

DP1

**COMMUNITY DEVELOPMENT
DISTRICT**

May 23, 2023

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

DP1

COMMUNITY DEVELOPMENT DISTRICT

**AGENDA
LETTER**

DP1 Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

May 16, 2023

Board of Supervisors
DP1 Community Development District

ATTENDEES:

Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

Dear Board Members:

The Board of Supervisors of the DP1 Community Development District will hold a Regular Meeting on May 23, 2023 at 11:00 a.m., at the Grand Cypress Apartments, 125 Big Cypress Drive, St. Johns, Florida 32259. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Elected Supervisors, Bobby Bennett [SEAT 1], Lucas Hildebrand [SEAT 2] and Logan Cahoon [SEAT 5] (*the following to be provided in a separate package*)
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
 - D. Form 8B: Memorandum of Voting Conflict
4. Consideration of Resolution 2023-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date
5. Consideration of Resolution 2023-02, Designating Certain Officers of the District, and Providing for an Effective Date

6. Consideration of Resolution 2023-03, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
7. Consideration of Resolution 2023-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date
8. Consideration of Resolution 2023-05, Adopting Certain Amendments to the District’s Record Retention Policy; Addressing Conflicts and Severability; and Providing for Severability and an Effective Date
9. Acceptance of Unaudited Financial Statements as of April 30, 2023
10. Approval of Minutes
 - A. August 23, 2022 Public Hearing and Regular Meeting
 - B. November 15, 2022 Landowners’ Meeting
11. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Prosser, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 0 Registered Voters in District as of April 15, 2023
 - NEXT MEETING: August 22, 2023 at 11:00 AM

○ QUORUM CHECK

SEAT 1	BOBBY BENNETT	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	LUCAS HILDEBRAND	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	KELLY WEBB	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	MELISSA YUHAS	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	LOGAN CAHOON	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

12. Board Members’ Comments/Requests
13. Public Comments

14. Adjournment

Please do not hesitate to contact me directly at (561) 909-7930 with any questions.

Sincerely,



Daniel Rom
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 528 064 2804

DP1

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DP1 COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the DP1 Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the within St. Johns County, Florida; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners’ meeting is required to be held within 90 days of the District’s creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners’ meeting was held on November 15, 2022, the Minutes of which are attached hereto as Exhibit A, and at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desires to canvass the votes and declare and certify the results of said election.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DP1 COMMUNITY DEVELOPMENT DISTRICT:

Section 1. The following persons are found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

NAME OF SUPERVISOR	SEAT NUMBER	NUMBER OF VOTES
Bobby Bennett	1	146
Lucas Hildebrand	2	146
Logan Cahoon	5	145

Section 2. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the Supervisor, the above-named person is declared to have been elected for the following term of office:

NAME OF SUPERVISOR	SEAT NUMBER	TERM OF OFFICE
Bobby Bennett	1	4-year term
Lucas Hildebrand	2	4-year term
Logan Cahoon	5	2-year term

Section 3. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 23RD DAY OF MAY, 2023.

DP1 COMMUNITY DEVELOPMENT DISTRICT

Attest:

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

DP1

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DP1 COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the DP1 Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DP1 COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. _____ is appointed Chair.

SECTION 2. _____ is appointed Vice Chair.

SECTION 3. _____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Daniel Rom is appointed Assistant Secretary.

SECTION 4. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair and Assistant Secretaries; however, prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 23rd day of May, 2023.

ATTEST:

**DP1 COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

DP1

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DP1 COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the DP1 Community Development District (“**District**”) prior to June 15, 2023, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DP1 COMMUNITY DEVELOPMENT DISTRICT:

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. SETTING A PUBLIC HEARING. A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 22, 2023
HOUR: 11:00 AM
LOCATION: Grand Cypress Apartments
125 Big Cypress Drive
St. Johns, Florida 32259

3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to St. Johns County at least 60 days prior to the hearing set above.

4. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. PUBLICATION OF NOTICE. Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 23RD DAY OF MAY, 2023.

ATTEST:

**DP1 COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Budget

Exhibit A

Fiscal Year 2023/2024 Budget

**DP1
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2024**

**DP1
COMMUNITY DEVELOPMENT DISTRICT
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**DP1
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
REVENUES	\$ -	\$ -	\$ -	\$ -	\$ -
Total revenues	-	-	-	-	-
EXPENDITURES					
Professional & administrative					
Supervisors	3,230	-	2,153	2,153	3,230
Management/accounting/recording	40,000	20,000	20,000	40,000	40,000
Debt service fund accounting - series 2018	5,000	2,500	2,500	5,000	5,000
Debt service fund accounting - series 2019	5,000	2,500	2,500	5,000	5,000
Collection agent	18,000	9,000	9,000	18,000	18,000
Legal	9,000	183	500	683	9,000
Engineering	4,000	-	500	500	4,000
Audit	4,500	-	4,500	4,500	4,700
Arbitrage rebate calculation	750	-	750	750	750
Trustee			-		
Series 2018	4,032	-	4,032	4,032	4,032
Series 2019	4,032	-	4,032	4,032	4,032
Postage	500	-	500	500	500
Printing & binding	600	300	300	600	600
Legal advertising	1,500	341	1,159	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	11,200	-	11,200	11,200	12,700
Contingencies	1,000	51	949	1,000	1,000
Website maintenance					
Hosting	705	-	705	705	705
ADA compliance	210	-	210	210	210
Total expenditures	<u>113,434</u>	<u>35,050</u>	<u>78,384</u>	<u>100,540</u>	<u>115,134</u>
Excess/(deficiency) of revenues over/(under) expenditures	(113,434)	(35,050)	(78,384)	(100,540)	(115,134)
OTHER FINANCING SOURCES/(USES)					
Transfer in	106,776	106,776	-	106,776	106,776
Total other financing sources	<u>106,776</u>	<u>106,776</u>	<u>-</u>	<u>106,776</u>	<u>106,776</u>
Net increase/(decrease) of fund balance	(6,658)	71,726	(78,384)	6,236	(8,358)
Fund balance - beginning (unaudited)	56,869	60,708	132,434	60,708	66,944
Fund balance - ending (projected)	<u>\$ 50,211</u>	<u>\$ 132,434</u>	<u>\$ 54,050</u>	<u>\$ 66,944</u>	<u>\$ 58,586</u>

* These items will be realized when bonds are issued

** These items will be realized the year after the issuance of bonds.

***These items will be realized when the CDD takes ownership of the related assets.

**DP1
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 3,230
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	40,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Debt service fund accounting - series 2018	5,000
Wrathell, Hunt and Associates, LLC (WHA) provides debt service fund accounting.	
Debt service fund accounting - series 2019	5,000
Wrathell, Hunt and Associates, LLC (WHA) provides debt service fund accounting.	
Collection agent	18,000
Wrathell, Hunt & Associates acts as the collection agent for the District. 1.5% of PIF fees collected or minimum of \$5,000.	
Legal	9,000
Kutak Rock LLP provides general counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	4,000
Prosser, Inc. will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	4,700
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures. This is done by Berger, Toombs.	
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Trustee	
Annual fee paid to US Bank for the service provided as trustee, paying agent and registrar.	
Series 2018	4,032
Series 2019	4,032
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	600
Fee paid to Wrathell, Hunt & Associates for their costs associated with letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc. using the St. Augustine Record.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	

**DP1
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Insurance	12,700
The District will obtain public officials, general liability and property insurance through Egis Insurance Advisors.	
Contingencies	1,000
Bank charges, room rentals, automated AP routing and other miscellaneous expenses incurred during the year.	
Website maintenance	
Hosting	705
Strange Zone provides website hosting and maintenance services throughout the year.	
ADA compliance	210
ADA Site Compliance provides a compliance shield, accessibility policy and technological audit.	
Total expenditures	<u><u>\$115,134</u></u>

**DP1
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2018
FISCAL YEAR 2024**

	Fiscal Year 2022			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
REVENUES					
User fees	\$ 1,072,500	\$ 649,001	\$ 539,000	\$ 1,188,001	\$ 1,093,750
Interest	-	2,486	-	2,486	-
Total revenues	<u>1,072,500</u>	<u>651,487</u>	<u>539,000</u>	<u>1,190,487</u>	<u>1,093,750</u>
EXPENDITURES					
Debt service					
Principal	518,887	-	518,887	518,887	585,615
Interest	440,214	444,407	121,693	566,100	397,859
Total expenditures	<u>959,101</u>	<u>444,407</u>	<u>640,580</u>	<u>1,084,987</u>	<u>983,474</u>
Excess/(deficiency) of revenues over/(under) expenditures	113,399	207,080	(101,580)	105,500	110,276
OTHER FINANCING SOURCES/(USES)					
Transfer out	(106,776)	(223,203)	116,427	(106,776)	(106,776)
Total other financing sources/(uses)	<u>(106,776)</u>	<u>(223,203)</u>	<u>116,427</u>	<u>(106,776)</u>	<u>(106,776)</u>
Fund balance:					
Net increase/(decrease) in fund balance	6,623	(16,123)	14,847	(1,276)	3,500
Beginning fund balance (unaudited)	148,455	208,002	191,879	208,002	206,726
Ending fund balance (projected)	<u>\$ 155,078</u>	<u>\$ 191,879</u>	<u>\$ 206,726</u>	<u>\$ 206,726</u>	<u>210,226</u>
Use of fund balance:					
Debt service reserve account balance (required)					-
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 210,226</u>

DP1

COMMUNITY DEVELOPMENT DISTRICT

Series 2018 Projected Amortization Schedule

Hypothetical Amortization Including Admin Expenses and PIF Revenues

Date	Beginning Principal	Interest Calculation	Compounded Annual Interest	Actual/Estimated GF Budget	Actual/Estimated PIF Revenues	GF Budget Payments	Cumulative Revenue/ User Fee Balance	Actual/Estimated Payments	Accreted Value
11/01/29	\$2,130,259.04	\$10,651.30			\$101,166.67	\$22,660.76	\$179,672.58	\$0.00	\$2,130,259.04
12/01/29	\$2,130,259.04	\$10,651.30			\$101,166.67		\$202,333.34	\$78,505.91	\$2,051,753.13
01/01/30	\$2,051,753.13	\$10,258.77			\$103,166.67		\$204,333.34	\$101,166.67	\$1,950,586.46
02/01/30	\$1,950,586.46	\$9,752.93			\$103,166.67		\$206,333.34	\$101,166.67	\$1,849,419.79
03/01/30	\$1,849,419.79	\$9,247.10			\$103,166.67		\$206,333.34	\$103,166.67	\$1,746,253.12
04/01/30	\$1,746,253.12	\$8,731.27	\$133,822.95		\$103,166.67		\$206,333.34	\$103,166.67	\$1,776,909.40
05/01/30	\$1,776,909.40	\$8,884.55			\$103,166.67		\$206,333.34	\$103,166.67	\$1,673,742.73
06/01/30	\$1,673,742.73	\$8,368.71			\$103,166.67		\$206,333.34	\$103,166.67	\$1,570,576.06
07/01/30	\$1,570,576.06	\$7,852.88			\$103,166.67		\$206,333.34	\$103,166.67	\$1,467,409.39
08/01/30	\$1,467,409.39	\$7,337.05			\$103,166.67		\$206,333.34	\$103,166.67	\$1,364,242.72
09/01/30	\$1,364,242.72	\$6,821.21			\$103,166.67		\$206,333.34	\$103,166.67	\$1,261,076.05
10/01/30	\$1,261,076.05	\$6,305.38		\$126,923.12	\$103,166.67	\$103,166.67	\$103,166.67	\$103,166.67	\$1,157,909.38
11/01/30	\$1,157,909.38	\$5,789.55			\$103,166.67	\$23,756.45	\$182,576.89	\$0.00	\$1,157,909.38
12/01/30	\$1,157,909.38	\$5,789.55			\$103,166.67		\$206,333.34	\$79,410.22	\$1,078,499.16
01/01/31	\$1,078,499.16	\$5,392.50			\$105,250.00		\$208,416.67	\$103,166.67	\$975,332.49
02/01/31	\$975,332.49	\$4,876.66			\$105,250.00		\$210,500.00	\$103,166.67	\$872,165.82
03/01/31	\$872,165.82	\$4,360.83			\$105,250.00		\$210,500.00	\$105,250.00	\$766,915.82
04/01/31	\$766,915.82	\$3,834.58	\$75,613.45		\$105,250.00		\$210,500.00	\$105,250.00	\$737,279.27
05/01/31	\$737,279.27	\$3,686.40			\$105,250.00		\$210,500.00	\$105,250.00	\$632,029.27
06/01/31	\$632,029.27	\$3,160.15			\$105,250.00		\$210,500.00	\$105,250.00	\$526,779.27
07/01/31	\$526,779.27	\$2,633.90			\$105,250.00		\$210,500.00	\$105,250.00	\$421,529.27
08/01/31	\$421,529.27	\$2,107.65			\$105,250.00		\$210,500.00	\$105,250.00	\$316,279.27
09/01/31	\$316,279.27	\$1,581.40			\$105,250.00		\$210,500.00	\$105,250.00	\$211,029.27
10/01/31	\$211,029.27	\$1,055.15		\$130,096.20	\$105,250.00	\$105,250.00	\$105,250.00	\$105,250.00	\$105,779.27
11/01/31	\$105,779.27	\$528.90			\$105,250.00	\$24,846.20	\$185,653.80	\$0.00	\$105,779.27
12/01/31	\$105,779.27	\$528.90			\$105,250.00		\$210,500.00	\$80,403.80	\$25,375.47
01/01/32	\$25,375.47	\$126.88	\$15,409.33		\$107,333.33		\$277,048.53	\$40,784.80	\$0.00

Notes:

1. GF Budget expenses are projected for the purposes of this analysis to grow annually at 2.5% of the FY 2024 level.
2. PIF Revenues for the period of up to 3/31/2023 are assumed at actual levels, while for periods beyond 4/1/2023 are shown at levels projected in initial PIF revenue projections.

