

Sabal Palm
Community Development District

Adopted Budget
FY 2025



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Sabal Palm
Community Development District
Adopted Budget
General Fund

Description	Adopted FY2024	Actuals Thru 7/31/24	Projected Next 2 Months	Projected Thru 9/30/24	Adopted FY 2025
REVENUES:					
Special Assessments - On Roll	\$ 729,559	\$ 745,355	\$ -	\$ 745,355	\$ 927,780
Interest income	-	24,933	5,500	30,433	-
Misc. Income	-	40	-	40	-
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	\$ 906,749	\$ 5,500	\$ 912,249	\$ 927,780

EXPENDITURES:

Administrative:

District Engineer Fees	\$ 15,000	\$ 13,030	\$ 4,343	\$ 17,373	\$ 15,000
District Counsel Fees	17,500	10,890	3,630	14,520	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	2,083	694	2,777	2,972
Trustee Fees	10,500	10,500	-	10,500	10,500
District Management Fees	41,000	34,167	6,833	41,000	43,870
Information Technology	500	417	83	500	500
District Website Administration	1,000	833	167	1,000	1,070
Telephone	100	-	100	100	50
Postage & Delivery	646	229	76	305	500
General Liability and Public Officials Insurance	8,000	7,126	-	7,126	8,000
Printing & Binding	500	147	49	196	250
Legal Advertising	1,000	758	253	1,011	1,000
Bank Fees and Other Charges	1,500	1,246	415	1,661	1,750
Office Supplies	50	-	50	50	50
Dues, Licenses & Subscriptions	175	175	-	175	175
Contingency	566	-	500	500	500
Property Taxes	350	308	-	308	315
TOTAL ADMINISTRATIVE	\$ 110,500	\$ 91,522	\$ 17,194	\$ 108,716	\$ 113,615

Sabal Palm
Community Development District
Adopted Budget
General Fund

Description	Adopted FY2024	Actuals Thru 7/31/24	Projected Next 2 Months	Projected Thru 9/30/24	Adopted FY 2025
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Field Operations & Maintenance

Sabal North (Central Parc)

Field Management	\$ -	\$ -	\$ 2,600	\$ 2,600	\$ 16,200
Security	8,400	7,475	1,400	8,875	9,240
Internet/Cable	5,000	2,000	400	2,400	2,400
Electric/Street Lighting	55,000	25,467	8,489	33,956	36,300
Water	20,000	2,566	855	3,421	5,000
Pressure Washing	5,000	-	5,000	5,000	5,000
Landscape Maintenance	70,000	68,060	13,018	81,078	85,919
Landscape Contingency	15,000	7,789	2,596	10,385	20,000
Lake and Canal Maint	11,000	8,810	2,937	11,747	11,101
Irrigation Repairs	15,000	9,741	3,247	12,988	15,000
Repairs & Maintenance	6,300	6,594	2,198	8,792	12,500
Pool/Clubhouse Maintenance/Mgmt	19,599	32,316	900	33,216	-
Janitorial Services	-	-	-	-	13,900
Pool Maintenance	-	-	4,865	4,865	8,700
Clubhouse Maintenance/Furniture	-	-	6,000	6,000	10,000
Operating Supplies	4,601	1,949	2,729	4,678	4,600
Permits	3,000	4,045	-	4,045	3,200
Property Insurance	7,646	6,453	-	6,453	8,000
Reserves	5,000	-	15,000	15,000	11,000

Sub Total Sabal North (Central Parc)	\$ 250,546	\$ 183,265	\$ 69,634	\$ 252,899	\$ 261,859
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Sabal South (Manor Parc)

Field Management Services	\$ 11,904	\$ 12,158	\$ 2,341	\$ 14,499	\$ 15,000
Security	16,000	9,119	2,350	11,469	16,000
Internet/Cable	2,500	1,969	656	2,625	2,500
Lighting/Electrical	10,000	8,462	2,821	11,283	12,000
Water	1,750	1,215	405	1,620	1,750
Property Insurance	6,500	5,486	-	5,486	7,000
Landscape Maintenance	137,790	96,782	32,261	129,043	137,790
Pressure Washing	5,000	2,090	697	2,787	5,250
Lake and Canal Maint	13,224	11,020	3,673	14,693	14,546
Irrigation Repairs	5,000	9,468	3,156	12,624	5,000
Janitorial Services	8,500	6,265	2,088	8,353	9,266
Pool Maintenance	12,000	6,519	1,390	7,909	10,000
Clubhouse Maintenance	-	-	5,000	5,000	5,000
Permits/Contingency	32,849	8,367	2,789	11,156	25,000
Refuse Service	3,500	3,182	4,455	7,637	4,000
Drainage Repairs/Preventative	4,203	-	4,000	4,000	4,203
Reserves	31,000	-	51,000	51,000	31,000

