

***Adopted Budget  
Fiscal Year 2024***

***Sedona Point  
Community Development District***

***May 19, 2023***



# Sedona Point

## Community Development District

## General Fund

| Description                         | Adopted<br>Budget<br>FY 2023 | Actual<br>thru<br>4/30/2023 | Projected<br>Next<br>5 Months | Total<br>Projected at<br>9/30/2023 | Adopted<br>Budget<br>FY 2024 |
|-------------------------------------|------------------------------|-----------------------------|-------------------------------|------------------------------------|------------------------------|
| <b><u>Revenues</u></b>              |                              |                             |                               |                                    |                              |
| Developer Contributions/Assessments | \$77,228                     | \$34,575                    | \$32,982                      | \$67,557                           | \$77,005                     |
| <i>Total Revenues</i>               | <b>\$77,228</b>              | <b>\$34,575</b>             | <b>\$32,982</b>               | <b>\$67,557</b>                    | <b>\$77,005</b>              |
| <b><u>Expenditures</u></b>          |                              |                             |                               |                                    |                              |
| <b><u>Administrative</u></b>        |                              |                             |                               |                                    |                              |
| Engineering Fees                    | \$4,500                      | \$0                         | \$3,500                       | \$3,500                            | \$4,500                      |
| Arbitrage Rebate                    | \$2,000                      | \$0                         | \$0                           | \$0                                | \$2,000                      |
| Dissemination Agent                 | \$1,500                      | \$0                         | \$0                           | \$0                                | \$1,500                      |
| Assessment Roll                     | \$2,000                      | \$0                         | \$0                           | \$0                                | \$2,000                      |
| Attorney Fees                       | \$12,000                     | \$8,630                     | \$5,000                       | \$13,630                           | \$12,000                     |
| Annual Audit                        | \$5,000                      | \$0                         | \$0                           | \$0                                | \$5,000                      |
| Trustee Fees                        | \$3,000                      | \$0                         | \$0                           | \$0                                | \$3,000                      |
| Management Fees                     | \$24,000                     | \$12,000                    | \$10,000                      | \$22,000                           | \$24,000                     |
| Computer Time                       | \$1,000                      | \$500                       | \$417                         | \$917                              | \$1,000                      |
| Website Administration              | \$1,000                      | \$500                       | \$417                         | \$917                              | \$1,000                      |
| Postage                             | \$800                        | \$0                         | \$500                         | \$500                              | \$800                        |
| Printing & Binding                  | \$100                        | \$0                         | \$50                          | \$50                               | \$100                        |
| Insurance                           | \$5,300                      | \$3,233                     | \$0                           | \$3,233                            | \$5,300                      |
| Legal Advertising                   | \$1,500                      | \$2,674                     | \$500                         | \$3,174                            | \$1,500                      |
| Other Current Charges               | \$1,000                      | \$318                       | \$425                         | \$743                              | \$1,000                      |
| Office Supplies                     | \$100                        | \$72                        | \$29                          | \$100                              | \$105                        |
| Dues, Licenses & Subscriptions      | \$428                        | \$175                       | \$0                           | \$175                              | \$200                        |
|                                     | <b>\$65,228</b>              | <b>\$28,101</b>             | <b>\$20,837</b>               | <b>\$48,938</b>                    | <b>\$65,005</b>              |
| <b><u>Field</u></b>                 |                              |                             |                               |                                    |                              |
| Contingency                         | \$12,000                     | \$0                         | \$10,000                      | \$10,000                           | \$12,000                     |
| <i>Total Field</i>                  | <b>\$12,000</b>              | <b>\$0</b>                  | <b>\$10,000</b>               | <b>\$10,000</b>                    | <b>\$12,000</b>              |
| <i>Total Expenditures</i>           | <b>\$77,228</b>              | <b>\$28,101</b>             | <b>\$30,837</b>               | <b>\$58,938</b>                    | <b>\$77,005</b>              |
| <b>Excess Revenues/Expenditures</b> | <b>\$0</b>                   | <b>\$6,474</b>              | <b>\$2,146</b>                | <b>\$8,619</b>                     | <b>\$0</b>                   |

| FY 2024                   |                  |
|---------------------------|------------------|
| Gross Assessment          | \$81,058         |
| Less: Disc & Coll (5%)    | <b>(\$4,053)</b> |
| Net Assessment            | \$77,005         |
| # Units                   | 345              |
| Net Per Unit Assessment   | \$223.20         |
| Gross Per Unit Assessment | \$234.95         |

