

Vizcaya in Kendall
Community Development District

Adopted Budget
FY 2026



Management Services - CDDs, LLC

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Vizcaya in Kendall
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
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REVENUES:

Special Assessments - On Roll	\$ 1,444,940	\$ 1,277,137	\$ 177,833	\$ 1,454,970	\$ 1,444,940
Interest income	10,000	5,456	12,485	17,941	10,000
Facility Rental Fees	5,000	1,577	3,423	5,000	5,000
Miscellaneous Revenues		-	-	-	-
Carry Forward Surplus	-	-	-	-	52,713
TOTAL REVENUES	\$ 1,459,940	\$ 1,284,169	\$ 193,742	\$ 1,477,911	\$ 1,512,653

EXPENDITURES:

Administrative

Supervisor Fees	\$ 6,000	\$ 1,200	\$ 4,800	\$ 6,000	\$ 6,000
FICA Taxes	459	92	367	459	459
Engineering	10,000	4,109	5,891	10,000	10,000
Attorney	20,000	5,823	12,000	17,823	20,000
Annual Audit	3,650	3,650	-	3,650	3,875
Assessment Administration	2,070	2,286	(216)	2,070	2,070
Arbitrage Rebate	1,100	550	-	550	1,100
Dissemination Agent	2,588	1,725	863	2,588	2,588
Trustee Fees	10,500	10,500	-	10,500	10,500
Management Fees	44,774	29,849	14,925	44,774	44,774
Information Technology	1,242	761	481	1,242	1,317
Website Maintenance	1,035	667	368	1,035	1,035
Postage & Delivery	1,000	350	350	700	1,000
Insurance General Liability	7,878	7,663	-	7,663	8,272
Printing & Binding	1,600	133	100	233	1,000
Legal Advertising	1,800	554	1,000	1,554	1,665
Other Current Charges	1,958	1,000	1,000	2,000	2,000
Office Supplies	50	0	33	33	50
Dues, Licenses & Subscriptions	175	175	-	175	175
1st Quarter Operating	83,000	-	59,940	59,940	83,000
TOTAL ADMINISTRATIVE	\$ 200,879	\$ 71,087	\$ 101,902	\$ 172,989	\$ 200,879

Operations & Maintenance

Field Maintenance

Field Management Services	\$ 13,781	\$ 9,187	\$ 4,594	\$ 13,781	\$ 14,608
Security Services	225,000	93,002	127,998	221,000	225,000
Enhanced Security	6,480	1,620	4,860	6,480	6,480
Miscellaneous Security Services	15,500	8,446	7,054	15,500	15,500
Utilities - Internet	5,574	3,153	4,216	7,369	6,360
Utilities - Electric Fountain/Irrigation	25,080	10,604	15,000	25,604	30,000
Utilities - Streetlighting	28,800	11,900	14,400	26,300	28,800
Utilities - Water Fountains	13,200	909	12,291	13,200	13,200
Repair and Maintenance	10,000	16,126	-	16,126	15,000
Equipment Leases - Golf Carts	18,900	14,175	4,725	18,900	18,900
Entrance & Monument Repairs	12,000	700	9,300	10,000	10,000
Landscape Maintenance	77,792	53,167	19,401	72,568	77,792
Landscape Replacements	15,000	7,317	7,683	15,000	15,000
Tree Trimming	40,000	40,000	-	40,000	40,000

