\$113,081
Principal Due 5/1/26	\$80,000
	<u>\$193,081</u>

Sabal Palm
Community Development District
AMORTIZATION SCHEDULE

Debt Service Series 2014 Special Assessment Bonds - North Parcel Project "Central Parc"

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/14	\$3,785,000	6.125%	\$-	\$46,468	46,467.50
11/01/14	3,785,000	6.125%	-	130,691	
05/01/15	3,785,000	6.125%	-	130,691	261,381.25
11/01/15	3,785,000	6.125%	45,000	130,691	
05/01/16	3,740,000	6.125%	-	129,313	305,003.13
11/01/16	3,740,000	6.125%	45,000	129,313	
05/01/17	3,695,000	6.125%	-	127,934	302,246.88
11/01/17	3,695,000	6.125%	50,000	127,934	
05/01/18	3,645,000	6.125%	-	126,403	304,337.50
11/01/18	3,645,000	6.125%	50,000	126,403	
05/01/19	3,595,000	6.125%	-	124,872	301,275.00
11/01/19	3,595,000	6.125%	55,000	124,872	
05/01/20	3,540,000	6.125%	-	123,188	303,059.38
11/01/20	3,540,000	6.125%	60,000	123,188	
05/01/21	3,480,000	6.125%	-	121,350	304,537.50
11/01/21	3,480,000	6.125%	60,000	121,350	181,350.00
05/01/22	3,420,000	6.125%	-	119,513	119,512.50
11/01/22	3,420,000	6.125%	65,000	119,513	
05/01/23	3,355,000	6.125%	-	117,522	302,034.38
11/01/23	3,355,000	6.125%	70,000	117,522	
05/01/24	3,285,000	6.125%	-	115,378	302,900.00
11/01/24	3,285,000	6.125%	75,000	115,378	
05/01/25	3,210,000	6.125%	-	113,081	303,459.38
11/01/25	3,210,000	6.125%	80,000	113,081	
05/01/26	3,130,000	6.125%	-	110,631	303,712.50
11/01/26	3,130,000	6.125%	85,000	110,631	
05/01/27	3,045,000	6.125%	-	108,028	303,659.38
11/01/27	3,045,000	6.125%	90,000	108,028	
05/01/28	2,955,000	7.125%	-	105,272	303,300.00
11/01/28	2,955,000	7.125%	95,000	105,272	
05/01/29	2,860,000	7.125%	-	101,888	302,159.38
11/01/29	2,860,000	7.125%	100,000	101,888	
05/01/30	2,760,000	7.125%	-	98,325	300,212.50
11/01/30	2,760,000	7.125%	110,000	98,325	
05/01/31	2,650,000	7.125%	-	94,406	302,731.25
11/01/31	2,650,000	7.125%	115,000	94,406	
05/01/32	2,535,000	7.125%	-	90,309	299,715.63
11/01/32	2,535,000	7.125%	125,000	90,309	
05/01/33	2,410,000	7.125%	-	85,856	301,165.63
11/01/33	2,410,000	7.125%	135,000	85,856	
05/01/34	2,275,000	7.125%	-	81,047	301,903.13
11/01/34	2,275,000	7.125%	145,000	81,047	
05/01/35	2,130,000	7.125%	-	75,881	301,928.13
11/01/35	2,130,000	7.125%	155,000	75,881	
05/01/36	1,975,000	7.125%	-	70,359	301,240.63
11/01/36	1,975,000	7.125%	165,000	70,359	
05/01/37	1,810,000	7.125%	-	64,481	299,840.63
11/01/37	1,810,000	7.125%	175,000	64,481	
05/01/38	1,635,000	7.125%	-	58,247	297,728.13
11/01/38	1,635,000	7.125%	190,000	58,247	
05/01/39	1,445,000	7.125%	-	51,478	299,725.00
11/01/39	1,445,000	7.125%	200,000	51,478	
05/01/40	1,245,000	7.125%	-	44,353	295,831.25
11/01/40	1,245,000	7.125%	215,000	44,353	
05/01/41	1,030,000	7.125%	-	36,694	296,046.88
11/01/41	1,030,000	7.125%	230,000	36,694	
05/01/42	800,000	7.125%	-	28,500	295,193.75
11/01/42	800,000	7.125%	250,000	28,500	
05/01/43	550,000	7.125%	-	19,594	298,093.75
11/01/43	550,000	7.125%	265,000	19,594	
05/01/44	285,000	7.125%	-	10,153	294,746.88
11/01/44	285,000	7.125%	285,000	10,153	295,153.13
Total			\$3,785,000	\$5,546,652	\$9,331,652