**Sedona Point**  
**Community Development District**  
GENERAL FUND BUDGET

**REVENUES:**

**Developer Contributions/Assessments**

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

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**EXPENDITURES:**

**Administrative:**

**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.

**Arbitrage**

The District is required to have an annual arbitrage rebate calculation on the District's Bonds. The District will contract with an independent auditing firm to perform the calculations.

**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.

**Assessment Roll**

Represents cost associated with annually levying and collection Non-Ad Valorem Assessments utilized to fund the operating and debt service cost of the District.

**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.

**Trustee Fees**

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

**Management Fees**

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

**Computer Time**

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 Administration**

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

**Sedona Point**  
**Community Development District**  
GENERAL FUND BUDGET

**Administrative: (continued)**

**Postage**

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

**Printing & Binding**

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

**Insurance**

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.

**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**

Miscellaneous office supplies

**Dues, 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.

**Field**

**Contingency**

Represents any unbudgeted expense.

# Sedona Point

Community Development District

Debt Service Fund  
Series 2023 Special Assessment Bond

| Description                                      | Adopted Budget<br>FY 2023 | Actual thru<br>4/30/2023 | Projected Next<br>5 Months | Total<br>Projected at<br>9/30/2023 | Adopted Budget<br>FY 2024 |
|--|---------------------------|--------------------------|----------------------------|------------------------------------|---------------------------|
| <b>Revenues</b>                                  |                           |                          |                            |                                    |                           |
| Interest Income                                  | \$0                       | \$0                      | \$0                        | \$0                                | \$0                       |
| Special Assessments                              | \$0                       | \$0                      | \$0                        | \$0                                | \$453,749                 |
| Direct Assessment                                | \$0                       | \$0                      | \$172,422                  | \$172,422                          | \$0                       |
| Carry Forward Surplus <sup>(1)</sup>             | \$0                       | \$0                      | \$0                        | \$0                                | \$172,452                 |
| <b>Total Revenues</b>                            | <b>\$0</b>                | <b>\$0</b>               | <b>\$172,422</b>           | <b>\$172,422</b>                   | <b>\$626,201</b>          |
| <b>Expenditures</b>                              |                           |                          |                            |                                    |                           |
| <b>Series 2023</b>                               |                           |                          |                            |                                    |                           |
| Interest Expense - 12/15                         | \$0                       | \$0                      | \$0                        | \$0                                | \$172,422                 |
| Interest Expense - 06/15                         | \$32,569                  | \$0                      | \$32,539                   | \$32,539                           | \$110,000                 |
| Principal Expense - 06/15                        | \$0                       | \$0                      | \$0                        | \$0                                | \$172,422                 |
| <b>Total Expenditures</b>                        | <b>\$32,569</b>           | <b>\$0</b>               | <b>\$32,539</b>            | <b>\$32,539</b>                    | <b>\$454,844</b>          |
| <b>Other Financing Sources/(Uses)</b>            |                           |                          |                            |                                    |                           |
| Bond Proceeds                                    | \$259,444                 | \$259,444                | \$0                        | \$259,444                          | \$0                       |
| <b>Total Other Financing Sources/<br/>(Uses)</b> | <b>\$259,444</b>          | <b>\$259,444</b>         | <b>\$0</b>                 | <b>\$259,444</b>                   | <b>\$0</b>                |
| <b>EXCESS REVENUES</b>                           | <b>\$226,875</b>          | <b>\$259,444</b>         | <b>\$139,883</b>           | <b>\$399,327</b>                   | <b>\$171,357</b>          |

<sup>(1)</sup> Carry forward is net of Reserve Fund requirement.