Vizcaya in Kendall
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
<u>Field Maintenance (continued)</u>					
Fertilization Pest Control	\$ 25,200	\$ 14,712	\$ 10,488	\$ 25,200	\$ 25,200
Irrigation Repairs/Maintenance	18,000	2,553	2,553	5,106	18,000
Porter Services	53,000	39,750	13,250	53,000	54,080
Lakes and Preserve Maint.	3,780	2,835	945	3,780	3,780
Miscellaneous Porter supplies	2,000	1,000	1,000	2,000	2,000
Fountain Maintenance/Repair	11,464	10,445	1,019	11,464	11,464
Contingency	5,000	1,694	14,981	16,675	5,000
Repairs	5,000	-	5,000	5,000	5,000
Culvert Cleaning	5,000	4,997	3	5,000	5,000
Holiday Decorations	6,730	10,085	-	10,085	10,000
Special Events - Holidays	3,500	-	3,500	3,500	3,500
Total Field Maintenance	\$ 645,781	\$ 358,377	\$ 284,261	\$ 642,638	\$ 659,664
<u>Clubhouse Expenditures</u>					
Salary - Clubhouse employees	\$ 187,850	\$ 140,887	\$ 46,963	\$ 187,850	\$ 187,882
FICA - Clubhouse employees	14,371	10,778	3,593	14,371	14,373
Health Insurance	3,060	2,295	1,530	3,825	3,060
Worker's Comp	5,000	5,348	(348)	5,000	5,000
Clubhouse Management	40,444	27,366	13,078	40,444	40,444
Fire Monitoring	3,720	540	3,180	3,720	3,720
Phone/Internet/Cable	10,807	8,106	5,922	14,028	15,000
Utilities - Electric	34,800	26,100	8,100	34,200	34,800
Utilities - Water	30,000	22,500	7,500	30,000	30,000
Propane	9,500	7,148	2,352	9,500	9,500
Refuse Services	52,000	39,535	12,465	52,000	52,000
Property Insurance	67,593	63,481	-	63,481	69,551
Repairs & Maintenance	20,000	21,009	-	21,009	30,000
A/C Maintenance	7,400	5,060	2,340	7,400	7,400
Fitness Equipment Maintenance	7,500	11,934	-	11,934	10,000
Landscape Maintenance	10,608	13,133	-	13,133	10,608
Landscape Replacements	5,000	-	5,000	5,000	5,000
Pool Maintenance	45,000	38,267	10,650	48,917	46,000
Pool Repairs & Special Services	10,000	5,664	4,336	10,000	10,000
Pest Control	540	90	450	540	540
Contingencies	10,856	674	6,163	6,837	10,000
Operating Supplies	10,000	4,388	5,612	10,000	10,000
Pool Permits	502	250	502	752	502
Holiday Decorations	6,730	3,362	3,368	6,730	6,730
Reserve	20,000	-	-	-	40,000
Capital Outlay	-	8,900	-	8,900	-
Total Clubhouse Expenditures	\$ 613,281	\$ 466,815	\$ 142,756	\$ 609,571	\$ 652,110
TOTAL EXPENDITURES	\$ 1,459,940	\$ 896,279	\$ 528,919	\$ 1,425,198	\$ 1,512,653
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 387,890	\$ (335,177)	\$ 52,713	\$ -

Vizcaya in Kendall
Community Development District
Budget Narrative
Fiscal Year 2026

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Interest

The District earns interest on the monthly average collected balance for each of their investment accounts.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Assessment Roll Administration

MS-CDDs, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

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 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 Management Services-CDDs, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Management Services – CDDs, LLC.

Vizcaya in Kendall
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Budget Narrative
Fiscal Year 2026

Website Maintenance

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 MS-CDDs, LLC and updated monthly.

Communication - Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

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

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Expenditures – Field

Field Management Services

The supervision and on-site management of Vizcaya in Kendall CDD. The responsibilities include reviewing contracts, services provided as per those contracts, and other maintenance related items.

Security Services

The District entered into a contract with Vested Security, Inc.

Enhanced Security Services

The use of an Off-duty police officer.

Miscellaneous Security Services

Includes any additional security services the District should incur during the fiscal year.

Utilities Internet

Internet service for the soccer field.