Sabal Palm
Community Development District
Approved Proposed Budget

Debt Service Series 2016 Special Assessment Bonds - Palm Cove Project "Hidden Trails"

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Approved Proposed Budget FY 2025
REVENUES:					
Special Assessments-On Roll	\$ 278,275	\$ 280,124	\$ -	\$ 280,124	\$ 278,275
Interest Earnings	-	-	-	-	-
Carry Forward Surplus ⁽¹⁾	220,487	237,998	-	237,998	246,773
TOTAL REVENUES	\$ 498,762	\$ 518,122	\$ -	\$ 518,122	\$ 525,048
EXPENDITURES:					
Interest 11/1	\$ 98,469	\$ 98,469	\$ -	\$ 98,469	\$ 96,369
Principal 11/1	80,000	\$80,000	-	80,000	85,000
Interest 5/1	96,369	-	96,369	96,369	94,138
TOTAL EXPENDITURES	\$ 274,838	\$ 178,469	\$ 96,369	\$ 274,838	\$ 275,506
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ (3,488)	\$ -	\$ (3,488)	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ (3,488)	\$ -	\$ (3,488)	\$ -
TOTAL EXPENDITURES	\$ 274,838	\$ 174,981	\$ 96,369	\$ 271,350	\$ 275,506
EXCESS REVENUES (EXPENDITURES)	\$ 223,924	\$ 343,142	\$ (96,369)	\$ 246,773	\$ 249,541

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25	\$94,138
Principal Due 5/1/26	\$90,000
	<u>\$184,138</u>

Sabal Palm
Community Development District
AMORTIZATION SCHEDULE

Debt Service Series 2016 Special Assessment Bonds - Palm Cove Project "Hidden Trails"

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/17	\$4,055,000	4.000%	\$-	\$106,669	\$-
11/01/17	4,055,000	4.000%	60,000	106,669	273,337.50
05/01/18	3,995,000	4.000%	-	105,469	
11/01/18	3,995,000	4.000%	65,000	105,469	275,937.50
05/01/19	3,930,000	4.000%	-	104,169	
11/01/19	3,930,000	4.000%	65,000	104,169	273,337.50
05/01/20	3,865,000	4.000%	-	102,869	
11/01/20	3,865,000	4.000%	70,000	102,869	275,737.50
05/01/21	3,795,000	4.000%	-	101,469	
11/01/21	3,795,000	4.000%	75,000	101,469	277,937.50
05/01/22	3,720,000	4.000%	-	99,969	
11/01/22	3,720,000	4.000%	75,000	99,969	274,937.50
05/01/23	3,645,000	5.250%	-	98,469	
11/01/23	3,645,000	5.250%	80,000	98,469	276,937.50
05/01/24	3,565,000	5.250%	-	96,369	
11/01/24	3,565,000	5.250%	85,000	96,369	277,737.50
05/01/25	3,480,000	5.250%	-	94,138	
11/01/25	3,480,000	5.250%	90,000	94,138	278,275.00
05/01/26	3,390,000	5.250%	-	91,775	
11/01/26	3,390,000	5.250%	90,000	91,775	273,550.00
05/01/27	3,300,000	5.250%	-	89,413	
11/01/27	3,300,000	5.250%	95,000	89,413	273,825.00
05/01/28	3,205,000	5.250%	-	86,919	
11/01/28	3,205,000	5.250%	100,000	86,919	273,837.50
05/01/29	3,105,000	5.250%	-	84,294	
11/01/29	3,105,000	5.250%	105,000	84,294	273,587.50
05/01/30	3,000,000	5.250%	-	81,538	
11/01/30	3,000,000	5.250%	110,000	81,538	273,075.00
05/01/31	2,890,000	5.250%	-	78,650	
11/01/31	2,890,000	5.250%	120,000	78,650	277,300.00
05/01/32	2,770,000	5.250%	-	75,500	
11/01/32	2,770,000	5.250%	125,000	75,500	276,000.00
05/01/33	2,645,000	5.250%	-	72,219	
11/01/33	2,645,000	5.250%	130,000	72,219	274,437.50
05/01/34	2,515,000	5.250%	-	68,806	
11/01/34	2,515,000	5.250%	140,000	68,806	277,612.50
05/01/35	2,375,000	5.250%	-	65,131	
11/01/35	2,375,000	5.250%	145,000	65,131	275,262.50
05/01/36	2,230,000	5.500%	-	61,325	
11/01/36	2,230,000	5.500%	155,000	61,325	277,650.00
05/01/37	2,075,000	5.500%	-	57,063	
11/01/37	2,075,000	5.500%	160,000	57,063	274,125.00
05/01/38	1,915,000	5.500%	-	52,663	
11/01/38	1,915,000	5.500%	170,000	52,663	275,325.00
05/01/39	1,745,000	5.500%	-	47,988	
11/01/39	1,745,000	5.500%	180,000	47,988	275,975.00
05/01/40	1,565,000	5.500%	-	43,038	
11/01/40	1,565,000	5.500%	190,000	43,038	276,075.00
05/01/41	1,375,000	5.500%	-	37,813	
11/01/41	1,375,000	5.500%	200,000	37,813	275,625.00
05/01/42	1,175,000	5.500%	-	32,313	
11/01/42	1,175,000	5.500%	210,000	32,313	274,625.00
05/01/43	965,000	5.500%	-	26,538	
11/01/43	965,000	5.500%	220,000	26,538	273,075.00
05/01/44	745,000	5.500%	-	20,488	
11/01/44	745,000	5.500%	235,000	20,488	275,975.00
05/01/45	510,000	5.500%	-	14,025	
11/01/45	510,000	5.500%	250,000	14,025	278,050.00
05/01/46	260,000	5.500%	-	7,150	
11/01/46	260,000	5.500%	260,000	7,150	274,300.00
Total			\$4,055,000	\$4,208,463	\$8,263,463

