

**CABOT CITRUS FARMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 ADOPTED BUDGET GENERAL FUND,
OPERATIONS & MAINTENANCE (O&M)**

	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
1 REVENUES:					
2 SPECIAL ASSESSMENTS					
3 DEVELOPER FUNDING	\$ 67,492	\$ 130,820	\$ 393,175	\$ 393,175	\$ -
4 TOTAL REVENUES:	67,492	130,820	393,175	393,175	-
5 EXPENDITURES:					
6 ADMINISTRATIVE:					
7 SUPERVISORS FEES	-		-	-	-
8 DISTRICT MANAGEMENT	27,500	55,000	55,000	55,000	-
9 DISTRICT COUNSEL	23,457	77,034	30,000	30,000	-
10 DISTRICT ENGINEER	-		15,000	15,000	-
11 TRUSTEE SERVICES	-	2,128	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	12,640	9,500	9,500	-
15 AUDIT SERVICES	3,000	5,000	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	1,749	2,000	2,000	-
20 TOTAL ADMINISTRATIVE	67,492	153,551	145,175	145,175	-
21 PHYSICAL ENVIRONMENT:					
22 LANDSCAPE MAINTENANCE	-		200,000	200,000	-
23 POND MAINTENANCE	-	2,787	20,000	20,000	-
24 IRRIGATION REPAIRS & MAINTENANCE	-		3,000	3,000	-
25 LANDSCAPE INSPECTIONS	-		10,000	10,000	-
26 FIELD CONTINGENCY	-	6,264	5,000	5,000	-
27 TOTAL PHYSICAL ENVIRONMENT	-	9,051	238,000	238,000	-
28 UTILITIES:					
29 RECLAIM WATER	-		10,000	10,000	-
30 TOTAL UTILITIES	-	-	10,000	10,000	-
31					
32 TOTAL EXPENDITURES	67,492	162,602	393,175	393,175	-
33					
34 TOTAL REVENUES OVER/(UNDER) EXPENDITURES	\$ -	\$ (31,781)	\$ -	\$ -	\$ -

**CABOT CITRUS FARMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 ADOPTED BUDGET
DEBT SERVICE REQUIREMENTS**

	SERIES 2024 BAN
REVENUE	
SPECIAL ASSESSMENTS	\$ 2,048,025
TOTAL REVENUE	2,048,025
EXPENDITURES	
INTEREST EXPENSE	
May 1, 2027	1,024,013
November 1, 2027	1,024,013
PRINCIPAL PAYMENT	
May 1, 2027	-
TOTAL EXPENDITURES	2,048,025
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ -

**CABOT CITRUS FARMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 ADOPTED BUDGET
SERIES 2024 BAN DEBT SERVICE - \$39,500,000**

Period Ending	Principal	Coupon	Interest	Annual Debt Service	Amount Outstanding
5/1/2026		5.25%	1,024,013		39,010,000
11/1/2026		5.25%	1,024,013	2,048,025	39,010,000
5/1/2027		5.25%	1,024,013		39,010,000
11/1/2027		5.25%	1,024,013	2,048,025	39,010,000
5/1/2028		5.25%	1,024,013		39,010,000
11/1/2028		5.25%	1,024,013	2,048,025	39,010,000
3/1/2029	39,010,000	5.25%	1,024,013	40,034,013	-
	39,010,000		7,168,088	46,178,088	

(a) For budgetary purposes only.

**CABOT CITRUS FARMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 ADOPTED BUDGET
PH.1 RESORT CORE SERIES 2024 DEBT SERVICE ASSESSMENT ALLOCATION**

UNIT TYPE	PH.1 UNIT COUNT	TOTAL PH.1 DEBT SERVICE	PH.1 DEBT SERVICE PER UNIT, NET	PH.1 DEBT SERVICE PER UNIT, GROSS
<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
Total	171,564	\$2,037,345		