**DP1
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
REVENUES					
Total revenues	\$ -	\$ -	\$ -	\$ -	\$ -
EXPENDITURES					
Debt service					
Total expenditures	-	-	-	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	-	-	-	-
Fund balance:					
Net increase/(decrease) in fund balance	-	-	-	-	-
Beginning fund balance (unaudited)	447	448	448	448	448
Ending fund balance (projected)	<u>\$ 447</u>	<u>\$ 448</u>	<u>\$ 448</u>	<u>\$ 448</u>	<u>448</u>
Use of fund balance:					
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 448</u>

DP1

COMMUNITY DEVELOPMENT DISTRICT
Series 2019 Projected Amortization Schedule

Hypothetical Amortization Including Admin Expenses and PIF Revenues

Date	Beginning Principal	Interest Calculation	Compounded Annual Interest	Actual/Estimated GF Budget	Actual/Estimated PIF Revenues	GF Budget Payments	Cumulative Revenue/ User Fee Balance	Actual/Estimated Payments	Accreted Value
06/06/19	\$9,575,264.20	\$0.00							\$9,575,264.20
07/01/19	\$9,575,264.20	\$38,301.06					\$0.00	\$0.00	\$9,575,264.20
08/01/19	\$9,575,264.20	\$47,876.32					\$0.00	\$0.00	\$9,575,264.20
09/01/19	\$9,575,264.20	\$47,876.32		\$0.00			\$0.00	\$0.00	\$9,575,264.20
10/01/19	\$9,575,264.20	\$47,876.32					\$0.00	\$0.00	\$9,575,264.20
11/01/19	\$9,575,264.20	\$47,876.32					\$0.00	\$0.00	\$9,575,264.20
12/01/19	\$9,575,264.20	\$47,876.32	\$277,682.66				\$0.00	\$0.00	\$9,852,946.86
01/01/20	\$9,852,946.86	\$49,264.73					\$0.00	\$0.00	\$9,852,946.86
02/01/20	\$9,852,946.86	\$49,264.73					\$0.00	\$0.00	\$9,852,946.86
03/01/20	\$9,852,946.86	\$49,264.73					\$0.00	\$0.00	\$9,852,946.86
04/01/20	\$9,852,946.86	\$49,264.73					\$0.00	\$0.00	\$9,852,946.86
05/01/20	\$9,852,946.86	\$49,264.73					\$0.00	\$0.00	\$9,852,946.86
06/01/20	\$9,852,946.86	\$49,264.73					\$0.00	\$0.00	\$9,852,946.86
07/01/20	\$9,852,946.86	\$49,264.73					\$0.00	\$0.00	\$9,852,946.86
08/01/20	\$9,852,946.86	\$49,264.73					\$0.00	\$0.00	\$9,852,946.86
09/01/20	\$9,852,946.86	\$49,264.73					\$0.00	\$0.00	\$9,852,946.86
10/01/20	\$9,852,946.86	\$49,264.73		\$0.00			\$0.00	\$0.00	\$9,852,946.86
11/01/20	\$9,852,946.86	\$49,264.73					\$0.00	\$0.00	\$9,852,946.86
12/01/20	\$9,852,946.86	\$49,264.73	\$591,176.76				\$0.00	\$0.00	\$10,444,123.62
01/01/21	\$10,444,123.62	\$52,220.62					\$0.00	\$0.00	\$10,444,123.62
02/01/21	\$10,444,123.62	\$52,220.62					\$0.00	\$0.00	\$10,444,123.62
03/01/21	\$10,444,123.62	\$52,220.62					\$0.00	\$0.00	\$10,444,123.62
04/01/21	\$10,444,123.62	\$52,220.62					\$0.00	\$0.00	\$10,444,123.62
05/01/21	\$10,444,123.62	\$52,220.62					\$0.00	\$0.00	\$10,444,123.62
06/01/21	\$10,444,123.62	\$52,220.62					\$0.00	\$0.00	\$10,444,123.62
07/01/21	\$10,444,123.62	\$52,220.62					\$0.00	\$0.00	\$10,444,123.62
08/01/21	\$10,444,123.62	\$52,220.62					\$0.00	\$0.00	\$10,444,123.62
09/01/21	\$10,444,123.62	\$52,220.62					\$0.00	\$0.00	\$10,444,123.62
10/01/21	\$10,444,123.62	\$52,220.62		\$0.00			\$0.00	\$0.00	\$10,444,123.62
11/01/21	\$10,444,123.62	\$52,220.62					\$0.00	\$0.00	\$10,444,123.62
12/01/21	\$10,444,123.62	\$52,220.62	\$626,647.44				\$0.00	\$0.00	\$11,070,771.06
01/01/22	\$11,070,771.06	\$55,353.86					\$0.00	\$0.00	\$11,070,771.06
02/01/22	\$11,070,771.06	\$55,353.86					\$0.00	\$0.00	\$11,070,771.06
03/01/22	\$11,070,771.06	\$55,353.86					\$0.00	\$0.00	\$11,070,771.06
04/01/22	\$11,070,771.06	\$55,353.86					\$0.00	\$0.00	\$11,070,771.06
05/01/22	\$11,070,771.06	\$55,353.86					\$0.00	\$0.00	\$11,070,771.06
06/01/22	\$11,070,771.06	\$55,353.86					\$0.00	\$0.00	\$11,070,771.06
07/01/22	\$11,070,771.06	\$55,353.86					\$0.00	\$0.00	\$11,070,771.06
08/01/22	\$11,070,771.06	\$55,353.86					\$0.00	\$0.00	\$11,070,771.06
09/01/22	\$11,070,771.06	\$55,353.86					\$0.00	\$0.00	\$11,070,771.06
10/01/22	\$11,070,771.06	\$55,353.86		\$0.00			\$0.00	\$0.00	\$11,070,771.06
11/01/22	\$11,070,771.06	\$55,353.86					\$0.00	\$0.00	\$11,070,771.06
12/01/22	\$11,070,771.06	\$55,353.86	\$664,246.32				\$0.00	\$0.00	\$11,735,017.38
01/01/23	\$11,735,017.38	\$58,675.09					\$0.00	\$0.00	\$11,735,017.38
02/01/23	\$11,735,017.38	\$58,675.09					\$0.00	\$0.00	\$11,735,017.38
03/01/23	\$11,735,017.38	\$58,675.09					\$0.00	\$0.00	\$11,735,017.38
04/01/23	\$11,735,017.38	\$58,675.09					\$0.00	\$0.00	\$11,735,017.38
05/01/23	\$11,735,017.38	\$58,675.09					\$0.00	\$0.00	\$11,735,017.38
06/01/23	\$11,735,017.38	\$58,675.09					\$0.00	\$0.00	\$11,735,017.38
07/01/23	\$11,735,017.38	\$58,675.09					\$0.00	\$0.00	\$11,735,017.38
08/01/23	\$11,735,017.38	\$58,675.09					\$0.00	\$0.00	\$11,735,017.38
09/01/23	\$11,735,017.38	\$58,675.09					\$0.00	\$0.00	\$11,735,017.38
10/01/23	\$11,735,017.38	\$58,675.09		\$0.00			\$0.00	\$0.00	\$11,735,017.38
11/01/23	\$11,735,017.38	\$58,675.09					\$0.00	\$0.00	\$11,735,017.38
12/01/23	\$11,735,017.38	\$58,675.09	\$704,101.08				\$0.00	\$0.00	\$12,439,118.46
01/01/24	\$12,439,118.46	\$62,195.59					\$0.00	\$0.00	\$12,439,118.46
02/01/24	\$12,439,118.46	\$62,195.59					\$0.00	\$0.00	\$12,439,118.46
03/01/24	\$12,439,118.46	\$62,195.59					\$0.00	\$0.00	\$12,439,118.46
04/01/24	\$12,439,118.46	\$62,195.59					\$0.00	\$0.00	\$12,439,118.46
05/01/24	\$12,439,118.46	\$62,195.59					\$0.00	\$0.00	\$12,439,118.46
06/01/24	\$12,439,118.46	\$62,195.59					\$0.00	\$0.00	\$12,439,118.46
07/01/24	\$12,439,118.46	\$62,195.59					\$0.00	\$0.00	\$12,439,118.46
08/01/24	\$12,439,118.46	\$62,195.59					\$0.00	\$0.00	\$12,439,118.46
09/01/24	\$12,439,118.46	\$62,195.59					\$0.00	\$0.00	\$12,439,118.46
10/01/24	\$12,439,118.46	\$62,195.59		\$0.00			\$0.00	\$0.00	\$12,439,118.46
11/01/24	\$12,439,118.46	\$62,195.59					\$0.00	\$0.00	\$12,439,118.46
12/01/24	\$12,439,118.46	\$62,195.59	\$746,347.08				\$0.00	\$0.00	\$13,185,465.54
01/01/25	\$13,185,465.54	\$65,927.33					\$0.00	\$0.00	\$13,185,465.54
02/01/25	\$13,185,465.54	\$65,927.33					\$0.00	\$0.00	\$13,185,465.54
03/01/25	\$13,185,465.54	\$65,927.33					\$0.00	\$0.00	\$13,185,465.54