12/15/24 Interest \$ 170,153

|                           | Per Unit                | # Units | FY2024<br>Total  |
|---------------------------|-------------------------|---------|------------------|
| <b>Gross Assessments:</b> |                         |         |                  |
| Single Family - 75'       | \$1,744.36              | 15      | \$26,165         |
| Single Family - 50'       | \$1,693.55              | 30      | \$50,807         |
| Townhomes                 | \$1,405.64              | 93      | \$130,725        |
| Villas                    | \$1,304.03              | 207     | <u>\$269,934</u> |
|                           | Gross Assessments       |         | \$477,631        |
|                           | Less: Disc.& Coll. (5%) |         | (\$23,882)       |
|                           | Net Assessments         |         | <b>\$453,749</b> |

# Sedona Point

Community Development District

Debt Service Fund

Series 2023 Special Assessment Bond

Term 1: Maturity 6/15/2030

| DATE      | PRINCIPAL<br>BALANCE | RATE   | INTEREST     | PRINCIPAL    | TOTAL          |
|-----------|----------------------|--------|--------------|--------------|----------------|
| 15-Jun-23 | \$875,000.00         | 4.125% | \$6,015.63   | \$0.00       | \$24,062.51    |
| 15-Dec-23 | \$875,000.00         | 4.125% | \$18,046.88  | \$0.00       |                |
| 15-Jun-24 | \$875,000.00         | 4.125% | \$18,046.88  | \$110,000.00 | \$143,825.00   |
| 15-Dec-24 | \$765,000.00         | 4.125% | \$15,778.13  | \$0.00       |                |
| 16-Jun-25 | \$765,000.00         | 4.125% | \$15,778.13  | \$115,000.00 | \$144,184.38   |
| 15-Dec-25 | \$650,000.00         | 4.125% | \$13,406.25  | \$0.00       |                |
| 15-Jun-26 | \$650,000.00         | 4.125% | \$13,406.25  | \$120,000.00 | \$144,337.50   |
| 15-Dec-26 | \$530,000.00         | 4.125% | \$10,931.25  | \$0.00       |                |
| 15-Jun-27 | \$530,000.00         | 4.125% | \$10,931.25  | \$125,000.00 | \$144,284.38   |
| 15-Dec-27 | \$405,000.00         | 4.125% | \$8,353.13   | \$0.00       |                |
| 15-Jun-28 | \$405,000.00         | 4.125% | \$8,353.13   | \$130,000.00 | \$144,025.00   |
| 14-Dec-28 | \$275,000.00         | 4.125% | \$5,671.88   | \$0.00       |                |
| 15-Jun-29 | \$275,000.00         | 4.125% | \$5,671.88   | \$135,000.00 | \$143,559.38   |
| 15-Dec-29 | \$140,000.00         | 4.125% | \$2,887.50   | \$0.00       |                |
| 15-Jun-30 | \$140,000.00         | 4.125% | \$2,887.50   | \$140,000.00 | \$142,887.50   |
| Total     |                      |        | \$156,165.63 | \$875,000.00 | \$1,031,165.63 |