Sub Total Sabal South (Manor Parc)	\$ 301,720	\$ 182,102	\$ 119,082	\$ 301,184	\$ 305,306
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Sabal Palm
Community Development District
Adopted Budget
General Fund

Description	Adopted FY2024	Actuals Thru 7/31/24	Projected Next 2 Months	Projected Thru 9/30/24	Adopted FY 2025
<u>Palm Cove (Hidden Trails)</u>					
Field Management Services	\$ 10,700	\$ 10,040	\$ 2,104	\$ 12,144	\$ 14,000
Security	5,000	3,694	700	4,394	5,000
Internet/Cable	2,500	1,969	400	2,369	2,500
Electric/Street Lighting	40,000	31,694	7,000	38,694	46,200
Water	2,500	682	341	1,023	2,000
Property Insurance	6,500	5,486	-	5,486	6,500
Repairs & Maintenance	5,000	150	3,500	3,650	5,000
Landscape Maintenance	85,000	69,266	14,417	83,683	95,150
Pressure Washing	-	1,330	-	1,330	2,500
Lake and Canal Maint	9,900	6,120	2,040	8,160	8,080
Irrigation	3,000	7,361	2,454	9,815	3,000
Janitorial Services	7,000	5,430	1,810	7,240	8,070
Pool/Clubhouse	15,000	23,751	1,390	25,141	10,000
Permitting	4,000	3,125	-	3,125	4,000
Contingency	7,114	8,231	2,744	10,975	15,000
Reserves	-	-	-	-	20,000
Sub Total Palm Cove (Hidden Trails)	\$ 203,213	\$ 178,329	\$ 38,899	\$ 217,228	\$ 247,000
TOTAL EXPENDITURES	\$ 865,980	\$ 635,218	\$ 244,809	\$ 880,027	\$ 927,780
EXCESS REVENUES (EXPENDITURES)	\$ 0	\$ 271,531	\$ (239,309)	\$ 32,222	\$ 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 maintenance.

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 November 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.

Janitorial Services

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

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 **GMS-South Florida** 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

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.

Sabal Palm
Community Development District
Budget Narrative
Fiscal Year 2025

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

Landscape Maintenance

The District has entered into a contract with **JLS Landscape Services, 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 **GMS-South Florida** 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.

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

Sabal Palm
Community Development District
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 areas
- 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 **JLS Landscape Service, Inc.** for the maintenance and repair of the irrigation system. This also includes wet

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

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

Description	Adopted FY2024	Actuals Thru 7/31/24	Projected Next 2 Months	Projected Thru 9/30/24	Adopted FY 2025
REVENUES:					
Special Assessments-On Roll	\$ 307,094	\$ 314,090	\$ -	\$ 314,090	\$ 307,095
Interest Earnings	-	29,583	5,000	34,583	-
Carry Forward Surplus ⁽¹⁾	325,711	328,271	-	328,271	374,044
TOTAL REVENUES	\$ 632,805	\$ 671,944	\$ 5,000	\$ 676,944	\$ 681,139
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	\$ 302,900	\$ -	\$ 302,900	\$ 303,459
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	-
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	-
TOTAL EXPENDITURES	\$ 302,900	\$ 302,900	\$ -	\$ 302,900	\$ 303,459
EXCESS REVENUES (EXPENDITURES)	\$ 329,905	\$ 369,044	\$ 5,000	\$ 374,044	\$ 377,679