Sabal Palm
Community Development District
Approved Proposed Budget

Debt Service Series 2017 Special Assessment Bonds - South Project "Manor Parc South"

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Approved Proposed Budget FY 2025
REVENUES:					
Special Assessments-On Roll	\$ 317,839	\$ 309,839	\$ 8,000	\$ 317,839	\$ 317,839
Interest Earnings	-	-	-	-	-
Carry Forward Surplus ⁽¹⁾	327,786	352,315	-	352,315	355,991
TOTAL REVENUES	\$ 645,625	\$ 662,154	\$ 8,000	\$ 670,153	\$ 673,830
EXPENDITURES:					
Interest 11/1	\$ 108,144	\$ 108,144	\$ -	\$ 108,144	\$ 106,019
Principal 11/1	100,000	\$100,000	-	100,000	105,000
Interest 5/1	106,019	-	106,019	106,019	103,788
TOTAL EXPENDITURES	\$ 314,163	\$ 208,144	\$ 106,019	\$ 314,163	\$ 314,806
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 314,163	\$ 208,144	\$ 106,019	\$ 314,163	\$ 314,806
EXCESS REVENUES (EXPENDITURES)	\$ 331,462	\$ 454,010	\$ (98,019)	\$ 355,991	\$ 359,023

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25	\$103,788
Principal Due 5/1/26	\$110,000
	<u>\$213,788</u>

Sabal Palm
Community Development District
AMORTIZATION SCHEDULE

Debt Service Series 2017 Special Assessment Bonds - South Project "Manor Parc South"