# Sedona Point

## Community Development District

## Debt Service Fund

## Series 2023 Special Assessment Bond

*Term 2: Maturity 6/15/2043*

| DATE      | PRINCIPAL<br>BALANCE | RATE   | INTEREST       | PRINCIPAL      | TOTAL          |
|-----------|----------------------|--------|----------------|----------------|----------------|
| 15-Jun-23 | \$2,620,000.00       | 5.000% | \$18,012.50    | \$0.00         | \$83,512.50    |
| 15-Dec-23 | \$2,620,000.00       | 5.000% | \$65,500.00    | \$0.00         |                |
| 15-Jun-24 | \$2,620,000.00       | 5.000% | \$65,500.00    | \$0.00         | \$131,000.00   |
| 15-Dec-24 | \$2,620,000.00       | 5.000% | \$65,500.00    | \$0.00         |                |
| 16-Jun-25 | \$2,620,000.00       | 5.000% | \$65,500.00    | \$0.00         | \$131,000.00   |
| 15-Dec-25 | \$2,620,000.00       | 5.000% | \$65,500.00    | \$0.00         |                |
| 15-Jun-26 | \$2,620,000.00       | 5.000% | \$65,500.00    | \$0.00         | \$131,000.00   |
| 15-Dec-26 | \$2,620,000.00       | 5.000% | \$65,500.00    | \$0.00         |                |
| 15-Jun-27 | \$2,620,000.00       | 5.000% | \$65,500.00    | \$0.00         | \$131,000.00   |
| 15-Dec-27 | \$2,620,000.00       | 5.000% | \$65,500.00    | \$0.00         |                |
| 15-Jun-28 | \$2,620,000.00       | 5.000% | \$65,500.00    | \$0.00         | \$131,000.00   |
| 14-Dec-28 | \$2,620,000.00       | 5.000% | \$65,500.00    | \$0.00         |                |
| 15-Jun-29 | \$2,620,000.00       | 5.000% | \$65,500.00    | \$0.00         | \$131,000.00   |
| 15-Dec-29 | \$2,620,000.00       | 5.000% | \$65,500.00    | \$0.00         |                |
| 15-Jun-30 | \$2,620,000.00       | 5.000% | \$65,500.00    | \$0.00         | \$131,000.00   |
| 15-Dec-30 | \$2,620,000.00       | 5.000% | \$65,500.00    | \$0.00         |                |
| 15-Jun-31 | \$2,620,000.00       | 5.000% | \$65,500.00    | \$145,000.00   | \$272,375.00   |
| 15-Dec-31 | \$2,475,000.00       | 5.000% | \$61,875.00    | \$0.00         |                |
| 15-Jun-32 | \$2,475,000.00       | 5.000% | \$61,875.00    | \$155,000.00   | \$274,875.00   |
| 15-Dec-32 | \$2,320,000.00       | 5.000% | \$58,000.00    | \$0.00         |                |
| 15-Jun-33 | \$2,320,000.00       | 5.000% | \$58,000.00    | \$160,000.00   | \$272,000.00   |
| 15-Dec-33 | \$2,160,000.00       | 5.000% | \$54,000.00    | \$0.00         |                |
| 15-Jun-34 | \$2,160,000.00       | 5.000% | \$54,000.00    | \$170,000.00   | \$273,750.00   |
| 15-Dec-34 | \$1,990,000.00       | 5.000% | \$49,750.00    | \$0.00         |                |
| 15-Jun-35 | \$1,990,000.00       | 5.000% | \$49,750.00    | \$180,000.00   | \$275,000.00   |
| 15-Dec-35 | \$1,810,000.00       | 5.000% | \$45,250.00    | \$0.00         |                |
| 15-Jun-36 | \$1,810,000.00       | 5.000% | \$45,250.00    | \$190,000.00   | \$275,750.00   |
| 15-Dec-36 | \$1,620,000.00       | 5.000% | \$40,500.00    | \$0.00         |                |
| 15-Jun-37 | \$1,620,000.00       | 5.000% | \$40,500.00    | \$200,000.00   | \$276,000.00   |
| 15-Dec-37 | \$1,420,000.00       | 5.000% | \$35,500.00    | \$0.00         |                |
| 15-Jun-38 | \$1,420,000.00       | 5.000% | \$35,500.00    | \$210,000.00   | \$275,750.00   |
| 15-Dec-38 | \$1,210,000.00       | 5.000% | \$30,250.00    | \$0.00         |                |
| 15-Jun-39 | \$1,210,000.00       | 5.000% | \$30,250.00    | \$220,000.00   | \$275,000.00   |
| 15-Dec-39 | \$990,000.00         | 5.000% | \$24,750.00    | \$0.00         |                |
| 15-Jun-40 | \$990,000.00         | 5.000% | \$24,750.00    | \$230,000.00   | \$273,750.00   |
| 15-Dec-40 | \$760,000.00         | 5.000% | \$19,000.00    | \$0.00         |                |
| 15-Jun-41 | \$760,000.00         | 5.000% | \$19,000.00    | \$240,000.00   | \$272,000.00   |
| 15-Dec-41 | \$520,000.00         | 5.000% | \$13,000.00    | \$0.00         |                |
| 15-Jun-42 | \$520,000.00         | 5.000% | \$13,000.00    | \$255,000.00   | \$274,625.00   |
| 15-Dec-42 | \$265,000.00         | 5.000% | \$6,625.00     | \$0.00         |                |
| 15-Jun-43 | \$265,000.00         | 5.000% | \$6,625.00     | \$265,000.00   | \$271,625.00   |
| Total     |                      |        | \$1,943,012.50 | \$2,620,000.00 | \$4,563,012.50 |