⁽¹⁾ Carry Forward is Net of Reserve Requirement

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

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	46,468
11/01/14	3,785,000	6.125%	-	130,691	
05/01/15	3,785,000	6.125%	-	130,691	261,381
11/01/15	3,785,000	6.125%	45,000	130,691	
05/01/16	3,740,000	6.125%	-	129,313	305,003
11/01/16	3,740,000	6.125%	45,000	129,313	
05/01/17	3,695,000	6.125%	-	127,934	302,247
11/01/17	3,695,000	6.125%	50,000	127,934	
05/01/18	3,645,000	6.125%	-	126,403	304,338
11/01/18	3,645,000	6.125%	50,000	126,403	
05/01/19	3,595,000	6.125%	-	124,872	301,275
11/01/19	3,595,000	6.125%	55,000	124,872	
05/01/20	3,540,000	6.125%	-	123,188	303,059
11/01/20	3,540,000	6.125%	60,000	123,188	
05/01/21	3,480,000	6.125%	-	121,350	304,538
11/01/21	3,480,000	6.125%	60,000	121,350	181,350
05/01/22	3,420,000	6.125%	-	119,513	119,513
11/01/22	3,420,000	6.125%	65,000	119,513	
05/01/23	3,355,000	6.125%	-	117,522	302,034
11/01/23	3,355,000	6.125%	70,000	117,522	
05/01/24	3,285,000	6.125%	-	115,378	302,900
11/01/24	3,285,000	6.125%	75,000	115,378	
05/01/25	3,210,000	6.125%	-	113,081	303,459
11/01/25	3,210,000	6.125%	80,000	113,081	
05/01/26	3,130,000	6.125%	-	110,631	303,713
11/01/26	3,130,000	6.125%	85,000	110,631	
05/01/27	3,045,000	6.125%	-	108,028	303,659
11/01/27	3,045,000	6.125%	90,000	108,028	
05/01/28	2,955,000	7.125%	-	105,272	303,300
11/01/28	2,955,000	7.125%	95,000	105,272	
05/01/29	2,860,000	7.125%	-	101,888	302,159
11/01/29	2,860,000	7.125%	100,000	101,888	
05/01/30	2,760,000	7.125%	-	98,325	300,213
11/01/30	2,760,000	7.125%	110,000	98,325	
05/01/31	2,650,000	7.125%	-	94,406	302,731
11/01/31	2,650,000	7.125%	115,000	94,406	
05/01/32	2,535,000	7.125%	-	90,309	299,716
11/01/32	2,535,000	7.125%	125,000	90,309	
05/01/33	2,410,000	7.125%	-	85,856	301,166
11/01/33	2,410,000	7.125%	135,000	85,856	
05/01/34	2,275,000	7.125%	-	81,047	301,903
11/01/34	2,275,000	7.125%	145,000	81,047	
05/01/35	2,130,000	7.125%	-	75,881	301,928
11/01/35	2,130,000	7.125%	155,000	75,881	
05/01/36	1,975,000	7.125%	-	70,359	301,241
11/01/36	1,975,000	7.125%	165,000	70,359	
05/01/37	1,810,000	7.125%	-	64,481	299,841
11/01/37	1,810,000	7.125%	175,000	64,481	
05/01/38	1,635,000	7.125%	-	58,247	297,728
11/01/38	1,635,000	7.125%	190,000	58,247	
05/01/39	1,445,000	7.125%	-	51,478	299,725
11/01/39	1,445,000	7.125%	200,000	51,478	
05/01/40	1,245,000	7.125%	-	44,353	295,831
11/01/40	1,245,000	7.125%	215,000	44,353	
05/01/41	1,030,000	7.125%	-	36,694	296,047
11/01/41	1,030,000	7.125%	230,000	36,694	
05/01/42	800,000	7.125%	-	28,500	295,194
11/01/42	800,000	7.125%	250,000	28,500	
05/01/43	550,000	7.125%	-	19,594	298,094
11/01/43	550,000	7.125%	265,000	19,594	
05/01/44	285,000	7.125%	-	10,153	294,747
11/01/44	285,000	7.125%	285,000	10,153	295,153
Total			\$3,785,000	\$5,546,652	\$9,331,652

Sabal Palm Community Development District

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

Description	Adopted FY2024	Actuals Thru 7/31/24	Projected Next 2 Months	Projected Thru 9/30/24	Adopted FY 2025
REVENUES:					
Special Assessments-On Roll	\$ 278,275	\$ 284,472	\$ -	\$ 284,472	\$ 278,275
Interest Earnings	-	17,482	3,000	20,482	-
Carry Forward Surplus ⁽¹⁾	220,487	237,998	-	237,998	276,490
TOTAL REVENUES	\$ 498,762	\$ 539,952	\$ 3,000	\$ 542,952	\$ 554,765
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	\$ 274,838	\$ -	\$ 274,838	\$ 275,506
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ (7,175)	\$ (1,200)	\$ (8,375)	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ (7,175)	\$ (1,200)	\$ (8,375)	\$ -
TOTAL EXPENDITURES	\$ 274,838	\$ 267,663	\$ (1,200)	\$ 266,463	\$ 275,506
EXCESS REVENUES (EXPENDITURES)	\$ 223,924	\$ 272,290	\$ 4,200	\$ 276,490	\$ 279,258