DP1
COMMUNITY DEVELOPMENT DISTRICT
Series 2019 Projected Amortization Schedule

Hypothetical Amortization Including Admin Expenses and PIF Revenues

Date	Beginning Principal	Interest Calculation	Compounded Annual Interest	Actual/Estimated GF Budget	Actual/Estimated PIF Revenues	GF Budget Payments	Cumulative Revenue/ User Fee Balance	Actual/Estimated Payments	Accreted Value
04/01/25	\$13,185,465.54	\$65,927.33			\$0.00		\$0.00	\$0.00	\$13,185,465.54
05/01/25	\$13,185,465.54	\$65,927.33			\$0.00		\$0.00	\$0.00	\$13,185,465.54
06/01/25	\$13,185,465.54	\$65,927.33			\$0.00		\$0.00	\$0.00	\$13,185,465.54
07/01/25	\$13,185,465.54	\$65,927.33			\$0.00		\$0.00	\$0.00	\$13,185,465.54
08/01/25	\$13,185,465.54	\$65,927.33			\$0.00		\$0.00	\$0.00	\$13,185,465.54
09/01/25	\$13,185,465.54	\$65,927.33			\$0.00		\$0.00	\$0.00	\$13,185,465.54
10/01/25	\$13,185,465.54	\$65,927.33		\$0.00	\$0.00		\$0.00	\$0.00	\$13,185,465.54
11/01/25	\$13,185,465.54	\$65,927.33			\$0.00		\$0.00	\$0.00	\$13,185,465.54
12/01/25	\$13,185,465.54	\$65,927.33	\$791,127.96		\$0.00		\$0.00	\$0.00	\$13,976,593.50
01/01/26	\$13,976,593.50	\$69,882.97			\$0.00		\$0.00	\$0.00	\$13,976,593.50
02/01/26	\$13,976,593.50	\$69,882.97			\$0.00		\$0.00	\$0.00	\$13,976,593.50
03/01/26	\$13,976,593.50	\$69,882.97			\$0.00		\$0.00	\$0.00	\$13,976,593.50
04/01/26	\$13,976,593.50	\$69,882.97			\$0.00		\$0.00	\$0.00	\$13,976,593.50
05/01/26	\$13,976,593.50	\$69,882.97			\$0.00		\$0.00	\$0.00	\$13,976,593.50
06/01/26	\$13,976,593.50	\$69,882.97			\$0.00		\$0.00	\$0.00	\$13,976,593.50
07/01/26	\$13,976,593.50	\$69,882.97			\$0.00		\$0.00	\$0.00	\$13,976,593.50
08/01/26	\$13,976,593.50	\$69,882.97			\$0.00		\$0.00	\$0.00	\$13,976,593.50
09/01/26	\$13,976,593.50	\$69,882.97			\$0.00		\$0.00	\$0.00	\$13,976,593.50
10/01/26	\$13,976,593.50	\$69,882.97		\$0.00	\$0.00		\$0.00	\$0.00	\$13,976,593.50
11/01/26	\$13,976,593.50	\$69,882.97			\$0.00		\$0.00	\$0.00	\$13,976,593.50
12/01/26	\$13,976,593.50	\$69,882.97	\$838,595.64		\$0.00		\$0.00	\$0.00	\$14,815,189.14
01/01/27	\$14,815,189.14	\$74,075.95			\$0.00		\$0.00	\$0.00	\$14,815,189.14
02/01/27	\$14,815,189.14	\$74,075.95			\$0.00		\$0.00	\$0.00	\$14,815,189.14
03/01/27	\$14,815,189.14	\$74,075.95			\$0.00		\$0.00	\$0.00	\$14,815,189.14
04/01/27	\$14,815,189.14	\$74,075.95			\$0.00		\$0.00	\$0.00	\$14,815,189.14
05/01/27	\$14,815,189.14	\$74,075.95			\$0.00		\$0.00	\$0.00	\$14,815,189.14
06/01/27	\$14,815,189.14	\$74,075.95			\$0.00		\$0.00	\$0.00	\$14,815,189.14
07/01/27	\$14,815,189.14	\$74,075.95			\$0.00		\$0.00	\$0.00	\$14,815,189.14
08/01/27	\$14,815,189.14	\$74,075.95			\$0.00		\$0.00	\$0.00	\$14,815,189.14
09/01/27	\$14,815,189.14	\$74,075.95			\$0.00		\$0.00	\$0.00	\$14,815,189.14
10/01/27	\$14,815,189.14	\$74,075.95		\$0.00	\$0.00		\$0.00	\$0.00	\$14,815,189.14
11/01/27	\$14,815,189.14	\$74,075.95			\$0.00		\$0.00	\$0.00	\$14,815,189.14
12/01/27	\$14,815,189.14	\$74,075.95	\$888,911.40		\$0.00		\$0.00	\$0.00	\$15,704,100.54
01/01/28	\$15,704,100.54	\$78,520.50			\$0.00		\$0.00	\$0.00	\$15,704,100.54
02/01/28	\$15,704,100.54	\$78,520.50			\$0.00		\$0.00	\$0.00	\$15,704,100.54
03/01/28	\$15,704,100.54	\$78,520.50			\$0.00		\$0.00	\$0.00	\$15,704,100.54
04/01/28	\$15,704,100.54	\$78,520.50			\$0.00		\$0.00	\$0.00	\$15,704,100.54
05/01/28	\$15,704,100.54	\$78,520.50			\$0.00		\$0.00	\$0.00	\$15,704,100.54
06/01/28	\$15,704,100.54	\$78,520.50			\$0.00		\$0.00	\$0.00	\$15,704,100.54
07/01/28	\$15,704,100.54	\$78,520.50			\$0.00		\$0.00	\$0.00	\$15,704,100.54
08/01/28	\$15,704,100.54	\$78,520.50			\$0.00		\$0.00	\$0.00	\$15,704,100.54
09/01/28	\$15,704,100.54	\$78,520.50			\$0.00		\$0.00	\$0.00	\$15,704,100.54
10/01/28	\$15,704,100.54	\$78,520.50		\$0.00	\$0.00		\$0.00	\$0.00	\$15,704,100.54
11/01/28	\$15,704,100.54	\$78,520.50			\$0.00		\$0.00	\$0.00	\$15,704,100.54
12/01/28	\$15,704,100.54	\$78,520.50	\$942,246.00		\$0.00		\$0.00	\$0.00	\$16,646,346.54
01/01/29	\$16,646,346.54	\$83,231.73			\$0.00		\$0.00	\$0.00	\$16,646,346.54
02/01/29	\$16,646,346.54	\$83,231.73			\$0.00		\$0.00	\$0.00	\$16,646,346.54
03/01/29	\$16,646,346.54	\$83,231.73			\$0.00		\$0.00	\$0.00	\$16,646,346.54
04/01/29	\$16,646,346.54	\$83,231.73			\$0.00		\$0.00	\$0.00	\$16,646,346.54
05/01/29	\$16,646,346.54	\$83,231.73			\$0.00		\$0.00	\$0.00	\$16,646,346.54
06/01/29	\$16,646,346.54	\$83,231.73			\$0.00		\$0.00	\$0.00	\$16,646,346.54
07/01/29	\$16,646,346.54	\$83,231.73			\$0.00		\$0.00	\$0.00	\$16,646,346.54
08/01/29	\$16,646,346.54	\$83,231.73			\$0.00		\$0.00	\$0.00	\$16,646,346.54
09/01/29	\$16,646,346.54	\$83,231.73			\$0.00		\$0.00	\$0.00	\$16,646,346.54
10/01/29	\$16,646,346.54	\$83,231.73		\$0.00	\$0.00		\$0.00	\$0.00	\$16,646,346.54
11/01/29	\$16,646,346.54	\$83,231.73			\$0.00		\$0.00	\$0.00	\$16,646,346.54
12/01/29	\$16,646,346.54	\$83,231.73	\$998,780.76		\$0.00		\$0.00	\$0.00	\$17,645,127.30
01/01/30	\$17,645,127.30	\$88,225.64			\$0.00		\$0.00	\$0.00	\$17,645,127.30
02/01/30	\$17,645,127.30	\$88,225.64			\$0.00		\$0.00	\$0.00	\$17,645,127.30
03/01/30	\$17,645,127.30	\$88,225.64			\$0.00		\$0.00	\$0.00	\$17,645,127.30
04/01/30	\$17,645,127.30	\$88,225.64			\$0.00		\$0.00	\$0.00	\$17,645,127.30
05/01/30	\$17,645,127.30	\$88,225.64			\$0.00		\$0.00	\$0.00	\$17,645,127.30
06/01/30	\$17,645,127.30	\$88,225.64			\$0.00		\$0.00	\$0.00	\$17,645,127.30
07/01/30	\$17,645,127.30	\$88,225.64			\$0.00		\$0.00	\$0.00	\$17,645,127.30
08/01/30	\$17,645,127.30	\$88,225.64			\$0.00		\$0.00	\$0.00	\$17,645,127.30
09/01/30	\$17,645,127.30	\$88,225.64			\$0.00		\$0.00	\$0.00	\$17,645,127.30

DP1
COMMUNITY DEVELOPMENT DISTRICT
Series 2019 Projected Amortization Schedule

Hypothetical Amortization Including Admin Expenses and PIF Revenues

Date	Beginning Principal	Interest Calculation	Compounded Annual Interest	Actual/Estimated GF Budget	Actual/Estimated PIF Revenues	GF Budget Payments	Cumulative Revenue/ User Fee Balance	Actual/Estimated Payments	Accreted Value
10/01/30	\$17,645,127.30	\$88,225.64		\$0.00	\$0.00		\$0.00	\$0.00	\$17,645,127.30
11/01/30	\$17,645,127.30	\$88,225.64			\$0.00		\$0.00	\$0.00	\$17,645,127.30
12/01/30	\$17,645,127.30	\$88,225.64	\$1,058,707.68		\$0.00		\$0.00	\$0.00	\$18,703,834.98
01/01/31	\$18,703,834.98	\$93,519.17			\$0.00		\$0.00	\$0.00	\$18,703,834.98
02/01/31	\$18,703,834.98	\$93,519.17			\$0.00		\$0.00	\$0.00	\$18,703,834.98
03/01/31	\$18,703,834.98	\$93,519.17			\$0.00		\$0.00	\$0.00	\$18,703,834.98
04/01/31	\$18,703,834.98	\$93,519.17			\$0.00		\$0.00	\$0.00	\$18,703,834.98
05/01/31	\$18,703,834.98	\$93,519.17			\$0.00		\$0.00	\$0.00	\$18,703,834.98
06/01/31	\$18,703,834.98	\$93,519.17			\$0.00		\$0.00	\$0.00	\$18,703,834.98
07/01/31	\$18,703,834.98	\$93,519.17			\$0.00		\$0.00	\$0.00	\$18,703,834.98
08/01/31	\$18,703,834.98	\$93,519.17			\$0.00		\$0.00	\$0.00	\$18,703,834.98
09/01/31	\$18,703,834.98	\$93,519.17			\$0.00		\$0.00	\$0.00	\$18,703,834.98
10/01/31	\$18,703,834.98	\$93,519.17		\$0.00	\$0.00		\$0.00	\$0.00	\$18,703,834.98
11/01/31	\$18,703,834.98	\$93,519.17			\$0.00		\$0.00	\$0.00	\$18,703,834.98
12/01/31	\$18,703,834.98	\$93,519.17	\$1,122,230.04		\$0.00		\$0.00	\$0.00	\$19,826,065.02
01/01/32	\$19,826,065.02	\$99,130.33			\$277,048.53		\$277,048.53	\$0.00	\$19,826,065.02
02/01/32	\$19,826,065.02	\$99,130.33			\$107,333.33		\$384,381.86	\$0.00	\$19,826,065.02
03/01/32	\$19,826,065.02	\$99,130.33			\$107,333.33		\$214,666.66	\$277,048.53	\$19,549,016.49
04/01/32	\$19,549,016.49	\$97,745.08			\$107,333.33		\$214,666.66	\$107,333.33	\$19,441,683.16
05/01/32	\$19,441,683.16	\$97,208.42			\$107,333.33		\$214,666.66	\$107,333.33	\$19,334,349.83
06/01/32	\$19,334,349.83	\$96,671.75			\$107,333.33		\$214,666.66	\$107,333.33	\$19,227,016.50
07/01/32	\$19,227,016.50	\$96,135.08			\$107,333.33		\$214,666.66	\$107,333.33	\$19,119,683.17
08/01/32	\$19,119,683.17	\$95,598.42			\$107,333.33		\$214,666.66	\$107,333.33	\$19,012,349.84
09/01/32	\$19,012,349.84	\$95,061.75			\$107,333.33		\$214,666.66	\$107,333.33	\$18,905,016.51
10/01/32	\$18,905,016.51	\$94,525.08		\$133,348.61	\$107,333.33	\$107,333.33	\$107,333.33	\$107,333.33	\$18,797,683.18
11/01/32	\$18,797,683.18	\$93,988.42			\$107,333.33	\$26,015.28	\$188,651.38	\$0.00	\$18,797,683.18
12/01/32	\$18,797,683.18	\$93,988.42	\$1,158,313.41		\$0.00		\$0.00	\$81,318.05	\$19,874,678.54
01/01/33	\$19,874,678.54	\$99,373.39			\$109,500.00		\$109,500.00	\$0.00	\$19,874,678.54
02/01/33	\$19,874,678.54	\$99,373.39			\$109,500.00		\$219,000.00	\$0.00	\$19,874,678.54
03/01/33	\$19,874,678.54	\$99,373.39			\$109,500.00		\$219,000.00	\$109,500.00	\$19,765,178.54
04/01/33	\$19,765,178.54	\$98,825.89			\$109,500.00		\$219,000.00	\$109,500.00	\$19,655,678.54
05/01/33	\$19,655,678.54	\$98,278.39			\$109,500.00		\$219,000.00	\$109,500.00	\$19,546,178.54
06/01/33	\$19,546,178.54	\$97,730.89			\$109,500.00		\$219,000.00	\$109,500.00	\$19,436,678.54
07/01/33	\$19,436,678.54	\$97,183.39			\$109,500.00		\$219,000.00	\$109,500.00	\$19,327,178.54
08/01/33	\$19,327,178.54	\$96,635.89			\$109,500.00		\$219,000.00	\$109,500.00	\$19,217,678.54
09/01/33	\$19,217,678.54	\$96,088.39			\$109,500.00		\$219,000.00	\$109,500.00	\$19,108,178.54
10/01/33	\$19,108,178.54	\$95,540.89		\$136,682.33	\$109,500.00	\$109,500.00	\$109,500.00	\$109,500.00	\$18,998,678.54
11/01/33	\$18,998,678.54	\$94,993.39			\$109,500.00	\$27,182.33	\$191,817.67	\$0.00	\$18,998,678.54
12/01/33	\$18,998,678.54	\$94,993.39	\$1,168,390.68		\$109,500.00		\$219,000.00	\$82,317.67	\$20,084,751.55
01/01/34	\$20,084,751.55	\$100,423.76			\$111,666.67		\$221,166.67	\$109,500.00	\$19,975,251.55
02/01/34	\$19,975,251.55	\$99,876.26			\$111,666.67		\$223,333.34	\$109,500.00	\$19,865,751.55
03/01/34	\$19,865,751.55	\$99,328.76			\$111,666.67		\$223,333.34	\$111,666.67	\$19,754,084.88
04/01/34	\$19,754,084.88	\$98,770.42			\$111,666.67		\$223,333.34	\$111,666.67	\$19,642,418.21
05/01/34	\$19,642,418.21	\$98,212.09			\$111,666.67		\$223,333.34	\$111,666.67	\$19,530,751.54
06/01/34	\$19,530,751.54	\$97,653.76			\$111,666.67		\$223,333.34	\$111,666.67	\$19,419,084.87
07/01/34	\$19,419,084.87	\$97,095.42			\$111,666.67		\$223,333.34	\$111,666.67	\$19,307,418.20
08/01/34	\$19,307,418.20	\$96,537.09			\$111,666.67		\$223,333.34	\$111,666.67	\$19,195,751.53
09/01/34	\$19,195,751.53	\$95,978.76			\$111,666.67		\$223,333.34	\$111,666.67	\$19,084,084.86
10/01/34	\$19,084,084.86	\$95,420.42		\$140,099.39	\$111,666.67	\$111,666.67	\$111,666.67	\$111,666.67	\$18,972,418.19
11/01/34	\$18,972,418.19	\$94,862.09			\$111,666.67	\$28,432.72	\$194,900.62	\$0.00	\$18,972,418.19
12/01/34	\$18,972,418.19	\$94,862.09	\$1,169,020.92		\$111,666.67		\$223,333.34	\$83,233.95	\$20,058,205.16
01/01/35	\$20,058,205.16	\$100,291.03			\$113,916.67		\$225,583.34	\$111,666.67	\$19,946,538.49
02/01/35	\$19,946,538.49	\$99,732.69			\$113,916.67		\$227,833.34	\$111,666.67	\$19,834,871.82
03/01/35	\$19,834,871.82	\$99,174.36			\$113,916.67		\$227,833.34	\$113,916.67	\$19,720,955.15
04/01/35	\$19,720,955.15	\$98,604.78			\$113,916.67		\$227,833.34	\$113,916.67	\$19,607,038.48
05/01/35	\$19,607,038.48	\$98,035.19			\$113,916.67		\$227,833.34	\$113,916.67	\$19,493,121.81
06/01/35	\$19,493,121.81	\$97,465.61			\$113,916.67		\$227,833.34	\$113,916.67	\$19,379,205.14
07/01/35	\$19,379,205.14	\$96,896.03			\$113,916.67		\$227,833.34	\$113,916.67	\$19,265,288.47
08/01/35	\$19,265,288.47	\$96,326.44			\$113,916.67		\$227,833.34	\$113,916.67	\$19,151,371.80
09/01/35	\$19,151,371.80	\$95,756.86			\$113,916.67		\$227,833.34	\$113,916.67	\$19,037,455.13
10/01/35	\$19,037,455.13	\$95,187.28		\$143,601.87	\$113,916.67	\$113,916.67	\$113,916.67	\$113,916.67	\$18,923,538.46
11/01/35	\$18,923,538.46	\$94,617.69			\$113,916.67	\$29,685.20	\$198,148.14	\$0.00	\$18,923,538.46
12/01/35	\$18,923,538.46	\$94,617.69	\$1,166,705.65		\$113,916.67		\$227,833.34	\$84,231.47	\$20,006,012.64