# Sedona Point

## Community Development District

### Debt Service Fund

### Series 2023 Special Assessment Bond

*Term 3: Maturity 6/15/2053*

| DATE      | PRINCIPAL<br>BALANCE | RATE   | INTEREST       | PRINCIPAL      | TOTAL          |
|-----------|----------------------|--------|----------------|----------------|----------------|
| 15-Jun-23 | \$3,555,000.00       | 5.000% | \$8,540.45     | \$0.00         | \$97,415.45    |
| 15-Dec-23 | \$3,555,000.00       | 5.000% | \$88,875.00    | \$0.00         |                |
| 15-Jun-24 | \$3,555,000.00       | 5.000% | \$88,875.00    | \$0.00         | \$177,750.00   |
| 15-Dec-24 | \$3,555,000.00       | 5.000% | \$88,875.00    | \$0.00         |                |
| 16-Jun-25 | \$3,555,000.00       | 5.000% | \$88,875.00    | \$0.00         | \$177,750.00   |
| 15-Dec-25 | \$3,555,000.00       | 5.000% | \$88,875.00    | \$0.00         |                |
| 15-Jun-26 | \$3,555,000.00       | 5.000% | \$88,875.00    | \$0.00         | \$177,750.00   |
| 15-Dec-26 | \$3,555,000.00       | 5.000% | \$88,875.00    | \$0.00         |                |
| 15-Jun-27 | \$3,555,000.00       | 5.000% | \$88,875.00    | \$0.00         | \$177,750.00   |
| 15-Dec-27 | \$3,555,000.00       | 5.000% | \$88,875.00    | \$0.00         |                |
| 15-Jun-28 | \$3,555,000.00       | 5.000% | \$88,875.00    | \$0.00         | \$177,750.00   |
| 14-Dec-28 | \$3,555,000.00       | 5.000% | \$88,875.00    | \$0.00         |                |
| 15-Jun-29 | \$3,555,000.00       | 5.000% | \$88,875.00    | \$0.00         | \$177,750.00   |
| 15-Dec-29 | \$3,555,000.00       | 5.000% | \$88,875.00    | \$0.00         |                |
| 15-Jun-30 | \$3,555,000.00       | 5.000% | \$88,875.00    | \$0.00         | \$177,750.00   |
| 15-Dec-30 | \$3,555,000.00       | 5.000% | \$88,875.00    | \$0.00         |                |
| 15-Jun-31 | \$3,555,000.00       | 5.000% | \$88,875.00    | \$0.00         | \$177,750.00   |
| 15-Dec-31 | \$3,555,000.00       | 5.000% | \$88,875.00    | \$0.00         |                |
| 15-Jun-32 | \$3,555,000.00       | 5.000% | \$88,875.00    | \$0.00         | \$177,750.00   |
| 15-Dec-32 | \$3,555,000.00       | 5.000% | \$88,875.00    | \$0.00         |                |
| 15-Jun-33 | \$3,555,000.00       | 5.000% | \$88,875.00    | \$0.00         | \$177,750.00   |
| 15-Dec-33 | \$3,555,000.00       | 5.000% | \$88,875.00    | \$0.00         |                |
| 15-Jun-34 | \$3,555,000.00       | 5.000% | \$88,875.00    | \$0.00         | \$177,750.00   |
| 15-Dec-34 | \$3,555,000.00       | 5.000% | \$88,875.00    | \$0.00         |                |
| 15-Jun-35 | \$3,555,000.00       | 5.000% | \$88,875.00    | \$0.00         | \$177,750.00   |
| 15-Dec-35 | \$3,555,000.00       | 5.000% | \$88,875.00    | \$0.00         |                |
| 15-Jun-36 | \$3,555,000.00       | 5.000% | \$88,875.00    | \$0.00         | \$177,750.00   |
| 15-Dec-36 | \$3,555,000.00       | 5.000% | \$88,875.00    | \$0.00         |                |
| 15-Jun-37 | \$3,555,000.00       | 5.000% | \$88,875.00    | \$0.00         | \$177,750.00   |