Utilities - Electric

The District currently has 4 accounts with Florida Power & Light:

- 16900 SW 88th Street Fountain
- 16950 SW 93rd Street Fountain

Vizcaya in Kendall
Community Development District
Budget Narrative
Fiscal Year 2026

-16950 SW 93rd Street Fountain (2)
-16950 SW 93rd Street Pavilion

Utilities - Streetlighting

This represents the electric fees associated with the streetlights.

Utilities - Water Fountains

The maintenance of the three water fountains.

Equipment Leases - Golf Carts

The District is leasing 3 golf carts from Southern Golf Cars, Inc.

Entrance and Monument Repairs

Represents repairs and wash for the main entrance and gazebo.

Landscape Maintenance

Landscaping of the common area to include grass cutting and edging. The District is contracted with Turf Management.

Landscape Replacement

Landscaping and maintenance of the common areas.

Tree Trimming

The District is contracted with Turf Management to trim the district's trees/Palms.

Fertilization Pest Control

The District has currently a contract with Southern Plant & Pest Control for pest control.

Irrigation Repairs/Maintenance

The District's contracted Turf Management to maintain the irrigation system which includes monthly wet check and irrigation system repair materials.

Porter Services

This represents 20 hours a week or various cleanup and maintenance/supplies.

Lake and Preserve Maintenance

Includes monthly cleaning of all District lakes. The District is contracted with Eco Blue Aquatic Services for these services.

Miscellaneous Lake Maintenance

Includes any un-budgeted expense related to the maintenance of the lakes.

Fountain Maintenance

The District contracted M&M Pool & Spa Service, to maintain the fountains within the District.

Contingencies

Represents any un-budgeted expense.

Sidewalk Repairs

Represents any sidewalk repairs.

Culvert Cleaning

Annual storm drain cleaning for all storm drains throughout the District.

Holiday Decorations

The District currently contracts with CDI Enterprises for the annual Holiday lighting.

Special Events

This represents any special events held at the district.

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Community Development District
Budget Narrative
Fiscal Year 2026

Salary - Clubhouse employees

Cost is based on hired 5.5 employees; 2 full-time field analysts, 2 part-time field analysts, 1 full-time Janitor and 1 part-time janitor to oversee the Clubhouse.

FICA-Clubhouse employees

Represents payroll taxes of 7.65% for clubhouse employees.

Health Insurance

Represents the health compensation insurance for 3 Clubhouse employees.

Worker's Comp

Represents the worker's compensation insurance for the Clubhouse employees.

Clubhouse Management Fees

CAM III management fees to cover clubhouse employees' benefits.

Fire Monitoring

The District has contracted with Empire Fire Safety for this service.

Phone/Internet/Cable

The District currently has accounts with Comcast to provide phone, internet, and cable service to the Clubhouse.

Utilities - Electric

The currently 1 account with Florida Power & Light:

-9501 SW 171st Ave - Clubhouse

Utilities - Water & Sewer

Water and sewer cost for the Club.

Propane Gas

The purchases of propane gas for the District.

Refuse Services

The District has contracted with Waste Connections of Florida for refuse services.

Property Insurance

Represents the property insurance for the Clubhouse and contents.

Repairs and Maintenance

Maintenance expenditures required to repair and maintain the Clubhouse

A/C Maintenance

This represents the maintenance of the air conditioners.

Fitness Equipment Maintenance

This line item is the estimated cost to maintain the fitness equipment.

Landscape Maintenance

Landscaping of the Clubhouse to include grass cutting and edging. The District is contracted with Turf Management for these

Landscape Replacements

Any additional landscape services needed for the District.

Pool Maintenance

The District has contracted with M&M Pool&SAP Services, Inc. for monthly pool maintenance. The services include:

-Test balance and maintain proper chemical balance

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Community Development District
Budget Narrative
Fiscal Year 2026

- Vacuum, backwash filter, clean skimmer baskets
- Monitor and inspect all pool and fountain equipment

Pool Repairs and Special Services

Includes any repairs for the pool.

Pest Control

Preventative maintenance for bugs and rodents.

