

**LAKESIDE AT SATILLA  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2027**

**LAKESIDE AT SATILLA  
COMMUNITY DEVELOPMENT DISTRICT  
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1
Definitions of General Fund Expenditures	2
Debt Service Fund Budget - Series 2025	3
Amortization Schedule - Series 2025	4 - 5
Assessment Summary	6

**LAKESIDE AT SATILLA  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 2/28/2026	Projected through 9/30/2026	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ -				\$ 262,230
Allowable discounts (4%)	-				(10,489)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	251,741
Assessment levy: off-roll	-	-	-	-	-
Developer contribution	211,440	27,954	132,250	160,204	-
Total revenues	<u>211,440</u>	<u>27,954</u>	<u>132,250</u>	<u>160,204</u>	<u>251,741</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	25,000	6,354	18,646	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Engineering - stormwater reporting	-	-	-	-	5,000
Audit*	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	2,000	835	1,165	2,000	2,000
EMMA software service	1,500	-	3,500	3,500	3,500
Trustee*	4,500	-	5,000	5,000	5,000
Telephone	200	83	117	200	200
Postage	500	11	489	500	500
Printing & binding	500	208	292	500	500
Legal advertising	1,750	-	500	500	1,750
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,000	-	5,000	5,500
Contingencies/bank charges	1,500	406	1,094	1,500	1,500
Tax Collector	-	-	-	-	7,867
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	145
Total professional & administrative	<u>100,040</u>	<u>33,072</u>	<u>67,718</u>	<u>100,790</u>	<u>115,342</u>
<b>Field operations</b>					
Operations management	6,000	-	3,000	3,000	6,000
Field ops accounting	1,000	-	500	500	1,000
Pond maintenance	18,000	-	9,000	9,000	18,000
Streetlights	86,400	-	43,200	43,200	86,400
Contingencies	-	-	-	-	25,000
Total field operations	<u>111,400</u>	<u>-</u>	<u>55,700</u>	<u>55,700</u>	<u>136,400</u>
Total expenditures	<u>211,440</u>	<u>33,072</u>	<u>123,418</u>	<u>156,490</u>	<u>251,742</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(5,118)	8,832	3,714	(1)
Fund balance - beginning (unaudited)	-	(3,714)	(8,832)	(3,714)	-
Fund balance - ending (projected)	-	-	-	-	-
Assigned	-	-	-	-	-
Working capital	-	-	-	-	-
Unassigned	-	(8,832)	-	-	(1)
Fund balance - ending	<u>\$ -</u>	<u>\$ (8,832)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (1)</u>

**LAKESIDE AT SATILLA  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Management/accounting/recording	\$ 48,000
<p><b>Wrathell, Hunt and Associates, LLC</b> (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.</p>	
Legal	25,000
<p>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.</p>	
Engineering	2,000
<p>The District's Engineer 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.</p>	
Engineering - stormwater reporting	5,000
Audit	5,500
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	500
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	2,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt &amp; Associates serves as dissemination agent.</p>	
EMMA software service	3,500
Trustee*	5,000
Telephone	200
Postage	500
<p>Telephone and fax machine.</p>	
Printing & binding	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Legal advertising	1,750
<p>Letterhead, envelopes, copies, agenda packages</p>	
Annual special district fee	175
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Insurance	5,500
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Contingencies/bank charges	1,500
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	
Tax Collector	7,867
Website hosting & maintenance	705
Website ADA compliance	145
Operations management	6,000
Field ops accounting	1,000
Pond maintenance	18,000
Streetlights	86,400
Contingencies	25,000
Total expenditures	<u><u>\$251,742</u></u>

**LAKESIDE AT SATILLA  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2025  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 2/28/2026	Projected through 9/30/2026	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ -				\$ 709,106
Allowable discounts (4%)	-				(28,364)
Net assessment levy - on-roll	-	\$ -	\$ -	\$ -	680,742
Assessment levy: off-roll	-	-	659,469	659,469	-
Interest	-	4,944	-	4,944	-
Total revenues	-	4,944	659,469	664,413	680,742
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	-	-	140,000	140,000	145,000
Principal prepayment	-	-	-	-	-
Interest	-	46,053	259,047	305,100	512,844
Tax collector	-	-	-	-	21,273
Cost of issuance	-	6,750	-	6,750	-
Total expenditures	-	52,803	399,047	451,850	679,117
Excess/(deficiency) of revenues over/(under) expenditures	-	(47,859)	260,422	212,563	1,625
Fund balance:					
Beginning fund balance (unaudited)	-	403,227	355,368	403,227	615,790
Ending fund balance (projected)	\$ -	\$355,368	\$ 615,790	\$ 615,790	617,415
Use of fund balance:					
Debt service reserve account balance (required)					(329,734)
Interest expense - November 1, 2027					(253,703)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 33,978</u>