⁽¹⁾ Carry Forward is Net of Reserve Requirement

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

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	\$273,338
05/01/18	3,995,000	4.000%	-	105,469	
11/01/18	3,995,000	4.000%	65,000	105,469	\$275,938
05/01/19	3,930,000	4.000%	-	104,169	
11/01/19	3,930,000	4.000%	65,000	104,169	\$273,338
05/01/20	3,865,000	4.000%	-	102,869	
11/01/20	3,865,000	4.000%	70,000	102,869	\$275,738
05/01/21	3,795,000	4.000%	-	101,469	
11/01/21	3,795,000	4.000%	75,000	101,469	\$277,938
05/01/22	3,720,000	4.000%	-	99,969	
11/01/22	3,720,000	4.000%	75,000	99,969	\$274,938
05/01/23	3,645,000	5.250%	-	98,469	
11/01/23	3,645,000	5.250%	80,000	98,469	\$276,938
05/01/24	3,565,000	5.250%	-	96,369	
11/01/24	3,565,000	5.250%	85,000	96,369	\$277,738
05/01/25	3,480,000	5.250%	-	94,138	
11/01/25	3,480,000	5.250%	90,000	94,138	\$278,275
05/01/26	3,390,000	5.250%	-	91,775	
11/01/26	3,390,000	5.250%	90,000	91,775	\$273,550
05/01/27	3,300,000	5.250%	-	89,413	
11/01/27	3,300,000	5.250%	95,000	89,413	\$273,825
05/01/28	3,205,000	5.250%	-	86,919	
11/01/28	3,205,000	5.250%	100,000	86,919	\$273,838
05/01/29	3,105,000	5.250%	-	84,294	
11/01/29	3,105,000	5.250%	105,000	84,294	\$273,588
05/01/30	3,000,000	5.250%	-	81,538	
11/01/30	3,000,000	5.250%	110,000	81,538	\$273,075
05/01/31	2,890,000	5.250%	-	78,650	
11/01/31	2,890,000	5.250%	120,000	78,650	\$277,300
05/01/32	2,770,000	5.250%	-	75,500	
11/01/32	2,770,000	5.250%	125,000	75,500	\$276,000
05/01/33	2,645,000	5.250%	-	72,219	
11/01/33	2,645,000	5.250%	130,000	72,219	\$274,438
05/01/34	2,515,000	5.250%	-	68,806	
11/01/34	2,515,000	5.250%	140,000	68,806	\$277,613
05/01/35	2,375,000	5.250%	-	65,131	
11/01/35	2,375,000	5.250%	145,000	65,131	\$275,263
05/01/36	2,230,000	5.500%	-	61,325	
11/01/36	2,230,000	5.500%	155,000	61,325	\$277,650
05/01/37	2,075,000	5.500%	-	57,063	
11/01/37	2,075,000	5.500%	160,000	57,063	\$274,125
05/01/38	1,915,000	5.500%	-	52,663	
11/01/38	1,915,000	5.500%	170,000	52,663	\$275,325
05/01/39	1,745,000	5.500%	-	47,988	
11/01/39	1,745,000	5.500%	180,000	47,988	\$275,975
05/01/40	1,565,000	5.500%	-	43,038	
11/01/40	1,565,000	5.500%	190,000	43,038	\$276,075
05/01/41	1,375,000	5.500%	-	37,813	
11/01/41	1,375,000	5.500%	200,000	37,813	\$275,625
05/01/42	1,175,000	5.500%	-	32,313	
11/01/42	1,175,000	5.500%	210,000	32,313	\$274,625
05/01/43	965,000	5.500%	-	26,538	
11/01/43	965,000	5.500%	220,000	26,538	\$273,075
05/01/44	745,000	5.500%	-	20,488	
11/01/44	745,000	5.500%	235,000	20,488	\$275,975
05/01/45	510,000	5.500%	-	14,025	
11/01/45	510,000	5.500%	250,000	14,025	\$278,050
05/01/46	260,000	5.500%	-	7,150	
11/01/46	260,000	5.500%	260,000	7,150	\$274,300
Total			\$4,055,000	\$4,208,463	\$8,263,463

Sabal Palm Community Development District

Adopted Budget

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

Description	Adopted FY2024	Actuals Thru 7/31/24	Projected Next 2 Months	Projected Thru 9/30/24	Adopted FY 2025
REVENUES:					
Special Assessments-On Roll	\$ 317,839	\$ 324,210	\$ -	\$ 324,210	\$ 317,839
Interest Earnings	-	22,986	3,000	25,986	-
Carry Forward Surplus ⁽¹⁾	327,786	352,315	-	352,315	388,348
TOTAL REVENUES	\$ 645,625	\$ 699,511	\$ 3,000	\$ 702,511	\$ 706,187
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	\$ 314,163	\$ -	\$ 314,163	\$ 314,806
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 314,163	\$ 314,163	\$ -	\$ 314,163	\$ 314,806
EXCESS REVENUES (EXPENDITURES)	\$ 331,462	\$ 385,348	\$ 3,000	\$ 388,348	\$ 391,381