| 15-Dec-37 | \$3,555,000.00       | 5.000% | \$88,875.00    | \$0.00         |                |
| 15-Jun-38 | \$3,555,000.00       | 5.000% | \$88,875.00    | \$0.00         | \$177,750.00   |
| 15-Dec-38 | \$3,555,000.00       | 5.000% | \$88,875.00    | \$0.00         |                |
| 15-Jun-39 | \$3,555,000.00       | 5.000% | \$88,875.00    | \$0.00         | \$177,750.00   |
| 15-Dec-39 | \$3,555,000.00       | 5.000% | \$88,875.00    | \$0.00         |                |
| 15-Jun-40 | \$3,555,000.00       | 5.000% | \$88,875.00    | \$0.00         | \$177,750.00   |
| 15-Dec-40 | \$3,555,000.00       | 5.000% | \$88,875.00    | \$0.00         |                |
| 15-Jun-41 | \$3,555,000.00       | 5.000% | \$88,875.00    | \$0.00         | \$177,750.00   |
| 15-Dec-41 | \$3,555,000.00       | 5.000% | \$88,875.00    | \$0.00         |                |
| 15-Jun-42 | \$3,555,000.00       | 5.000% | \$88,875.00    | \$0.00         | \$177,750.00   |
| 15-Dec-42 | \$3,555,000.00       | 5.000% | \$88,875.00    | \$0.00         |                |
| 15-Jun-43 | \$3,555,000.00       | 5.000% | \$88,875.00    | \$0.00         | \$177,750.00   |
| 15-Dec-43 | \$3,555,000.00       | 5.000% | \$88,875.00    | \$0.00         |                |
| 15-Jun-44 | \$3,555,000.00       | 5.000% | \$88,875.00    | \$280,000.00   | \$450,750.00   |
| 15-Dec-44 | \$3,275,000.00       | 5.000% | \$81,875.00    | \$0.00         |                |
| 15-Jun-45 | \$3,275,000.00       | 5.000% | \$81,875.00    | \$295,000.00   | \$451,375.00   |
| 15-Dec-45 | \$2,980,000.00       | 5.000% | \$74,500.00    | \$0.00         |                |
| 15-Jun-46 | \$2,980,000.00       | 5.000% | \$74,500.00    | \$310,000.00   | \$451,250.00   |
| 15-Dec-46 | \$2,670,000.00       | 5.000% | \$66,750.00    | \$0.00         |                |
| 15-Jun-47 | \$2,670,000.00       | 5.000% | \$66,750.00    | \$325,000.00   | \$450,375.00   |
| 15-Dec-47 | \$2,345,000.00       | 5.000% | \$58,625.00    | \$0.00         |                |
| 15-Jun-48 | \$2,345,000.00       | 5.000% | \$58,625.00    | \$345,000.00   | \$453,625.00   |
| 15-Dec-48 | \$2,000,000.00       | 5.000% | \$50,000.00    | \$0.00         |                |
| 15-Jun-49 | \$2,000,000.00       | 5.000% | \$50,000.00    | \$360,000.00   | \$451,000.00   |
| 15-Dec-49 | \$1,640,000.00       | 5.000% | \$41,000.00    | \$0.00         |                |
| 15-Jun-50 | \$1,640,000.00       | 5.000% | \$41,000.00    | \$380,000.00   | \$452,500.00   |
| 15-Dec-50 | \$1,260,000.00       | 5.000% | \$31,500.00    | \$0.00         |                |
| 15-May-51 | \$1,260,000.00       | 5.000% | \$31,500.00    | \$400,000.00   | \$453,000.00   |
| 15-Dec-51 | \$860,000.00         | 5.000% | \$21,500.00    | \$0.00         |                |
| 15-Jun-52 | \$860,000.00         | 5.000% | \$21,500.00    | \$420,000.00   | \$452,500.00   |
| 15-Dec-52 | \$440,000.00         | 5.000% | \$11,000.00    | \$0.00         |                |
| 15-Jun-53 | \$440,000.00         | 5.000% | \$11,000.00    | \$440,000.00   | \$451,000.00   |
| Total     |                      |        | \$4,614,790.45 | \$3,555,000.00 | \$8,169,790.45 |