Contingencies

Represents any un-budgeted expense.

Operating Supplies

Includes operating, office and cleaning supplies needed to operate.

Pool Permits

Required annual licenses from the Florida Department of Health for the pool and spa.

Holiday Decorations

The District currently contracts with CDI Enterprises for the annual Holiday lighting.

Reserve

Reserve to cover future improvements.

Vizcaya in Kendall

Community Development District

Proposed Budget

Debt Service Series 2012 Special Assessment Refunding Revenue Bonds

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
<u>REVENUES:</u>					
Special Assessments A1- Tax Roll	\$ 368,906	\$ 326,064	\$ 45,402	\$ 371,466	\$ 368,906
Special Assessments A2- Tax Roll	393,881	348,139	48,476	396,615	393,881
Interest Income	15,000	15,816	10,000	25,816	15,000
Carry Forward Balance ⁽¹⁾	648,481	675,649	-	675,649	704,931
TOTAL REVENUES	\$ 1,426,268	\$ 1,365,668	\$ 103,878	\$ 1,469,546	\$ 1,482,718
<u>EXPENDITURES:</u>					
Series 2012A-1					
Interest 11/1	\$ 126,839	\$ 126,839	\$ -	\$ 126,839	\$ 123,360
Principal - 5/1	115,000	115,000	-	115,000	125,000
Interest - 5/1	126,839	126,839	-	126,839	123,360
Series 2012A-2					
Interest 11/1	\$ 135,469	\$ 135,469	\$ -	\$ 135,469	\$ 131,688
Principal - 5/1	125,000	125,000	-	125,000	130,000
Interest - 5/1	135,469	135,469	-	135,469	131,688
TOTAL EXPENDITURES	\$ 764,615	\$ 764,615	\$ -	\$ 764,615	\$ 765,095
EXCESS REVENUES (EXPENDITURES)	\$ 661,653	\$ 601,053	\$ 103,878	\$ 704,931	\$ 717,623

⁽¹⁾ Carry forward surplus is net of the reserve requirement

Interest - 11/1/26	\$ 119,579
Interest - 11/1/26	127,755
Total	\$ 247,334

Vizcaya in Kendall
Community Development District
AMORTIZATION SCHEDULE

Debt Service Series 2012 A1 Special Assessment Refunding Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$ 3,820,000	6.050%	\$ -	\$ 126,839	\$ 126,839
05/01/25	3,820,000	6.050%	115,000	126,839	
11/01/25	3,705,000	6.050%		123,360	365,199
05/01/26	3,705,000	6.050%	125,000	123,360	
11/01/26	3,580,000	6.050%		119,579	367,939
05/01/27	3,580,000	6.050%	130,000	119,579	
11/01/27	3,450,000	6.050%		115,646	365,225
05/01/28	3,450,000	6.050%	140,000	115,646	
11/01/28	3,310,000	6.050%		111,411	367,058
05/01/29	3,310,000	6.050%	150,000	111,411	
11/01/29	3,160,000	6.050%		106,874	368,285
05/01/30	3,160,000	6.050%	160,000	106,874	
11/01/30	3,000,000	6.050%		102,034	368,908
05/01/31	3,000,000	6.050%	165,000	102,034	
11/01/31	2,835,000	6.050%		97,043	364,076
05/01/32	2,835,000	6.050%	180,000	97,043	
11/01/32	2,655,000	6.900%		91,598	368,640
05/01/33	2,655,000	6.900%	190,000	91,598	
11/01/33	2,465,000	6.900%		85,043	366,640
05/01/34	2,465,000	6.900%	205,000	85,043	
11/01/34	2,260,000	6.900%		77,970	368,013
05/01/35	2,260,000	6.900%	220,000	77,970	
11/01/35	2,040,000	6.900%		70,380	368,350
05/01/36	2,040,000	6.900%	235,000	70,380	
11/01/36	1,805,000	6.900%		62,273	367,653
05/01/37	1,805,000	6.900%	250,000	62,273	
11/01/37	1,555,000	6.900%		53,648	365,920
05/01/38	1,555,000	6.900%	270,000	53,648	
11/01/38	1,285,000	6.900%		44,333	367,980
05/01/39	1,285,000	6.900%	290,000	44,333	
11/01/39	995,000	6.900%		34,328	368,660
05/01/40	995,000	6.900%	310,000	34,328	
11/01/40	685,000	6.900%		23,633	367,960
05/01/41	685,000	6.900%	330,000	23,633	
11/01/41	355,000	6.900%		12,248	365,880
05/01/42	355,000	6.900%	355,000	12,248	367,248
TOTAL			\$ 3,820,000	\$ 2,916,470	\$ 6,736,470