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25	\$103,788
Principal Due 5/1/26	<u>\$110,000</u>
	<u><u>\$213,788</u></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	\$317,038
05/01/19	4,860,000	3.500%	-	114,531	
11/01/19	4,860,000	3.500%	85,000	114,531	\$314,063
05/01/20	4,775,000	3.500%	-	113,044	
11/01/20	4,775,000	3.500%	90,000	113,044	\$316,088
05/01/21	4,685,000	3.500%	-	111,469	
11/01/21	4,685,000	3.500%	95,000	111,469	\$317,938
05/01/22	4,590,000	3.500%	-	109,806	
11/01/22	4,590,000	3.500%	95,000	109,806	\$314,613
05/01/23	4,495,000	4.250%	-	108,144	
11/01/23	4,495,000	4.250%	100,000	108,144	\$316,288
05/01/24	4,395,000	4.250%	-	106,019	
11/01/24	4,395,000	4.250%	105,000	106,019	\$317,038
05/01/25	4,290,000	4.250%	-	103,788	
11/01/25	4,290,000	4.250%	110,000	103,788	\$317,575
05/01/26	4,180,000	4.250%	-	101,450	
11/01/26	4,180,000	4.250%	115,000	101,450	\$317,900
05/01/27	4,065,000	4.250%	-	99,006	
11/01/27	4,065,000	4.250%	115,000	99,006	\$313,013
05/01/28	3,950,000	4.250%	-	96,563	
11/01/28	3,950,000	4.250%	120,000	96,563	\$313,125
05/01/29	3,830,000	4.750%	-	94,013	
11/01/29	3,830,000	4.750%	125,000	94,013	\$313,025
05/01/30	3,705,000	4.750%	-	91,044	
11/01/30	3,705,000	4.750%	135,000	91,044	\$317,088
05/01/31	3,570,000	4.750%	-	87,838	
11/01/31	3,570,000	4.750%	140,000	87,838	\$315,675
05/01/32	3,430,000	4.750%	-	84,513	
11/01/32	3,430,000	4.750%	145,000	84,513	\$314,025
05/01/33	3,285,000	4.750%	-	81,069	
11/01/33	3,285,000	4.750%	155,000	81,069	\$317,138
05/01/34	3,130,000	4.750%	-	77,388	
11/01/34	3,130,000	4.750%	160,000	77,388	\$314,775
05/01/35	2,970,000	4.750%	-	73,588	
11/01/35	2,970,000	4.750%	170,000	73,588	\$317,175
05/01/36	2,800,000	4.750%	-	69,550	
11/01/36	2,800,000	4.750%	175,000	69,550	\$314,100
05/01/37	2,625,000	4.750%	-	65,394	
11/01/37	2,625,000	4.750%	185,000	65,394	\$315,788
05/01/38	2,440,000	5.000%	-	61,000	
11/01/38	2,440,000	5.000%	195,000	61,000	\$317,000
05/01/39	2,245,000	5.000%	-	56,125	
11/01/39	2,245,000	5.000%	205,000	56,125	\$317,250
05/01/40	2,040,000	5.000%	-	51,000	
11/01/40	2,040,000	5.000%	215,000	51,000	\$317,000
05/01/41	1,825,000	5.000%	-	45,625	
11/01/41	1,825,000	5.000%	225,000	45,625	\$316,250
05/01/42	1,600,000	5.000%	-	40,000	
11/01/42	1,600,000	5.000%	235,000	40,000	\$315,000
05/01/43	1,365,000	5.000%	-	34,125	
11/01/43	1,365,000	5.000%	245,000	34,125	\$313,250
05/01/44	1,120,000	5.000%	-	28,000	
11/01/44	1,120,000	5.000%	260,000	28,000	\$316,000
05/01/45	860,000	5.000%	-	21,500	
11/01/45	860,000	5.000%	275,000	21,500	\$318,000
05/01/46	585,000	5.000%	-	14,625	
11/01/46	585,000	5.000%	285,000	14,625	\$314,250
05/01/47	300,000	5.000%	-	7,500	
11/01/47	300,000	5.000%	300,000	7,500	\$315,000
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
North Project					Admin	Field	Total	Admin	Field	Total							
Single Family	253	253	0	0	\$171.20	\$1,101.08	\$1,272.28	\$166.61	\$845.09	\$1,011.70	\$260.58	\$1,291.29	\$1,291.29	\$0.00	\$2,563.57	\$2,302.99	\$260.58
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													