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COMMUNITY DEVELOPMENT DISTRICT
Series 2019 Projected Amortization Schedule

Hypothetical Amortization Including Admin Expenses and PIF Revenues

Date	Beginning Principal	Interest Calculation	Compounded Annual Interest	Actual/Estimated GF Budget	Actual/Estimated PIF Revenues	GF Budget Payments	Cumulative Revenue/ User Fee Balance	Actual/Estimated Payments	Accreted Value
01/01/36	\$20,006,012.64	\$100,030.06			\$116,166.67		\$230,083.34	\$113,916.67	\$19,892,095.97
02/01/36	\$19,892,095.97	\$99,460.48			\$116,166.67		\$232,333.34	\$113,916.67	\$19,778,179.30
03/01/36	\$19,778,179.30	\$98,890.90			\$116,166.67		\$232,333.34	\$116,166.67	\$19,662,012.63
04/01/36	\$19,662,012.63	\$98,310.06			\$116,166.67		\$232,333.34	\$116,166.67	\$19,545,845.96
05/01/36	\$19,545,845.96	\$97,729.23			\$116,166.67		\$232,333.34	\$116,166.67	\$19,429,679.29
06/01/36	\$19,429,679.29	\$97,148.40			\$116,166.67		\$232,333.34	\$116,166.67	\$19,313,512.62
07/01/36	\$19,313,512.62	\$96,567.56			\$116,166.67		\$232,333.34	\$116,166.67	\$19,197,345.95
08/01/36	\$19,197,345.95	\$95,986.73			\$116,166.67		\$232,333.34	\$116,166.67	\$19,081,179.28
09/01/36	\$19,081,179.28	\$95,405.90			\$116,166.67		\$232,333.34	\$116,166.67	\$18,965,012.61
10/01/36	\$18,965,012.61	\$94,825.06		\$147,191.92	\$116,166.67	\$116,166.67	\$116,166.67	\$116,166.67	\$18,848,845.94
11/01/36	\$18,848,845.94	\$94,244.23			\$116,166.67	\$31,025.25	\$201,308.09	\$0.00	\$18,848,845.94
12/01/36	\$18,848,845.94	\$94,244.23	\$1,162,842.84		\$116,166.67		\$232,333.34	\$85,141.42	\$19,926,547.36
01/01/37	\$19,926,547.36	\$99,632.74			\$118,500.00		\$234,666.67	\$116,166.67	\$19,810,380.69
02/01/37	\$19,810,380.69	\$99,051.90			\$118,500.00		\$237,000.00	\$116,166.67	\$19,694,214.02
03/01/37	\$19,694,214.02	\$98,471.07			\$118,500.00		\$237,000.00	\$118,500.00	\$19,575,714.02
04/01/37	\$19,575,714.02	\$97,878.57			\$118,500.00		\$237,000.00	\$118,500.00	\$19,457,214.02
05/01/37	\$19,457,214.02	\$97,286.07			\$118,500.00		\$237,000.00	\$118,500.00	\$19,338,714.02
06/01/37	\$19,338,714.02	\$96,693.57			\$118,500.00		\$237,000.00	\$118,500.00	\$19,220,214.02
07/01/37	\$19,220,214.02	\$96,101.07			\$118,500.00		\$237,000.00	\$118,500.00	\$19,101,714.02
08/01/37	\$19,101,714.02	\$95,508.57			\$118,500.00		\$237,000.00	\$118,500.00	\$18,983,214.02
09/01/37	\$18,983,214.02	\$94,916.07			\$118,500.00		\$237,000.00	\$118,500.00	\$18,864,714.02
10/01/37	\$18,864,714.02	\$94,323.57		\$150,871.72	\$118,500.00	\$118,500.00	\$118,500.00	\$118,500.00	\$18,746,214.02
11/01/37	\$18,746,214.02	\$93,731.07			\$118,500.00	\$32,371.72	\$204,628.28	\$0.00	\$18,746,214.02
12/01/37	\$18,746,214.02	\$93,731.07	\$1,157,325.34		\$118,500.00		\$237,000.00	\$86,128.28	\$19,817,411.08
01/01/38	\$19,817,411.08	\$99,087.06			\$120,833.33		\$239,333.33	\$118,500.00	\$19,698,911.08
02/01/38	\$19,698,911.08	\$98,494.56			\$120,833.33		\$241,666.66	\$118,500.00	\$19,580,411.08
03/01/38	\$19,580,411.08	\$97,902.06			\$120,833.33		\$241,666.66	\$120,833.33	\$19,459,577.75
04/01/38	\$19,459,577.75	\$97,297.89			\$120,833.33		\$241,666.66	\$120,833.33	\$19,338,744.42
05/01/38	\$19,338,744.42	\$96,693.72			\$120,833.33		\$241,666.66	\$120,833.33	\$19,217,911.09
06/01/38	\$19,217,911.09	\$96,089.56			\$120,833.33		\$241,666.66	\$120,833.33	\$19,097,077.76
07/01/38	\$19,097,077.76	\$95,485.39			\$120,833.33		\$241,666.66	\$120,833.33	\$18,976,244.43
08/01/38	\$18,976,244.43	\$94,881.22			\$120,833.33		\$241,666.66	\$120,833.33	\$18,855,411.10
09/01/38	\$18,855,411.10	\$94,277.06			\$120,833.33		\$241,666.66	\$120,833.33	\$18,734,577.77
10/01/38	\$18,734,577.77	\$93,672.89		\$154,643.51	\$120,833.33	\$120,833.33	\$120,833.33	\$120,833.33	\$18,613,744.44
11/01/38	\$18,613,744.44	\$93,068.72			\$120,833.33	\$33,810.18	\$207,856.48	\$0.00	\$18,613,744.44
12/01/38	\$18,613,744.44	\$93,068.72	\$1,150,018.85		\$120,833.33		\$241,666.66	\$87,023.15	\$19,676,740.14
01/01/39	\$19,676,740.14	\$98,383.70			\$123,250.00		\$244,083.33	\$120,833.33	\$19,555,906.81
02/01/39	\$19,555,906.81	\$97,779.53			\$123,250.00		\$246,500.00	\$120,833.33	\$19,435,073.48
03/01/39	\$19,435,073.48	\$97,175.37			\$123,250.00		\$246,500.00	\$123,250.00	\$19,311,823.48
04/01/39	\$19,311,823.48	\$96,559.12			\$123,250.00		\$246,500.00	\$123,250.00	\$19,188,573.48
05/01/39	\$19,188,573.48	\$95,942.87			\$123,250.00		\$246,500.00	\$123,250.00	\$19,065,323.48
06/01/39	\$19,065,323.48	\$95,326.62			\$123,250.00		\$246,500.00	\$123,250.00	\$18,942,073.48
07/01/39	\$18,942,073.48	\$94,710.37			\$123,250.00		\$246,500.00	\$123,250.00	\$18,818,823.48
08/01/39	\$18,818,823.48	\$94,094.12			\$123,250.00		\$246,500.00	\$123,250.00	\$18,695,573.48
09/01/39	\$18,695,573.48	\$93,477.87			\$123,250.00		\$246,500.00	\$123,250.00	\$18,572,323.48
10/01/39	\$18,572,323.48	\$92,861.62		\$158,509.60	\$123,250.00	\$123,250.00	\$123,250.00	\$123,250.00	\$18,449,073.48
11/01/39	\$18,449,073.48	\$92,245.37			\$123,250.00	\$35,259.60	\$211,240.40	\$0.00	\$18,449,073.48
12/01/39	\$18,449,073.48	\$92,245.37	\$1,140,801.93		\$123,250.00		\$246,500.00	\$87,990.40	\$19,501,885.01
01/01/40	\$19,501,885.01	\$97,509.43			\$125,750.00		\$249,000.00	\$123,250.00	\$19,378,635.01
02/01/40	\$19,378,635.01	\$96,893.18			\$125,750.00		\$251,500.00	\$123,250.00	\$19,255,385.01
03/01/40	\$19,255,385.01	\$96,276.93			\$125,750.00		\$251,500.00	\$125,750.00	\$19,129,635.01
04/01/40	\$19,129,635.01	\$95,648.18			\$125,750.00		\$251,500.00	\$125,750.00	\$19,003,885.01
05/01/40	\$19,003,885.01	\$95,019.43			\$125,750.00		\$251,500.00	\$125,750.00	\$18,878,135.01
06/01/40	\$18,878,135.01	\$94,390.68			\$125,750.00		\$251,500.00	\$125,750.00	\$18,752,385.01
07/01/40	\$18,752,385.01	\$93,761.93			\$125,750.00		\$251,500.00	\$125,750.00	\$18,626,635.01
08/01/40	\$18,626,635.01	\$93,133.18			\$125,750.00		\$251,500.00	\$125,750.00	\$18,500,885.01
09/01/40	\$18,500,885.01	\$92,504.43			\$125,750.00		\$251,500.00	\$125,750.00	\$18,375,135.01
10/01/40	\$18,375,135.01	\$91,875.68		\$162,472.34	\$125,750.00	\$125,750.00	\$125,750.00	\$125,750.00	\$18,249,385.01
11/01/40	\$18,249,385.01	\$91,246.93			\$125,750.00	\$36,722.34	\$214,777.66	\$0.00	\$18,249,385.01
12/01/40	\$18,249,385.01	\$91,246.93	\$1,129,506.91		\$125,750.00		\$251,500.00	\$89,027.66	\$19,289,864.26
01/01/41	\$19,289,864.26	\$96,449.32			\$128,250.00		\$254,000.00	\$125,750.00	\$19,164,114.26
02/01/41	\$19,164,114.26	\$95,820.57			\$128,250.00		\$256,500.00	\$125,750.00	\$19,038,364.26
03/01/41	\$19,038,364.26	\$95,191.82			\$128,250.00		\$256,500.00	\$128,250.00	\$18,910,114.26
04/01/41	\$18,910,114.26	\$94,550.57			\$128,250.00		\$256,500.00	\$128,250.00	\$18,781,864.26