Vizcaya in Kendall
Community Development District
AMORTIZATION SCHEDULE

Debt Service Series 2012 A2 Special Assessment Refunding Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$ 4,080,000	6.050%	\$ -	\$ 135,469	\$ 135,469
05/01/25	4,080,000	6.050%	125,000	135,469	
11/01/25	3,955,000	6.050%		131,688	392,156
05/01/26	3,955,000	6.050%	130,000	131,688	
11/01/26	3,825,000	6.050%		127,755	389,443
05/01/27	3,825,000	6.050%	140,000	127,755	
11/01/27	3,685,000	6.050%		123,520	391,275
05/01/28	3,685,000	6.050%	150,000	123,520	
11/01/28	3,535,000	6.050%		118,983	392,503
05/01/29	3,535,000	6.050%	160,000	118,983	
11/01/29	3,375,000	6.050%		114,143	393,125
05/01/30	3,375,000	6.050%	170,000	114,143	
11/01/30	3,205,000	6.050%		109,000	393,143
05/01/31	3,205,000	6.050%	180,000	109,000	
11/01/31	3,025,000	6.050%		103,555	392,555
05/01/32	3,025,000	6.050%	190,000	103,555	
11/01/32	2,835,000	6.900%		97,808	391,363
05/01/33	2,835,000	6.900%	205,000	97,808	
11/01/33	2,630,000	6.900%		90,735	393,543
05/01/34	2,630,000	6.900%	220,000	90,735	
11/01/34	2,410,000	6.900%		83,145	393,880
05/01/35	2,410,000	6.900%	235,000	83,145	
11/01/35	2,175,000	6.900%		75,038	393,183
05/01/36	2,175,000	6.900%	250,000	75,038	
11/01/36	1,925,000	6.900%		66,413	391,450
05/01/37	1,925,000	6.900%	270,000	66,413	
11/01/37	1,655,000	6.900%		57,098	393,510
05/01/38	1,655,000	6.900%	285,000	57,098	
11/01/38	1,370,000	6.900%		47,265	389,363
05/01/39	1,370,000	6.900%	305,000	47,265	
11/01/39	1,065,000	6.900%		36,743	389,008
05/01/40	1,065,000	6.900%	330,000	36,743	
11/01/40	735,000	6.900%		25,358	392,100
05/01/41	735,000	6.900%	355,000	25,358	
11/01/41	380,000	6.900%		13,110	393,468
05/01/42	380,000	6.900%	380,000	13,110	393,110
TOTAL			\$ 4,080,000	\$ 3,113,643	\$ 7,193,643

Vizcaya in Kendall
Community Development District
Proposed Budget
Debt Service Series 2016 Special Assessment Bonds