# Sedona Point

## Community Development District

## Series 2023 Special Assessment Bond

## Amortization Schedule

### Summary

| DATE      | PRINCIPAL<br>BALANCE | RATE   | INTEREST       | PRINCIPAL      | TOTAL           |
|-----------|----------------------|--------|----------------|----------------|-----------------|
| 15-Jun-23 | \$7,050,000.00       | 4.125% | \$32,568.58    | \$0.00         | \$204,990.46    |
| 15-Dec-23 | \$7,050,000.00       | 4.125% | \$172,421.88   | \$0.00         |                 |
| 15-Jun-24 | \$7,050,000.00       | 4.125% | \$172,421.88   | \$110,000.00   | \$452,575.00    |
| 15-Dec-24 | \$6,940,000.00       | 4.125% | \$170,153.13   | \$0.00         |                 |
| 16-Jun-25 | \$6,940,000.00       | 4.125% | \$170,153.13   | \$115,000.00   | \$452,934.38    |
| 15-Dec-25 | \$6,825,000.00       | 4.125% | \$167,781.25   | \$0.00         |                 |
| 15-Jun-26 | \$6,825,000.00       | 4.125% | \$167,781.25   | \$120,000.00   | \$453,087.50    |
| 15-Dec-26 | \$6,705,000.00       | 4.125% | \$165,306.25   | \$0.00         |                 |
| 15-Jun-27 | \$6,705,000.00       | 4.125% | \$165,306.25   | \$125,000.00   | \$453,034.38    |
| 15-Dec-27 | \$6,580,000.00       | 4.125% | \$162,728.13   | \$0.00         |                 |
| 15-Jun-28 | \$6,580,000.00       | 4.125% | \$162,728.13   | \$130,000.00   | \$452,775.00    |
| 14-Dec-28 | \$6,450,000.00       | 4.125% | \$160,046.88   | \$0.00         |                 |
| 15-Jun-29 | \$6,450,000.00       | 4.125% | \$160,046.88   | \$135,000.00   | \$452,309.38    |
| 15-Dec-29 | \$6,315,000.00       | 4.125% | \$157,262.50   | \$0.00         |                 |
| 15-Jun-30 | \$6,315,000.00       | 4.125% | \$157,262.50   | \$140,000.00   | \$451,637.50    |
| 15-Dec-30 | \$6,175,000.00       | 5.000% | \$154,375.00   | \$0.00         |                 |
| 15-Jun-31 | \$6,175,000.00       | 5.000% | \$154,375.00   | \$145,000.00   | \$450,125.00    |
| 15-Dec-31 | \$6,030,000.00       | 5.000% | \$150,750.00   | \$0.00         |                 |
| 15-Jun-32 | \$6,030,000.00       | 5.000% | \$150,750.00   | \$155,000.00   | \$452,625.00    |
| 15-Dec-32 | \$5,875,000.00       | 5.000% | \$146,875.00   | \$0.00         |                 |
| 15-Jun-33 | \$5,875,000.00       | 5.000% | \$146,875.00   | \$160,000.00   | \$449,750.00    |
| 15-Dec-33 | \$5,715,000.00       | 5.000% | \$142,875.00   | \$0.00         |                 |
| 15-Jun-34 | \$5,715,000.00       | 5.000% | \$142,875.00   | \$170,000.00   | \$451,500.00    |
| 15-Dec-34 | \$5,545,000.00       | 5.000% | \$138,625.00   | \$0.00         |                 |
| 15-Jun-35 | \$5,545,000.00       | 5.000% | \$138,625.00   | \$180,000.00   | \$452,750.00    |
| 15-Dec-35 | \$5,365,000.00       | 5.000% | \$134,125.00   | \$0.00         |                 |
| 15-Jun-36 | \$5,365,000.00       | 5.000% | \$134,125.00   | \$190,000.00   | \$453,500.00    |
| 15-Dec-36 | \$5,175,000.00       | 5.000% | \$129,375.00   | \$0.00         |                 |
| 15-Jun-37 | \$5,175,000.00       | 5.000% | \$129,375.00   | \$200,000.00   | \$453,750.00    |