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COMMUNITY DEVELOPMENT DISTRICT
Series 2019 Projected Amortization Schedule

Hypothetical Amortization Including Admin Expenses and PIF Revenues

Date	Beginning Principal	Interest Calculation	Compounded Annual Interest	Actual/Estimated GF Budget	Actual/Estimated PIF Revenues	GF Budget Payments	Cumulative Revenue/ User Fee Balance	Actual/Estimated Payments	Accreted Value
05/01/41	\$18,781,864.26	\$93,909.32			\$128,250.00		\$256,500.00	\$128,250.00	\$18,653,614.26
06/01/41	\$18,653,614.26	\$93,268.07			\$128,250.00		\$256,500.00	\$128,250.00	\$18,525,364.26
07/01/41	\$18,525,364.26	\$92,626.82			\$128,250.00		\$256,500.00	\$128,250.00	\$18,397,114.26
08/01/41	\$18,397,114.26	\$91,985.57			\$128,250.00		\$256,500.00	\$128,250.00	\$18,268,864.26
09/01/41	\$18,268,864.26	\$91,344.32			\$128,250.00		\$256,500.00	\$128,250.00	\$18,140,614.26
10/01/41	\$18,140,614.26	\$90,703.07		\$166,534.15	\$128,250.00	\$128,250.00	\$128,250.00	\$128,250.00	\$18,012,364.26
11/01/41	\$18,012,364.26	\$90,061.82			\$128,250.00	\$38,284.15	\$218,215.85	\$0.00	\$18,012,364.26
12/01/41	\$18,012,364.26	\$90,061.82	\$1,115,973.09		\$128,250.00		\$256,500.00	\$89,965.85	\$19,038,371.50
01/01/42	\$19,038,371.50	\$95,191.86			\$130,833.33		\$259,083.33	\$128,250.00	\$18,910,121.50
02/01/42	\$18,910,121.50	\$94,550.61			\$130,833.33		\$261,666.66	\$128,250.00	\$18,781,871.50
03/01/42	\$18,781,871.50	\$93,909.36			\$130,833.33		\$261,666.66	\$130,833.33	\$18,651,038.17
04/01/42	\$18,651,038.17	\$93,255.19			\$130,833.33		\$261,666.66	\$130,833.33	\$18,520,204.84
05/01/42	\$18,520,204.84	\$92,601.02			\$130,833.33		\$261,666.66	\$130,833.33	\$18,389,371.51
06/01/42	\$18,389,371.51	\$91,946.86			\$130,833.33		\$261,666.66	\$130,833.33	\$18,258,538.18
07/01/42	\$18,258,538.18	\$91,292.69			\$130,833.33		\$261,666.66	\$130,833.33	\$18,127,704.85
08/01/42	\$18,127,704.85	\$90,638.52			\$130,833.33		\$261,666.66	\$130,833.33	\$17,996,871.52
09/01/42	\$17,996,871.52	\$89,984.36			\$130,833.33		\$261,666.66	\$130,833.33	\$17,866,038.19
10/01/42	\$17,866,038.19	\$89,330.19		\$170,697.50	\$130,833.33	\$130,833.33	\$130,833.33	\$130,833.33	\$17,735,204.86
11/01/42	\$17,735,204.86	\$88,676.02			\$130,833.33	\$39,864.17	\$221,802.49	\$0.00	\$17,735,204.86
12/01/42	\$17,735,204.86	\$88,676.02	\$1,100,052.70		\$130,833.33		\$261,666.66	\$90,969.16	\$18,744,288.40
01/01/43	\$18,744,288.40	\$93,721.44			\$133,416.67		\$264,250.00	\$130,833.33	\$18,613,455.07
02/01/43	\$18,613,455.07	\$93,067.28			\$133,416.67		\$266,833.34	\$130,833.33	\$18,482,621.74
03/01/43	\$18,482,621.74	\$92,413.11			\$133,416.67		\$266,833.34	\$133,416.67	\$18,349,205.07
04/01/43	\$18,349,205.07	\$91,746.03			\$133,416.67		\$266,833.34	\$133,416.67	\$18,215,788.40
05/01/43	\$18,215,788.40	\$91,078.94			\$133,416.67		\$266,833.34	\$133,416.67	\$18,082,371.73
06/01/43	\$18,082,371.73	\$90,411.86			\$133,416.67		\$266,833.34	\$133,416.67	\$17,948,955.06
07/01/43	\$17,948,955.06	\$89,744.78			\$133,416.67		\$266,833.34	\$133,416.67	\$17,815,538.39
08/01/43	\$17,815,538.39	\$89,077.69			\$133,416.67		\$266,833.34	\$133,416.67	\$17,682,121.72
09/01/43	\$17,682,121.72	\$88,410.61			\$133,416.67		\$266,833.34	\$133,416.67	\$17,548,705.05
10/01/43	\$17,548,705.05	\$87,743.53		\$174,964.94	\$133,416.67	\$133,416.67	\$133,416.67	\$133,416.67	\$17,415,288.38
11/01/43	\$17,415,288.38	\$87,076.44			\$133,416.67	\$41,548.27	\$225,285.07	\$0.00	\$17,415,288.38
12/01/43	\$17,415,288.38	\$87,076.44	\$1,081,568.15		\$133,416.67		\$266,833.34	\$91,868.40	\$18,404,988.13
01/01/44	\$18,404,988.13	\$92,024.94			\$136,083.33		\$269,500.00	\$133,416.67	\$18,271,571.46
02/01/44	\$18,271,571.46	\$91,357.86			\$136,083.33		\$272,166.66	\$133,416.67	\$18,138,154.79
03/01/44	\$18,138,154.79	\$90,690.77			\$136,083.33		\$272,166.66	\$136,083.33	\$18,002,071.46
04/01/44	\$18,002,071.46	\$90,010.36			\$136,083.33		\$272,166.66	\$136,083.33	\$17,865,988.13
05/01/44	\$17,865,988.13	\$89,329.94			\$136,083.33		\$272,166.66	\$136,083.33	\$17,729,904.80
06/01/44	\$17,729,904.80	\$88,649.52			\$136,083.33		\$272,166.66	\$136,083.33	\$17,593,821.47
07/01/44	\$17,593,821.47	\$87,969.11			\$136,083.33		\$272,166.66	\$136,083.33	\$17,457,738.14
08/01/44	\$17,457,738.14	\$87,288.69			\$136,083.33		\$272,166.66	\$136,083.33	\$17,321,654.81
09/01/44	\$17,321,654.81	\$86,608.27			\$136,083.33		\$272,166.66	\$136,083.33	\$17,185,571.48
10/01/44	\$17,185,571.48	\$85,927.86		\$179,339.06	\$136,083.33	\$136,083.33	\$136,083.33	\$136,083.33	\$17,049,488.15
11/01/44	\$17,049,488.15	\$85,247.44			\$136,083.33	\$43,255.73	\$228,910.93	\$0.00	\$17,049,488.15
12/01/44	\$17,049,488.15	\$85,247.44	\$1,060,352.20		\$136,083.33		\$272,166.66	\$92,827.60	\$18,017,012.75
01/01/45	\$18,017,012.75	\$90,085.06			\$138,833.33		\$274,916.66	\$136,083.33	\$17,880,929.42
02/01/45	\$17,880,929.42	\$89,404.65			\$138,833.33		\$277,666.66	\$136,083.33	\$17,744,846.09
03/01/45	\$17,744,846.09	\$88,724.23			\$138,833.33		\$277,666.66	\$138,833.33	\$17,606,012.76
04/01/45	\$17,606,012.76	\$88,030.06			\$138,833.33		\$277,666.66	\$138,833.33	\$17,467,179.43
05/01/45	\$17,467,179.43	\$87,335.90			\$138,833.33		\$277,666.66	\$138,833.33	\$17,328,346.10
06/01/45	\$17,328,346.10	\$86,641.73			\$138,833.33		\$277,666.66	\$138,833.33	\$17,189,512.77
07/01/45	\$17,189,512.77	\$85,947.56			\$138,833.33		\$277,666.66	\$138,833.33	\$17,050,679.44
08/01/45	\$17,050,679.44	\$85,253.40			\$138,833.33		\$277,666.66	\$138,833.33	\$16,911,846.11
09/01/45	\$16,911,846.11	\$84,559.23			\$138,833.33		\$277,666.66	\$138,833.33	\$16,773,012.78
10/01/45	\$16,773,012.78	\$83,865.06		\$183,822.54	\$138,833.33	\$138,833.33	\$138,833.33	\$138,833.33	\$16,634,179.45
11/01/45	\$16,634,179.45	\$83,179.90			\$138,833.33	\$44,989.21	\$232,677.45	\$0.00	\$16,634,179.45
12/01/45	\$16,634,179.45	\$83,179.90	\$1,036,188.68		\$138,833.33		\$277,666.66	\$93,844.12	\$17,576,524.01
01/01/46	\$17,576,524.01	\$87,882.62			\$141,583.33		\$280,416.66	\$138,833.33	\$17,437,690.68
02/01/46	\$17,437,690.68	\$87,188.45			\$141,583.33		\$283,166.66	\$138,833.33	\$17,298,857.35
03/01/46	\$17,298,857.35	\$86,494.29			\$141,583.33		\$283,166.66	\$141,583.33	\$17,157,274.02
04/01/46	\$17,157,274.02	\$85,786.37			\$141,583.33		\$283,166.66	\$141,583.33	\$17,015,690.69
05/01/46	\$17,015,690.69	\$85,078.45			\$141,583.33		\$283,166.66	\$141,583.33	\$16,874,107.36

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Series 2019 Projected Amortization Schedule