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/17	\$4,945,000	3.500%	\$-	\$60,588	\$60,588
05/01/18	4,945,000	3.500%	-	116,019	-
11/01/18	4,945,000	3.500%	85,000	116,019	317,037.50
05/01/19	4,860,000	3.500%	-	114,531	-
11/01/19	4,860,000	3.500%	85,000	114,531	314,062.50
05/01/20	4,775,000	3.500%	-	113,044	-
11/01/20	4,775,000	3.500%	90,000	113,044	316,087.50
05/01/21	4,685,000	3.500%	-	111,469	-
11/01/21	4,685,000	3.500%	95,000	111,469	317,937.50
05/01/22	4,590,000	3.500%	-	109,806	-
11/01/22	4,590,000	3.500%	95,000	109,806	314,612.50
05/01/23	4,495,000	4.250%	-	108,144	-
11/01/23	4,495,000	4.250%	100,000	108,144	316,287.50
05/01/24	4,395,000	4.250%	-	106,019	-
11/01/24	4,395,000	4.250%	105,000	106,019	317,037.50
05/01/25	4,290,000	4.250%	-	103,788	-
11/01/25	4,290,000	4.250%	110,000	103,788	317,575.00
05/01/26	4,180,000	4.250%	-	101,450	-
11/01/26	4,180,000	4.250%	115,000	101,450	317,900.00
05/01/27	4,065,000	4.250%	-	99,006	-
11/01/27	4,065,000	4.250%	115,000	99,006	313,012.50
05/01/28	3,950,000	4.250%	-	96,563	-
11/01/28	3,950,000	4.250%	120,000	96,563	313,125.00
05/01/29	3,830,000	4.750%	-	94,013	-
11/01/29	3,830,000	4.750%	125,000	94,013	313,025.00
05/01/30	3,705,000	4.750%	-	91,044	-
11/01/30	3,705,000	4.750%	135,000	91,044	317,087.50
05/01/31	3,570,000	4.750%	-	87,838	-
11/01/31	3,570,000	4.750%	140,000	87,838	315,675.00
05/01/32	3,430,000	4.750%	-	84,513	-
11/01/32	3,430,000	4.750%	145,000	84,513	314,025.00
05/01/33	3,285,000	4.750%	-	81,069	-
11/01/33	3,285,000	4.750%	155,000	81,069	317,137.50
05/01/34	3,130,000	4.750%	-	77,388	-
11/01/34	3,130,000	4.750%	160,000	77,388	314,775.00
05/01/35	2,970,000	4.750%	-	73,588	-
11/01/35	2,970,000	4.750%	170,000	73,588	317,175.00
05/01/36	2,800,000	4.750%	-	69,550	-
11/01/36	2,800,000	4.750%	175,000	69,550	314,100.00
05/01/37	2,625,000	4.750%	-	65,394	-
11/01/37	2,625,000	4.750%	185,000	65,394	315,787.50
05/01/38	2,440,000	5.000%	-	61,000	-
11/01/38	2,440,000	5.000%	195,000	61,000	317,000.00
05/01/39	2,245,000	5.000%	-	56,125	-
11/01/39	2,245,000	5.000%	205,000	56,125	317,250.00
05/01/40	2,040,000	5.000%	-	51,000	-
11/01/40	2,040,000	5.000%	215,000	51,000	317,000.00
05/01/41	1,825,000	5.000%	-	45,625	-
11/01/41	1,825,000	5.000%	225,000	45,625	316,250.00
05/01/42	1,600,000	5.000%	-	40,000	-
11/01/42	1,600,000	5.000%	235,000	40,000	315,000.00
05/01/43	1,365,000	5.000%	-	34,125	-
11/01/43	1,365,000	5.000%	245,000	34,125	313,250.00
05/01/44	1,120,000	5.000%	-	28,000	-
11/01/44	1,120,000	5.000%	260,000	28,000	316,000.00
05/01/45	860,000	5.000%	-	21,500	-
11/01/45	860,000	5.000%	275,000	21,500	318,000.00
05/01/46	585,000	5.000%	-	14,625	-
11/01/46	585,000	5.000%	285,000	14,625	314,250.00
05/01/47	300,000	5.000%	-	7,500	-
11/01/47	300,000	5.000%	300,000	7,500	315,000.00
Total			\$4,945,000	\$4,588,050	\$9,533,050

Sabal Palm
Community Development District
Non-Ad Valorem Assessments Comparison
2024-2025

Neighborhood	O&M Units	Series 2014 Units	Series 2016 Units	Series 2017 Units	Annual Maintenance Assessments						Annual Debt Assessments			Total Assessed Per Unit			
					FY 2025			FY2024				Increase/(decrease)	FY 2025	FY2024	Increase/(decrease)	FY 2025	FY2024
					Admin	Field	total	Admin	Field	total							
North Project																	
Single Family	253	253	0	0	\$171.20	\$1,101.09	\$1,272.29	\$166.61	\$845.09	\$1,011.70	\$260.59	\$1,291.29	\$1,291.29	\$0.00	\$2,563.58	\$2,302.99	\$260.59
South Project																	
Single Family 30'	100	0	0	100	\$171.20	\$1,358.97	\$1,530.17	\$166.61	\$1,056.84	\$1,223.45	\$306.72	\$1,355.42	\$1,355.42	\$0.00	\$2,885.59	\$2,578.87	\$306.72
Single Family 40'	139	0	0	139	\$171.20	\$1,358.97	\$1,530.17	\$166.61	\$1,056.84	\$1,223.45	\$306.72	\$1,457.44	\$1,457.44	\$0.00	\$2,987.61	\$2,680.89	\$306.72
Palm Cove Project																	
Single Family	214	0	214	0	\$171.20	\$1,227.88	\$1,399.08	\$166.27	\$898.04	\$1,064.31	\$334.77	\$1,383.35	\$1,383.35	\$0.00	\$2,782.43	\$2,447.66	\$334.77
Total	706	253	214	239													