

**CABOT CITRUS FARMS COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025-2026 ADOPTED BUDGET  
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	FY 2024 ACTUAL	FY 2025 ADOPTED	FY 2026 ADOPTED	VARIANCE FY25 - FY26
1 <b>REVENUES:</b>				
2 SPECIAL ASSESSMENTS				
3 DEVELOPER FUNDING	\$ 67,492	\$ 393,175	\$ 393,175	\$ -
4 <b>TOTAL REVENUES:</b>	<b>67,492</b>	<b>393,175</b>	<b>393,175</b>	<b>-</b>
5 <b>EXPENDITURES:</b>				
6 <b>ADMINISTRATIVE:</b>				
7 SUPERVISORS FEES	-	-	-	-
8 DISTRICT MANAGEMENT	27,500	55,000	55,000	-
9 DISTRICT COUNSEL	23,457	30,000	30,000	-
10 DISTRICT ENGINEER	-	15,000	15,000	-
11 TRUSTEE SERVICES	-	7,500	7,500	-
12 DISSEMINATION AGENT	-	5,000	5,000	-
13 LEGAL ADVERTISING	-	6,500	6,500	-
14 GENERAL LIABILITY & POL INSURANCE	12,640	9,500	9,500	-
15 AUDIT SERVICES	3,000	6,000	6,000	-
16 ANNUAL SPECIAL DISTRICT FEE	-	175	175	-
17 BANK FEES	-	500	500	-
18 WEBSITE HOSTING, ADA, MAINTENANCE	-	8,000	8,000	-
19 ADMIN CONTINGENCY	896	2,000	2,000	-
20 <b>TOTAL ADMINISTRATIVE</b>	<b>67,492</b>	<b>145,175</b>	<b>145,175</b>	<b>-</b>
21 <b>PHYSICAL ENVIRONMENT:</b>				
22 LANDSCAPE MAINTENANCE	-	200,000	200,000	-
23 POND MAINTENANCE	-	20,000	20,000	-
24 IRRIGATION REPAIRS & MAINTENANCE	-	3,000	3,000	-
25 LANDSCAPE INSPECTIONS	-	10,000	10,000	-
26 FIELD CONTINGENCY	-	5,000	5,000	-
27 <b>TOTAL PHYSICAL ENVIORNMENT</b>	<b>-</b>	<b>238,000</b>	<b>238,000</b>	<b>-</b>
28 <b>UTILITIES:</b>				
29 RECLAIM WATER	-	10,000	10,000	-
30 <b>TOTAL UTILITIES</b>	<b>-</b>	<b>10,000</b>	<b>10,000</b>	<b>-</b>
31				
32 <b>TOTAL EXPENDITURES</b>	<b>67,492</b>	<b>393,175</b>	<b>393,175</b>	<b>-</b>
33				
34 <b>TOTAL REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**CABOT CITRUS FARMS COMMUNITY DEVELOPMENT DISTRICT  
 FISCAL YEAR 2025-2026 ADOPTED BUDGET  
 DEBT SERVICE REQUIREMENTS**

	<b>SERIES 2024 BAN</b>
<b>REVENUE</b>	
SPECIAL ASSESSMENTS	\$ 2,073,750
<b>TOTAL REVENUE</b>	<b>2,073,750</b>
<b>EXPENDITURES</b>	
INTEREST EXPENSE	
May 1, 2026	1,036,875
November 1, 2026	1,036,875
PRINCIPAL PAYMENT	
May 1, 2026	-
<b>TOTAL EXPENDITURES</b>	<b>2,073,750</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ -</b>

**CABOT CITRUS FARMS COMMUNITY DEVELOPMENT DISTRICT  
 FISCAL YEAR 2025-2026 ADOPTED BUDGET  
 SERIES 2024 BAN DEBT SERVICE - \$39,500,000**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Annual Debt Service</b>	<b>Amount Outstanding</b>
5/1/2025		5.25%	1,036,875		39,500,000
11/1/2025		5.25%	1,036,875	2,073,750	39,500,000
5/1/2026		5.25%	1,036,875		39,500,000
11/1/2026		5.25%	1,036,875	2,073,750	39,500,000
5/1/2027		5.25%	1,036,875		39,500,000
11/1/2027		5.25%	1,036,875	2,073,750	39,500,000
5/1/2028		5.25%	1,036,875		39,500,000
11/1/2028		5.25%	1,036,875	2,073,750	39,500,000
3/1/2029	39,500,000	5.25%	691,250.00	40,191,250	
	<b>39,500,000</b>		<b>8,986,250</b>	<b>48,486,250</b>	

(a) For budgetary purposes only.

**CABOT CITRUS FARMS COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025-2026 ADOPTED BUDGET  
PH.1 RESORT CORE SERIES 2024 DEBT SERVICE ASSESSMENT ALLOCATION**

<b>UNIT TYPE</b>	<b>PH.1 UNIT COUNT</b>	<b>TOTAL PH.1 DEBT SERVICE</b>	<b>PH.1 DEBT SERVICE PER UNIT, NET</b>	<b>PH.1 DEBT SERVICE PER UNIT, GROSS</b>
<i>Residential</i>				
2-Bed Cottage	101	\$184,379	\$1,825.53	\$1,984.28
4-Bed Cotage	67	\$122,311	\$1,825.53	\$1,984.28
Fairway Home	64	\$162,201	\$2,534.40	\$2,754.78
<i>Nonresidential</i>				
Fitness & Pool Club (Sq.Ft.)	14,067	\$34,831	\$2.48	\$2.69
Racket Club (Sq.Ft.)	2,158	\$14,849	\$6.88	\$7.48
Health & Welness (Sq.Ft.)	25,000	\$62,135	\$2.49	\$2.70
Resort Clubhouse (Sq.Ft.)	85,475	\$352,494	\$4.12	\$4.48
Marketplace (Sq.Ft.)	12,065	\$49,450	\$4.10	\$4.46
Central Services (Sq.Ft.)	32,510	\$80,781	\$2.48	\$2.70
Golf Course Holes	57	\$973,912	\$17,086.18	\$18,571.94
<b>Total</b>	<b>171,564</b>	<b>\$2,037,345</b>		