Hypothetical Amortization Including Admin Expenses and PIF Revenues

Date	Beginning Principal	Interest Calculation	Compounded Annual Interest	Actual/Estimated GF Budget	Actual/Estimated PIF Revenues	GF Budget Payments	Cumulative Revenue/ User Fee Balance	Actual/Estimated Payments	Accreted Value
06/01/46	\$16,874,107.36	\$84,370.54			\$141,583.33		\$283,166.66	\$141,583.33	\$16,732,524.03
07/01/46	\$16,732,524.03	\$83,662.62			\$141,583.33		\$283,166.66	\$141,583.33	\$16,590,940.70
08/01/46	\$16,590,940.70	\$82,954.70			\$141,583.33		\$283,166.66	\$141,583.33	\$16,449,357.37
09/01/46	\$16,449,357.37	\$82,246.79			\$141,583.33		\$283,166.66	\$141,583.33	\$16,307,774.04
10/01/46	\$16,307,774.04	\$81,538.87		\$188,418.10	\$141,583.33	\$141,583.33	\$141,583.33	\$141,583.33	\$16,166,190.71
11/01/46	\$16,166,190.71	\$80,830.95			\$141,583.33	\$46,834.77	\$236,331.89	\$0.00	\$16,166,190.71
12/01/46	\$16,166,190.71	\$80,830.95	\$1,008,865.60		\$141,583.33		\$283,166.66	\$94,748.56	\$17,080,307.75
01/01/47	\$17,080,307.75	\$85,401.54			\$144,416.67		\$286,000.00	\$141,583.33	\$16,938,724.42
02/01/47	\$16,938,724.42	\$84,693.62			\$144,416.67		\$288,833.34	\$141,583.33	\$16,797,141.09
03/01/47	\$16,797,141.09	\$83,985.71			\$144,416.67		\$288,833.34	\$144,416.67	\$16,652,724.42
04/01/47	\$16,652,724.42	\$83,263.62			\$144,416.67		\$288,833.34	\$144,416.67	\$16,508,307.75
05/01/47	\$16,508,307.75	\$82,541.54			\$144,416.67		\$288,833.34	\$144,416.67	\$16,363,891.08
06/01/47	\$16,363,891.08	\$81,819.46			\$144,416.67		\$288,833.34	\$144,416.67	\$16,219,474.41
07/01/47	\$16,219,474.41	\$81,097.37			\$144,416.67		\$288,833.34	\$144,416.67	\$16,075,057.74
08/01/47	\$16,075,057.74	\$80,375.29			\$144,416.67		\$288,833.34	\$144,416.67	\$15,930,641.07
09/01/47	\$15,930,641.07	\$79,653.21			\$144,416.67		\$288,833.34	\$144,416.67	\$15,786,224.40
10/01/47	\$15,786,224.40	\$78,931.12		\$193,128.55	\$144,416.67	\$144,416.67	\$144,416.67	\$144,416.67	\$15,641,807.73
11/01/47	\$15,641,807.73	\$78,209.04			\$144,416.67	\$48,711.88	\$240,121.46	\$0.00	\$15,641,807.73
12/01/47	\$15,641,807.73	\$78,209.04	\$978,180.56		\$144,416.67		\$288,833.34	\$95,704.79	\$16,524,283.50
01/01/48	\$16,524,283.50	\$82,621.42			\$147,333.33		\$291,750.00	\$144,416.67	\$16,379,866.83
02/01/48	\$16,379,866.83	\$81,899.33			\$147,333.33		\$294,666.66	\$144,416.67	\$16,235,450.16
03/01/48	\$16,235,450.16	\$81,177.25			\$147,333.33		\$294,666.66	\$147,333.33	\$16,088,116.83
04/01/48	\$16,088,116.83	\$80,440.58			\$147,333.33		\$294,666.66	\$147,333.33	\$15,940,783.50
05/01/48	\$15,940,783.50	\$79,703.92			\$147,333.33		\$294,666.66	\$147,333.33	\$15,793,450.17
06/01/48	\$15,793,450.17	\$78,967.25			\$147,333.33		\$294,666.66	\$147,333.33	\$15,646,116.84
07/01/48	\$15,646,116.84	\$78,230.58			\$147,333.33		\$294,666.66	\$147,333.33	\$15,498,783.51
08/01/48	\$15,498,783.51	\$77,493.92			\$147,333.33		\$294,666.66	\$147,333.33	\$15,351,450.18
09/01/48	\$15,351,450.18	\$76,757.25			\$147,333.33		\$294,666.66	\$147,333.33	\$15,204,116.85
10/01/48	\$15,204,116.85	\$76,020.58		\$197,956.76	\$147,333.33	\$147,333.33	\$147,333.33	\$147,333.33	\$15,056,783.52
11/01/48	\$15,056,783.52	\$75,283.92			\$147,333.33	\$50,623.43	\$244,043.23	\$0.00	\$15,056,783.52
12/01/48	\$15,056,783.52	\$75,283.92	\$943,879.92		\$147,333.33		\$294,666.66	\$96,709.90	\$15,903,953.54
01/01/49	\$15,903,953.54	\$79,519.77			\$150,250.00		\$297,583.33	\$147,333.33	\$15,756,620.21
02/01/49	\$15,756,620.21	\$78,783.10			\$150,250.00		\$300,500.00	\$147,333.33	\$15,609,286.88
03/01/49	\$15,609,286.88	\$78,046.43			\$150,250.00		\$300,500.00	\$150,250.00	\$15,459,036.88
04/01/49	\$15,459,036.88	\$77,295.18			\$150,250.00		\$300,500.00	\$150,250.00	\$15,308,786.88
05/01/49	\$15,308,786.88	\$76,543.93			\$150,250.00		\$300,500.00	\$150,250.00	\$15,158,536.88
06/01/49	\$15,158,536.88	\$75,792.68			\$150,250.00		\$300,500.00	\$150,250.00	\$15,008,286.88
07/01/49	\$15,008,286.88	\$75,041.43			\$150,250.00		\$300,500.00	\$150,250.00	\$14,858,036.88
08/01/49	\$14,858,036.88	\$74,290.18			\$150,250.00		\$300,500.00	\$150,250.00	\$14,707,786.88
09/01/49	\$14,707,786.88	\$73,538.93			\$150,250.00		\$300,500.00	\$150,250.00	\$14,557,536.88
10/01/49	\$14,557,536.88	\$72,787.68		\$202,905.68	\$150,250.00	\$150,250.00	\$150,250.00	\$150,250.00	\$14,407,286.88
11/01/49	\$14,407,286.88	\$72,036.43			\$150,250.00	\$52,655.68	\$247,844.32	\$0.00	\$14,407,286.88
12/01/49	\$14,407,286.88	\$72,036.43	\$905,712.17		\$150,250.00		\$300,500.00	\$97,594.32	\$15,215,404.73
01/01/50	\$15,215,404.73	\$76,077.02			\$153,250.00		\$303,500.00	\$150,250.00	\$15,065,154.73
02/01/50	\$15,065,154.73	\$75,325.77			\$153,250.00		\$306,500.00	\$150,250.00	\$14,914,904.73
03/01/50	\$14,914,904.73	\$74,574.52			\$153,250.00		\$306,500.00	\$153,250.00	\$14,761,654.73
04/01/50	\$14,761,654.73	\$73,808.27			\$153,250.00		\$306,500.00	\$153,250.00	\$14,608,404.73
05/01/50	\$14,608,404.73	\$73,042.02			\$153,250.00		\$306,500.00	\$153,250.00	\$14,455,154.73
06/01/50	\$14,455,154.73	\$72,275.77			\$153,250.00		\$306,500.00	\$153,250.00	\$14,301,904.73
07/01/50	\$14,301,904.73	\$71,509.52			\$153,250.00		\$306,500.00	\$153,250.00	\$14,148,654.73
08/01/50	\$14,148,654.73	\$70,743.27			\$153,250.00		\$306,500.00	\$153,250.00	\$13,995,404.73
09/01/50	\$13,995,404.73	\$69,977.02			\$153,250.00		\$306,500.00	\$153,250.00	\$13,842,154.73
10/01/50	\$13,842,154.73	\$69,210.77		\$207,978.32	\$153,250.00	\$153,250.00	\$153,250.00	\$153,250.00	\$13,688,904.73
11/01/50	\$13,688,904.73	\$68,444.52			\$153,250.00	\$54,728.32	\$251,771.68	\$0.00	\$13,688,904.73
12/01/50	\$13,688,904.73	\$68,444.52	\$863,432.99		\$153,250.00		\$306,500.00	\$98,521.68	\$14,453,816.04
01/01/51	\$14,453,816.04	\$72,269.08			\$156,333.33		\$309,583.33	\$153,250.00	\$14,300,566.04
02/01/51	\$14,300,566.04	\$71,502.83			\$156,333.33		\$312,666.66	\$153,250.00	\$14,147,316.04
03/01/51	\$14,147,316.04	\$70,736.58			\$156,333.33		\$312,666.66	\$156,333.33	\$13,990,982.71
04/01/51	\$13,990,982.71	\$69,954.91			\$156,333.33		\$312,666.66	\$156,333.33	\$13,834,649.38
05/01/51	\$13,834,649.38	\$69,173.25			\$156,333.33		\$312,666.66	\$156,333.33	\$13,678,316.05

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Hypothetical Amortization Including Admin Expenses and PIF Revenues

Date	Beginning Principal	Interest Calculation	Compounded Annual Interest	Actual/Estimated GF Budget	Actual/Estimated PIF Revenues	GF Budget Payments	Cumulative Revenue/ User Fee Balance	Actual/Estimated Payments	Accreted Value
06/01/51	\$13,678,316.05	\$68,391.58			\$156,333.33		\$312,666.66	\$156,333.33	\$13,521,982.72
07/01/51	\$13,521,982.72	\$67,609.91			\$156,333.33		\$312,666.66	\$156,333.33	\$13,365,649.39
08/01/51	\$13,365,649.39	\$66,828.25			\$156,333.33		\$312,666.66	\$156,333.33	\$13,209,316.06
09/01/51	\$13,209,316.06	\$66,046.58			\$156,333.33		\$312,666.66	\$156,333.33	\$13,052,982.73
10/01/51	\$13,052,982.73	\$65,264.91		\$213,177.78	\$156,333.33	\$156,333.33	\$156,333.33	\$156,333.33	\$12,896,649.40
11/01/51	\$12,896,649.40	\$64,483.25			\$156,333.33	\$56,844.45	\$255,822.21	\$0.00	\$12,896,649.40
12/01/51	\$12,896,649.40	\$64,483.25	\$816,744.38		\$156,333.33		\$312,666.66	\$99,488.88	\$13,613,904.90
01/01/52	\$13,613,904.90	\$68,069.52			\$159,500.00		\$315,833.33	\$156,333.33	\$13,457,571.57
02/01/52	\$13,457,571.57	\$67,287.86			\$159,500.00		\$319,000.00	\$156,333.33	\$13,301,238.24
03/01/52	\$13,301,238.24	\$66,506.19			\$159,500.00		\$319,000.00	\$159,500.00	\$13,141,738.24
04/01/52	\$13,141,738.24	\$65,708.69			\$159,500.00		\$319,000.00	\$159,500.00	\$12,982,238.24
05/01/52	\$12,982,238.24	\$64,911.19			\$159,500.00		\$319,000.00	\$159,500.00	\$12,822,738.24
06/01/52	\$12,822,738.24	\$64,113.69			\$159,500.00		\$319,000.00	\$159,500.00	\$12,663,238.24
07/01/52	\$12,663,238.24	\$63,316.19			\$159,500.00		\$319,000.00	\$159,500.00	\$12,503,738.24
08/01/52	\$12,503,738.24	\$62,518.69			\$159,500.00		\$319,000.00	\$159,500.00	\$12,344,238.24
09/01/52	\$12,344,238.24	\$61,721.19			\$159,500.00		\$319,000.00	\$159,500.00	\$12,184,738.24
10/01/52	\$12,184,738.24	\$60,923.69		\$218,507.22	\$159,500.00	\$159,500.00	\$159,500.00	\$159,500.00	\$12,025,238.24
11/01/52	\$12,025,238.24	\$60,126.19			\$159,500.00	\$59,007.22	\$259,992.78	\$0.00	\$12,025,238.24
12/01/52	\$12,025,238.24	\$60,126.19	\$765,329.28		\$159,500.00		\$319,000.00	\$100,492.78	\$12,690,074.74
01/01/53	\$12,690,074.74	\$63,450.37			\$162,666.67		\$322,166.67	\$159,500.00	\$12,530,574.74
02/01/53	\$12,530,574.74	\$62,652.87			\$162,666.67		\$325,333.34	\$159,500.00	\$12,371,074.74
03/01/53	\$12,371,074.74	\$61,855.37			\$162,666.67		\$325,333.34	\$162,666.67	\$12,208,408.07
04/01/53	\$12,208,408.07	\$61,042.04			\$162,666.67		\$325,333.34	\$162,666.67	\$12,045,741.40
05/01/53	\$12,045,741.40	\$60,228.71			\$162,666.67		\$325,333.34	\$162,666.67	\$11,883,074.73
06/01/53	\$11,883,074.73	\$59,415.37			\$162,666.67		\$325,333.34	\$162,666.67	\$11,720,408.06
07/01/53	\$11,720,408.06	\$58,602.04			\$162,666.67		\$325,333.34	\$162,666.67	\$11,557,741.39
08/01/53	\$11,557,741.39	\$57,788.71			\$162,666.67		\$325,333.34	\$162,666.67	\$11,395,074.72
09/01/53	\$11,395,074.72	\$56,975.37			\$162,666.67		\$325,333.34	\$162,666.67	\$11,232,408.05
10/01/53	\$11,232,408.05	\$56,162.04		\$223,969.90	\$162,666.67	\$162,666.67	\$162,666.67	\$162,666.67	\$11,069,741.38
11/01/53	\$11,069,741.38	\$55,348.71			\$162,666.67	\$61,303.23	\$264,030.11	\$0.00	\$11,069,741.38
12/01/53	\$11,069,741.38	\$55,348.71	\$708,870.31		\$162,666.67		\$325,333.34	\$101,363.44	\$11,677,248.25
01/01/54	\$11,677,248.25	\$58,386.24			\$165,916.67		\$328,583.34	\$162,666.67	\$11,514,581.58
02/01/54	\$11,514,581.58	\$57,572.91			\$165,916.67		\$331,833.34	\$162,666.67	\$11,351,914.91
03/01/54	\$11,351,914.91	\$56,759.57			\$165,916.67		\$331,833.34	\$165,916.67	\$11,185,998.24
04/01/54	\$11,185,998.24	\$55,929.99			\$165,916.67		\$331,833.34	\$165,916.67	\$11,020,081.57
05/01/54	\$11,020,081.57	\$55,100.41			\$165,916.67		\$331,833.34	\$165,916.67	\$10,854,164.90
06/01/54	\$10,854,164.90	\$54,270.82			\$165,916.67		\$331,833.34	\$165,916.67	\$10,688,248.23
07/01/54	\$10,688,248.23	\$53,441.24			\$165,916.67		\$331,833.34	\$165,916.67	\$10,522,331.56
08/01/54	\$10,522,331.56	\$52,611.66			\$165,916.67		\$331,833.34	\$165,916.67	\$10,356,414.89
09/01/54	\$10,356,414.89	\$51,782.07			\$165,916.67		\$331,833.34	\$165,916.67	\$10,190,498.22
10/01/54	\$10,190,498.22	\$50,952.49		\$229,569.15	\$165,916.67	\$165,916.67	\$165,916.67	\$165,916.67	\$10,024,581.55
11/01/54	\$10,024,581.55	\$50,122.91			\$165,916.67	\$63,652.48	\$268,180.86	\$0.00	\$10,024,581.55
12/01/54	\$10,024,581.55	\$50,122.91	\$647,053.22		\$165,916.67		\$331,833.34	\$102,264.19	\$10,569,370.58
01/01/55	\$10,569,370.58	\$52,846.85			\$169,250.00		\$335,166.67	\$165,916.67	\$10,403,453.91
02/01/55	\$10,403,453.91	\$52,017.27			\$169,250.00		\$338,500.00	\$165,916.67	\$10,237,537.24
03/01/55	\$10,237,537.24	\$51,187.69			\$169,250.00		\$338,500.00	\$169,250.00	\$10,068,287.24
04/01/55	\$10,068,287.24	\$50,341.44			\$169,250.00		\$338,500.00	\$169,250.00	\$9,899,037.24
05/01/55	\$9,899,037.24	\$49,495.19			\$169,250.00		\$338,500.00	\$169,250.00	\$9,729,787.24
06/01/55	\$9,729,787.24	\$48,648.94			\$169,250.00		\$338,500.00	\$169,250.00	\$9,560,537.24
07/01/55	\$9,560,537.24	\$47,802.69			\$169,250.00		\$338,500.00	\$169,250.00	\$9,391,287.24
08/01/55	\$9,391,287.24	\$46,956.44			\$169,250.00		\$338,500.00	\$169,250.00	\$9,222,037.24
09/01/55	\$9,222,037.24	\$46,110.19			\$169,250.00		\$338,500.00	\$169,250.00	\$9,052,787.24
10/01/55	\$9,052,787.24	\$45,263.94		\$235,308.38	\$169,250.00	\$169,250.00	\$169,250.00	\$169,250.00	\$8,883,537.24
11/01/55	\$8,883,537.24	\$44,417.69			\$169,250.00	\$66,058.38	\$272,441.62	\$0.00	\$8,883,537.24