**LAKESIDE AT SATILLA  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2025 AMORTIZATION SCHEDULE**

<b>Date</b>	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/26			256,421.88	256,421.88	9,495,000.00
05/01/27	145,000.00	3.750%	256,421.88	401,421.88	9,350,000.00
11/01/27			253,703.13	253,703.13	9,350,000.00
05/01/28	150,000.00	3.750%	253,703.13	403,703.13	9,200,000.00
11/01/28			250,890.63	250,890.63	9,200,000.00
05/01/29	160,000.00	3.750%	250,890.63	410,890.63	9,040,000.00
11/01/29			247,890.63	247,890.63	9,040,000.00
05/01/30	165,000.00	3.750%	247,890.63	412,890.63	8,875,000.00
11/01/30			244,796.88	244,796.88	8,875,000.00
05/01/31	170,000.00	5.375%	244,796.88	414,796.88	8,705,000.00
11/01/31			240,228.13	240,228.13	8,705,000.00
05/01/32	180,000.00	5.375%	240,228.13	420,228.13	8,525,000.00
11/01/32			235,390.63	235,390.63	8,525,000.00
05/01/33	190,000.00	5.375%	235,390.63	425,390.63	8,335,000.00
11/01/33			230,284.38	230,284.38	8,335,000.00
05/01/34	200,000.00	5.375%	230,284.38	430,284.38	8,135,000.00
11/01/34			224,909.38	224,909.38	8,135,000.00
05/01/35	215,000.00	5.375%	224,909.38	439,909.38	7,920,000.00
11/01/35			219,131.25	219,131.25	7,920,000.00
05/01/36	225,000.00	5.375%	219,131.25	444,131.25	7,695,000.00
11/01/36			213,084.38	213,084.38	7,695,000.00
05/01/37	235,000.00	5.375%	213,084.38	448,084.38	7,460,000.00
11/01/37			206,768.75	206,768.75	7,460,000.00
05/01/38	250,000.00	5.375%	206,768.75	456,768.75	7,210,000.00
11/01/38			200,050.00	200,050.00	7,210,000.00
05/01/39	265,000.00	5.375%	200,050.00	465,050.00	6,945,000.00
11/01/39			192,928.13	192,928.13	6,945,000.00
05/01/40	280,000.00	5.375%	192,928.13	472,928.13	6,665,000.00
11/01/40			185,403.13	185,403.13	6,665,000.00
05/01/41	295,000.00	5.375%	185,403.13	480,403.13	6,370,000.00
11/01/41			177,475.00	177,475.00	6,370,000.00
05/01/42	310,000.00	5.375%	177,475.00	487,475.00	6,060,000.00
11/01/42			169,143.75	169,143.75	6,060,000.00
05/01/43	325,000.00	5.375%	169,143.75	494,143.75	5,735,000.00
11/01/43			160,409.38	160,409.38	5,735,000.00
05/01/44	345,000.00	5.375%	160,409.38	505,409.38	5,390,000.00
11/01/44			151,137.50	151,137.50	5,390,000.00
05/01/45	365,000.00	5.375%	151,137.50	516,137.50	5,025,000.00
11/01/45			141,328.13	141,328.13	5,025,000.00
05/01/46	385,000.00	5.625%	141,328.13	526,328.13	4,640,000.00
11/01/46			130,500.00	130,500.00	4,640,000.00
05/01/47	410,000.00	5.625%	130,500.00	540,500.00	4,230,000.00
11/01/47			118,968.75	118,968.75	4,230,000.00
05/01/48	430,000.00	5.625%	118,968.75	548,968.75	3,800,000.00
11/01/48			106,875.00	106,875.00	3,800,000.00
05/01/49	455,000.00	5.625%	106,875.00	561,875.00	3,345,000.00
11/01/49			94,078.13	94,078.13	3,345,000.00

**LAKESIDE AT SATILLA  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2025 AMORTIZATION SCHEDULE**

<b>Date</b>	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/50	480,000.00	5.625%	94,078.13	574,078.13	2,865,000.00
11/01/50			80,578.13	80,578.13	2,865,000.00
05/01/51	510,000.00	5.625%	80,578.13	590,578.13	2,355,000.00
11/01/51			66,234.38	66,234.38	2,355,000.00
05/01/52	540,000.00	5.625%	66,234.38	606,234.38	1,815,000.00
11/01/52			51,046.88	51,046.88	1,815,000.00
05/01/53	570,000.00	5.625%	51,046.88	621,046.88	1,245,000.00
11/01/53			35,015.63	35,015.63	1,245,000.00
05/01/54	605,000.00	5.625%	35,015.63	640,015.63	640,000.00
11/01/54			18,000.00	18,000.00	640,000.00
05/01/55	640,000.00	5.625%	18,000.00	658,000.00	-
<b>Total</b>	<b>9,495,000.00</b>		<b>9,805,343.75</b>	<b>19,300,343.75</b>	

**LAKESIDE AT SATILLA  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2027 ASSESSMENTS**

On-Roll Assessments					
<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2027 O&amp;M Assessment per Unit</u>	<u>FY 2027 DS Assessment per Unit</u>	<u>FY 2027 Total Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>
SF 34'	111	\$ 652.32	\$ 1,315.74	\$ 1,968.06	n/a
SF 50'	291	652.32	1,934.91	2,587.23	n/a
<b>Total</b>	<b>402</b>				