| 15-Dec-37 | \$4,975,000.00       | 5.000% | \$124,375.00   | \$0.00         |                 |
| 15-Jun-38 | \$4,975,000.00       | 5.000% | \$124,375.00   | \$210,000.00   | \$453,500.00    |
| 15-Dec-38 | \$4,765,000.00       | 5.000% | \$119,125.00   | \$0.00         |                 |
| 15-Jun-39 | \$4,765,000.00       | 5.000% | \$119,125.00   | \$220,000.00   | \$452,750.00    |
| 15-Dec-39 | \$4,545,000.00       | 5.000% | \$113,625.00   | \$0.00         |                 |
| 15-Jun-40 | \$4,545,000.00       | 5.000% | \$113,625.00   | \$230,000.00   | \$451,500.00    |
| 15-Dec-40 | \$4,315,000.00       | 5.000% | \$107,875.00   | \$0.00         |                 |
| 15-Jun-41 | \$4,315,000.00       | 5.000% | \$107,875.00   | \$240,000.00   | \$449,750.00    |
| 15-Dec-41 | \$4,075,000.00       | 5.000% | \$101,875.00   | \$0.00         |                 |
| 15-Jun-42 | \$4,075,000.00       | 5.000% | \$101,875.00   | \$255,000.00   | \$452,375.00    |
| 15-Dec-42 | \$3,820,000.00       | 5.000% | \$95,500.00    | \$0.00         |                 |
| 15-Jun-43 | \$3,820,000.00       | 5.000% | \$95,500.00    | \$265,000.00   | \$449,375.00    |
| 15-Dec-43 | \$3,555,000.00       | 5.000% | \$88,875.00    | \$0.00         |                 |
| 15-Jun-44 | \$3,555,000.00       | 5.000% | \$88,875.00    | \$280,000.00   | \$450,750.00    |
| 15-Dec-44 | \$3,275,000.00       | 5.000% | \$81,875.00    | \$0.00         |                 |
| 15-Jun-45 | \$3,275,000.00       | 5.000% | \$81,875.00    | \$295,000.00   | \$451,375.00    |
| 15-Dec-45 | \$2,980,000.00       | 5.000% | \$74,500.00    | \$0.00         |                 |
| 15-Jun-46 | \$2,980,000.00       | 5.000% | \$74,500.00    | \$310,000.00   | \$451,250.00    |
| 15-Dec-46 | \$2,670,000.00       | 5.000% | \$66,750.00    | \$0.00         |                 |
| 15-Jun-47 | \$2,670,000.00       | 5.000% | \$66,750.00    | \$0.00         | \$125,375.00    |
| 15-Dec-47 | \$2,345,000.00       | 5.000% | \$58,625.00    | \$0.00         |                 |
| 15-Jun-48 | \$2,345,000.00       | 5.000% | \$58,625.00    | \$0.00         | \$108,625.00    |
| 15-Dec-48 | \$2,000,000.00       | 5.000% | \$50,000.00    | \$0.00         |                 |
| 15-Jun-49 | \$2,000,000.00       | 5.000% | \$50,000.00    | \$360,000.00   | \$451,000.00    |
| 15-Dec-49 | \$1,640,000.00       | 5.000% | \$41,000.00    | \$0.00         |                 |
| 15-Jun-50 | \$1,640,000.00       | 5.000% | \$41,000.00    | \$380,000.00   | \$452,500.00    |
| 15-Dec-50 | \$1,260,000.00       | 5.000% | \$31,500.00    | \$0.00         |                 |
| 15-May-51 | \$1,260,000.00       | 5.000% | \$31,500.00    | \$400,000.00   | \$453,000.00    |
| 15-Dec-51 | \$860,000.00         | 5.000% | \$21,500.00    | \$0.00         |                 |
| 15-Jun-52 | \$860,000.00         | 5.000% | \$21,500.00    | \$420,000.00   | \$452,500.00    |
| 15-Dec-52 | \$440,000.00         | 5.000% | \$11,000.00    | \$0.00         |                 |
| 15-Jun-53 | \$440,000.00         | 5.000% | \$11,000.00    | \$440,000.00   | \$451,000.00    |
| Total     |                      |        | \$6,713,968.58 | \$6,380,000.00 | \$13,093,968.58 |