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Hypothetical Amortization Including Admin Expenses and PIF Revenues

Date	Beginning Principal	Interest Calculation	Compounded Annual Interest	Actual/Estimated GF Budget	Actual/Estimated PIF Revenues	GF Budget Payments	Cumulative Revenue/ User Fee Balance	Actual/Estimated Payments	Accreted Value
12/01/55	\$8,883,537.24	\$44,417.69	\$579,506.02		\$169,250.00		\$338,500.00	\$103,191.62	\$9,359,851.64
01/01/56	\$9,359,851.64	\$46,799.26			\$172,583.33		\$341,833.33	\$169,250.00	\$9,190,601.64
02/01/56	\$9,190,601.64	\$45,953.01			\$172,583.33		\$345,166.66	\$169,250.00	\$9,021,351.64
03/01/56	\$9,021,351.64	\$45,106.76			\$172,583.33		\$345,166.66	\$172,583.33	\$8,848,768.31
04/01/56	\$8,848,768.31	\$44,243.84			\$172,583.33		\$345,166.66	\$172,583.33	\$8,676,184.98
05/01/56	\$8,676,184.98	\$43,380.92			\$172,583.33		\$345,166.66	\$172,583.33	\$8,503,601.65
06/01/56	\$8,503,601.65	\$42,518.01			\$172,583.33		\$345,166.66	\$172,583.33	\$8,331,018.32
07/01/56	\$8,331,018.32	\$41,655.09			\$172,583.33		\$345,166.66	\$172,583.33	\$8,158,434.99
08/01/56	\$8,158,434.99	\$40,792.17			\$172,583.33		\$345,166.66	\$172,583.33	\$7,985,851.66
09/01/56	\$7,985,851.66	\$39,929.26			\$172,583.33		\$345,166.66	\$172,583.33	\$7,813,268.33
10/01/56	\$7,813,268.33	\$39,066.34		\$241,191.09	\$172,583.33	\$172,583.33	\$172,583.33	\$172,583.33	\$7,640,685.00
11/01/56	\$7,640,685.00	\$38,203.43			\$172,583.33	\$68,607.76	\$276,558.90	\$0.00	\$7,640,685.00
12/01/56	\$7,640,685.00	\$38,203.43	\$505,851.52		\$172,583.33		\$345,166.66	\$103,975.57	\$8,042,560.95
01/01/57	\$8,042,560.95	\$40,212.80			\$176,083.33		\$348,666.66	\$172,583.33	\$7,869,977.62
02/01/57	\$7,869,977.62	\$39,349.89			\$176,083.33		\$352,166.66	\$172,583.33	\$7,697,394.29
03/01/57	\$7,697,394.29	\$38,486.97			\$176,083.33		\$352,166.66	\$176,083.33	\$7,521,310.96
04/01/57	\$7,521,310.96	\$37,606.55			\$176,083.33		\$352,166.66	\$176,083.33	\$7,345,227.63
05/01/57	\$7,345,227.63	\$36,726.14			\$176,083.33		\$352,166.66	\$176,083.33	\$7,169,144.30
06/01/57	\$7,169,144.30	\$35,845.72			\$176,083.33		\$352,166.66	\$176,083.33	\$6,993,060.97
07/01/57	\$6,993,060.97	\$34,965.30			\$176,083.33		\$352,166.66	\$176,083.33	\$6,816,977.64
08/01/57	\$6,816,977.64	\$34,084.89			\$176,083.33		\$352,166.66	\$176,083.33	\$6,640,894.31
09/01/57	\$6,640,894.31	\$33,204.47			\$176,083.33		\$352,166.66	\$176,083.33	\$6,464,810.98
10/01/57	\$6,464,810.98	\$32,324.05		\$247,220.87	\$176,083.33	\$176,083.33	\$176,083.33	\$176,083.33	\$6,288,727.65
11/01/57	\$6,288,727.65	\$31,443.64			\$176,083.33	\$71,137.54	\$281,029.12	\$0.00	\$6,288,727.65
12/01/57	\$6,288,727.65	\$31,443.64	\$425,694.06		\$176,083.33		\$352,166.66	\$104,945.79	\$6,609,475.92
01/01/58	\$6,609,475.92	\$33,047.38			\$179,583.33		\$355,666.66	\$176,083.33	\$6,433,392.59
02/01/58	\$6,433,392.59	\$32,166.96			\$179,583.33		\$359,166.66	\$176,083.33	\$6,257,309.26
03/01/58	\$6,257,309.26	\$31,286.55			\$179,583.33		\$359,166.66	\$179,583.33	\$6,077,725.93
04/01/58	\$6,077,725.93	\$30,388.63			\$179,583.33		\$359,166.66	\$179,583.33	\$5,898,142.60
05/01/58	\$5,898,142.60	\$29,490.71			\$179,583.33		\$359,166.66	\$179,583.33	\$5,718,559.27
06/01/58	\$5,718,559.27	\$28,592.80			\$179,583.33		\$359,166.66	\$179,583.33	\$5,538,975.94
07/01/58	\$5,538,975.94	\$27,694.88			\$179,583.33		\$359,166.66	\$179,583.33	\$5,359,392.61
08/01/58	\$5,359,392.61	\$26,796.96			\$179,583.33		\$359,166.66	\$179,583.33	\$5,179,809.28
09/01/58	\$5,179,809.28	\$25,899.05			\$179,583.33		\$359,166.66	\$179,583.33	\$5,000,225.95
10/01/58	\$5,000,225.95	\$25,001.13		\$253,401.39	\$179,583.33	\$179,583.33	\$179,583.33	\$179,583.33	\$4,820,642.62
11/01/58	\$4,820,642.62	\$24,103.21			\$179,583.33	\$73,818.06	\$285,348.60	\$0.00	\$4,820,642.62
12/01/58	\$4,820,642.62	\$24,103.21	\$338,571.47		\$179,583.33		\$359,166.66	\$105,765.27	\$5,053,448.82
Total								\$40,057,369.05	

Notes:

1. GF Budget expenses are projected for the purposes of this analysis to grow annually at 2.5% of the FY 2024 level.
2. PIF Revenues for the period of up to 3/1/2022 are assumed at actual levels, while for periods beyond 3/1/2022 are shown at levels projected in initial PIF revenue projections.

DP1

COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2023-04

A RESOLUTION OF THE DP1 COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2023/2024 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the DP1 Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Johns County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DP1 COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2023/2024 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with St. Johns County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 23rd day of May, 2023.

Attest:

DP1 COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

DP1 COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Grand Cypress Apartments, 125 Big Cypress Drive, St. Johns, Florida 32259</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
May 28, 2024	Regular Meeting	11:00 AM
August 27, 2024	Public Hearing & Regular Meeting	11:00 AM

DP1

COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF DP1 COMMUNITY DEVELOPMENT DISTRICT ADOPTING CERTAIN AMENDMENTS TO THE DISTRICT'S RECORD RETENTION POLICY; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Chapter 190, Florida Statutes, authorizes the DP1 Community Development District ("**District**") to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of district business; and

WHEREAS, on July 27, 2017, the Board of Supervisors of the DP1 Community Development District ("**Board**"), adopted Resolution 2017-10 providing for the adoption of the District's Record Retention Policy ("**Policy**"); and

WHEREAS, the Policy requires the District "retain all public records relating to District business until the Board of Supervisors amends the Records Retention Policy to address the disposition of the same"; and

WHEREAS, the Board finds that it is in the best interest of the District to amend the Record Retention Policy as described in more detail in paragraph 2 below; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF DP1 COMMUNITY DEVELOPMENT DISTRICT:

1. CONFLICTS. This Resolution is intended to amend, in part, Resolution 2017-10, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2017-10 that are not amended by this Resolution apply as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

2. AMENDMENT. The Records Retention Policy is hereby amended by inserting the language indicated in single underlined text (indicated textually in the same manner as the following example: underlined text) and by deleting the language indicated by strikethrough text (indicated textually in the same manner as the following example: ~~stricken text~~) as set forth herein:

The District hereby adopts as its Records Retention Policy the applicable provisions of Section 257.36(5), Florida Statutes, the rules adopted by the Division of Library and Information Services of the Department of State ("Division") pursuant to Section 257.36, Florida Statutes, and the General Records Schedules established by the Division. However, the District hereby extends the minimum retention guidelines contained in the General Records Schedules so that the District will retain ~~all~~ public records relating to District business until the Board of Supervisors

amends the Records Retention Policy to address the disposition of the same. Notwithstanding the foregoing, the District shall retain Transitory Messages until the Transitory Message is obsolete, superseded or administrative value is lost in accordance with the General Records Schedule for State and Local Government Agencies, Item #146, as incorporated by reference in Rule 1B-24.003(1)(a), Florida Administrative Code. The District hereby determines the electronic record shall be considered the official record of all public records relating to District business and any paper originals are designated as duplicates which may be disposed of unless prohibited by any law, rule or ordinance. To the extent the above statute, rules, or schedules are amended or supplemented in the future, the District's Records Retention Policy shall automatically incorporate such amendment or supplement provided that such automatic amendment does not permit the disposition of District records without further action of the Board. The Records Retention Policy shall remain in full force and effect until such time as the Board amends the Policy.

3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

4. EFFECTIVE DATE. This Resolution shall take effect as of May 23, 2023.

Introduced, considered favorably, and adopted this 23rd day of May, 2023.

ATTEST:

DP1 COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

DP1

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**DP1
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2023**

**DP1
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2023**

	General Fund	Debt Service Fund Series 2018	Debt Service Fund Series 2019	Total Governmental Funds
ASSETS				
Cash	\$ 129,647	\$ -	\$ -	\$ 129,647
Investments				
Revenue	-	98,835	-	98,835
User fee	-	16	457	473
Redemption	-	91,783	-	91,783
Due from other	-	452	-	452
Total assets	<u>\$ 129,647</u>	<u>\$ 191,086</u>	<u>\$ 457</u>	<u>\$ 321,190</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Due to developer	\$ 500	\$ -	\$ -	\$ 500
Landowner advance	2,501	-	-	2,501
Total liabilities	<u>3,001</u>	<u>-</u>	<u>-</u>	<u>3,001</u>
Fund balances:				
Restricted for				
Debt service	-	191,086	457	191,543
Unassigned	126,646	-	-	126,646
Total fund balances	<u>126,646</u>	<u>191,086</u>	<u>457</u>	<u>318,189</u>
Total liabilities and fund balances	<u>\$ 129,647</u>	<u>\$ 191,086</u>	<u>\$ 457</u>	<u>\$ 321,190</u>

**DP1
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES	\$ -	\$ -	\$ -	N/A
Total revenues	-	-	-	N/A
EXPENDITURES				
Professional & administrative				
Supervisors	-	-	3,230	0%
Management/accounting/recording	3,333	23,333	40,000	58%
Debt service fund accounting - series 2018	417	2,917	5,000	58%
Debt service fund accounting - series 2019	417	2,917	5,000	58%
Collection agent	1,500	10,500	18,000	58%
Legal	-	183	9,000	2%
Engineering	-	-	4,000	0%
Audit	-	-	4,500	0%
Arbitrage rebate calculation	-	-	750	0%
Trustee				
Series 2018	-	-	4,032	0%
Series 2019	-	-	4,032	0%
Meeting room rental	-	71	-	N/A
Postage	-	-	500	0%
Printing & binding	50	350	600	58%
Legal advertising	-	341	1,500	23%
Annual special district fee	-	175	175	100%
Insurance	-	-	11,200	0%
Contingencies/bank charges	-	51	1,000	5%
Website maintenance				
Hosting	-	-	705	0%
ADA compliance	-	-	210	0%
Total professional & administrative	<u>5,717</u>	<u>40,838</u>	<u>113,434</u>	36%
Total expenditures	<u>5,717</u>	<u>40,838</u>	<u>113,434</u>	36%
Excess/(deficiency) of revenues over/(under) expenditures	(5,717)	(40,838)	(113,434)	
OTHER FINANCING SOURCES/(USES)				
Transfer in	-	106,776	106,776	100%
Total other financing sources	-	106,776	106,776	100%
Net change in fund balances	(5,717)	65,938	(6,658)	
Fund balances - beginning	132,363	60,708	56,869	
Fund balances - ending	<u>\$ 126,646</u>	<u>\$ 126,646</u>	<u>\$ 50,211</u>	

**DP1
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2018
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
User fees	\$ 107,912	\$ 756,913	\$ 1,072,500	71%
Interest	448	2,934	-	N/A
Total revenues	<u>108,360</u>	<u>759,847</u>	<u>1,072,500</u>	71%
EXPENSES				
Debt service				
Principal	109,153	109,153	518,887	21%
Interest	-	560,834	440,214	127%
Total debt service	<u>109,153</u>	<u>669,987</u>	<u>959,101</u>	70%
Excess/(deficiency) of revenues over/(under) expenditures	(793)	89,860	113,399	
OTHER FINANCING SOURCES/(USES)				
Transfer out	-	(106,776)	(106,776)	100%
Total other financing sources	<u>-</u>	<u>(106,776)</u>	<u>(106,776)</u>	100%
Net change in fund balances	(793)	(16,916)	6,623	
Fund balances - beginning	191,879	208,002	148,455	
Fund balances - ending	<u>\$ 191,086</u>	<u>\$ 191,086</u>	<u>\$ 155,078</u>	

**DP1
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year To Date
REVENUES		
Interest	\$ 2	\$ 8
Total revenues	2	8
EXPENSES		
Debt service	-	-
Total debt service	-	-
Net change in fund balances	2	8
Fund balances - beginning	455	449
Fund balances - ending	\$ 457	\$ 457

DP1

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

A

DRAFT

**MINUTES OF MEETING
DP1
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the DP1 Community Development District held a Public Hearing and Regular Meeting on August 23, 2022 at 11:00 a.m., at the Home2Suites by Hilton St. Augustine I-95, 270 Outlet Mall Blvd., St. Augustine, Florida 32084.

Present were:

Bobby Bennett	Chair
Lucas Hildebrand	Vice Chair
Melissa Yuhas	Assistant Secretary
Kelly Webb	Assistant Secretary
Logan Cahoon	Assistant Secretary

Also present were:

Daniel Rom	District Manager
Joe Brown (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 11:03 a.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

**Public Hearing on Adopting of Fiscal Year
2022/2023 Budget**

A. Proof/Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2022-06, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date

39 Mr. Rom reviewed the changes made to the proposed Fiscal Year 2023 budget since it
40 was approved at the last meeting; the overall proposed budget decreased about \$11,400. Staff
41 will email updated Amortization Schedules to the Board.

42

43 **On MOTION by Mr. Cahoon and seconded by Ms. Yuhas, with all in favor, the**
44 **Public Hearing was opened.**

45

46

47

No members of the public spoke.

48

49 **On MOTION by Mr. Cahoon and seconded by Mr. Hildebrand, with all in favor,**
50 **the Public Hearing was closed.**

51

52

53

Mr. Rom presented Resolution 2022-06 and read the title.

54

55 **On MOTION by Mr. Cahoon and seconded by Mr. Bennett, with all in favor,**
56 **Resolution 2022-06, Relating to the Annual Appropriations and Adopting the**
57 **Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September**
58 **30, 2023; Authorizing Budget Amendments; and Providing an Effective Date,**
59 **was adopted.**

60

61

62 **FOURTH ORDER OF BUSINESS**

Consideration of FY2022/2023 Funding Agreement

63

64

65

Mr. Rom presented the Funding Agreement.

66

67 **On MOTION by Mr. Cahoon and seconded by Ms. Yuhas, with all in favor, the**
68 **Fiscal Year 2022/2023 Funding Agreement, was approved.**

69

70

71 **FIFTH ORDER OF BUSINESS**

Presentation of Annual Financial Report for the Fiscal Year Ended September 30, 2021, Prepared by Berger, Toombs, Elam, Gaines & Frank

72

73

74

75

76 Mr. Rom presented the Annual Financial Report for the Fiscal Year Ended September 30,
77 2021 and noted the pertinent information. There were no findings, recommendations,
78 deficiencies on internal control, irregularities or instances of non-compliance; it was a clean
79 audit.

80

81 **SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-07,
Hereby Accepting the Annual Financial
Report for the Fiscal Year Ended
September 30, 2021**

82
83
84
85

86 Mr. Rom presented Resolution 2022-07.

87

88 **On MOTION by Mr. Cahoon and seconded by Ms. Yuhas, with all in favor,
89 Resolution 2022-07, Hereby Accepting the Annual Financial Report for the
90 Fiscal Year Ended September 30, 2021, was adopted.**

91
92

93 **SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of July 31, 2022**

94
95

96 Mr. Rom presented the Unaudited Financial Statements as of July 31, 2022.

97

98 **On MOTION by Mr. Cahoon and seconded by Ms. Yuhas, with all in favor, the
99 Unaudited Financial Statements as of July 31, 2022, were accepted.**

100
101

102 **EIGHTH ORDER OF BUSINESS**

**Approval of April 26, 2022 Regular Meeting
Minutes**

103
104

105 Mr. Rom presented the April 26, 2022 Regular Meeting Minutes.

106

107 **On MOTION by Mr. Cahoon and seconded by Mr. Bennett, with all in favor, the
108 April 26, 2022 Regular Meeting Minutes, as presented, were approved.**

109
110

111 **NINTH ORDER OF BUSINESS**

Staff Reports

112

113 **A. District Counsel: *Kutak Rock LLP***

114 There was no report.

115 **B. District Engineer: *Prosser, Inc.***

116 There was no report.

117 **C. District Manager: *Wrathell, Hunt and Associates, LLC***

118 **I. 0 Registered Voters in District as of April 15, 2022.**

119 There were no registered voters residing within the CDD as of April 15, 2022.

120 **II. NEXT MEETING: September 27, 2022 at 11:00 A.M.**

121 • **QUORUM CHECK**

122 Mr. Rom stated the September meeting will be cancelled. The November 22, 2022
123 Landowners’ Meeting will be held at 11:00 a.m., at the Clubhouse. All Developer-relevant
124 agenda items will be updated to reflect the new address.

125

126 **TENTH ORDER OF BUSINESS**

Board Members’ Comments/Requests

127

128 Ms. Yuhas pointed out a scrivener’s error on Page 2 of the Fiscal Year 2023 budget,
129 under “Legal”. District Counsel’s office will be updated to Kutak Rock LLP.

130

131 **ELEVENTH ORDER OF BUSINESS**

Public Comments

132

133 There were no public comments.

134

135 **TWELFTH ORDER OF BUSINESS**

Adjournment

136

137 There being no further business to discuss, the meeting adjourned.

138

139 **On MOTION by Mr. Cahoon and seconded by Mr. Hildebrand, with all in favor,**
140 **the meeting adjourned at 11:13 a.m.**

141

142

143

144

145

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

146

147

148

149

150

151 _____
Secretary/Assistant Secretary

_____ Chair/Vice Chair

DP1

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

B

1 **MINUTES OF MEETING**
2 **DP1**
3 **COMMUNITY DEVELOPMENT DISTRICT**
4

5 A Landowners’ Meeting of the DP1 Community Development District was held on
6 November 15, 2022 at 11:00 a.m., at Grand Cypress Apartments, 125 Big Cypress Drive, St.
7 Johns, Florida 32259.

8
9 **Present at the meeting:**

10 Daniel Rom District Manager/Proxy Holder
11
12

13
14 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

15
16 Mr. Rom called the meeting to order at 11:02 a.m.
17

18 **SECOND ORDER OF BUSINESS**

Affidavit of Publication

19 The affidavit of publication was included for informational purposes.
20
21

22 **THIRD ORDER OF BUSINESS**

**Election of Chair to Conduct Landowners’
Meeting**

23
24 Mr. Rom served as Chair to conduct the Landowners’ meeting.
25
26

27 **FOURTH ORDER OF BUSINESS**

Election of Supervisors [Seats 1, 2 & 5]

28
29 **A. Nominations**

30 Mr. Rom nominated the following:

31 Seat 1 Bobby Bennett

32 Seat 2 Lucas Hildebrand

33 Seat 5 Logan Cahoon

34 No other nominations were made.

35 **B. Casting of Ballots**

36 • **Determine Number of Voting Units Represented**

37 A total of 146 voting units were represented.

38 • **Determine Number of Voting Units Assigned by Proxy**

39 All 146 voting units were assigned by proxy to Mr. Daniel Rom by the Landowner,
40 Durbin Creek National LLC.

41 Mr. Rom cast the following votes:

42 Seat 1 Bobby Bennett 146

43 Seat 2 Lucas Hildebrand 146

44 Seat 5 Logan Cahoon 145

45 **C. Ballot Tabulation and Results**

46 Mr. Rom reported the following ballot tabulation, results and term lengths:

47 Seat 1 Bobby Bennett 146 4-Year Term

48 Seat 2 Lucas Hildebrand 146 4-Year Term

49 Seat 5 Logan Cahoon 145 2-Year Term

50

51 **FIFTH ORDER OF BUSINESS Landowners' Questions/Comments**

52

53 There were no Landowners' questions or comments.

54

55 **SIXTH ORDER OF BUSINESS Adjournment**

56

57 There being nothing further to discuss, the meeting adjourned at 11:04 a.m.

58

59

60

61

62 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

63
64
65
66
67
68

Secretary/Assistant Secretary

Chair/Vice Chair

DP1

COMMUNITY DEVELOPMENT DISTRICT

**STAFF
REPORTS**

April 17, 2023

DP1 Community Development District
Attn: Daphne Gillyard, Director of Admin.
c/o Wrathell, Hunt and Associates, LLC
2300 Glades Road, Ste. 410W
Boca Raton, FL 33431

Dear Ms. Gillyard:

In response to your request regarding Section 190.006(3)(a)(2)(d), Florida Statutes, the following information is applicable for:

DP1 CDD

0 registered voters in St. Johns County

This number is based on the streets within the legal description on file with this office as of April 15, 2023.

Please contact us if we may be of further assistance.

Sincerely,



Vicky C. Oakes
Supervisor of Elections

VO/db

DP1 COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

Grand Cypress Apartments, 125 Big Cypress Drive, St. Johns, Florida 32259

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 25, 2022 CANCELED	Regular Meeting	11:00 AM
November 15, 2022	Landowners' Meeting	11:00 AM
November 22, 2022 CANCELED	Regular Meeting	11:00 AM
December 20, 2022* CANCELED	Regular Meeting	11:00 AM
January 24, 2023 CANCELED	Regular Meeting	11:00 AM
February 28, 2023 CANCELED	Regular Meeting	11:00 AM
March 28, 2023 CANCELED	Regular Meeting	11:00 AM
April 25, 2023 CANCELED	Regular Meeting	11:00 AM
May 23, 2023	Regular Meeting	11:00 AM
June 27, 2023 CANCELED	Regular Meeting	11:00 AM
July 25, 2023 CANCELED	Regular Meeting	11:00 AM
August 22, 2023	Public Hearing & Regular Meeting	11:00 AM
September 26, 2023 CANCELED	Regular Meeting	11:00 AM

Exceptions

* December meeting is one week early to accommodate the Christmas holiday