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
<u>REVENUES:</u>					
Special Assessments - Tax Roll	\$ 527,812	\$ 466,517	\$ 64,959	\$ 531,476	\$ 527,812
Interest Income	10,000	10,926	7,000	17,926	10,000
Carry Forward Balance	527,279	521,753	-	521,753	548,382
TOTAL REVENUES	\$ 1,065,092	\$ 999,196	\$ 71,959	\$ 1,071,155	\$ 1,086,195
<u>EXPENDITURES:</u>					
Interest 11/1	\$ 152,899	\$ 152,899	\$ -	\$ 152,899	\$ 149,874
Principal - 11/1	220,000	220,000	-	220,000	225,000
Interest - 5/1	149,874	149,874	-	149,874	146,499
TOTAL EXPENDITURES	\$ 522,773	\$ 522,773	\$ -	\$ 522,773	\$ 521,373
<u>Other Sources/(Uses)</u>					
Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
EXCESS REVENUES (EXPENDITURES)	\$ 542,319	\$ 476,423	\$ 71,959	\$ 548,382	\$ 564,822

Interest - 11/1/26	\$ 146,499
Principal - 11/1/26	230,000
Total	\$ 376,499

Vizcaya in Kendall
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2016 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$ 7,765,000	2.750%	\$ 220,000	\$ 152,899	\$ 372,899
05/01/25	7,545,000	3.000%		149,874	
11/01/25	7,545,000	3.000%	225,000	149,874	524,748
05/01/26	7,320,000	3.200%		146,499	
11/01/26	7,320,000	3.200%	230,000	146,499	522,998
05/01/27	7,090,000	3.750%		142,819	
11/01/27	7,090,000	3.750%	240,000	142,819	525,638
05/01/28	6,850,000	3.750%		138,319	
11/01/28	6,850,000	3.750%	250,000	138,319	526,638
05/01/29	6,600,000	3.750%		133,631	
11/01/29	6,600,000	3.750%	260,000	133,631	527,263
05/01/30	6,340,000	3.750%		128,756	
11/01/30	6,340,000	3.750%	270,000	128,756	527,513
05/01/31	6,070,000	3.750%		123,694	
11/01/31	6,070,000	3.750%	280,000	123,694	527,388
05/01/32	5,790,000	4.000%		118,444	
11/01/32	5,790,000	4.000%	290,000	118,444	526,888
05/01/33	5,500,000	4.000%		112,644	
11/01/33	5,500,000	4.000%	300,000	112,644	525,288
05/01/34	5,200,000	4.000%		106,644	
11/01/34	5,200,000	4.000%	310,000	106,644	523,288
05/01/35	4,890,000	4.000%		100,444	
11/01/35	4,890,000	4.000%	325,000	100,444	525,888
05/01/36	4,565,000	4.000%		93,944	
11/01/36	4,565,000	4.000%	335,000	93,944	522,888
05/01/37	4,230,000	4.125%		87,244	
11/01/37	4,230,000	4.125%	350,000	87,244	524,488
05/01/38	3,880,000	4.125%		80,025	
11/01/38	3,880,000	4.125%	365,000	80,025	525,050
05/01/39	3,515,000	4.125%		72,497	
11/01/39	3,515,000	4.125%	380,000	72,497	524,994
05/01/40	3,135,000	4.125%		64,659	
11/01/40	3,135,000	4.125%	395,000	64,659	524,319
05/01/41	2,740,000	4.125%		56,513	
11/01/41	2,740,000	4.125%	410,000	56,513	523,025
05/01/42	2,330,000	4.125%		48,056	
11/01/42	2,330,000	4.125%	430,000	48,056	526,113
05/01/43	1,900,000	4.125%		39,188	
11/01/43	1,900,000	4.125%	445,000	39,188	523,375
05/01/44	1,455,000	4.125%		30,009	
11/01/44	1,455,000	4.125%	465,000	30,009	525,019
05/01/45	990,000	4.125%		20,419	
11/01/45	990,000	4.125%	485,000	20,419	525,838
05/01/46	505,000	4.125%		10,416	
11/01/46	505,000	4.125%	505,000	10,416	525,831
TOTAL			\$ 7,765,000	\$ 4,162,369	\$ 11,927,369

Vizcaya in Kendall
Community Development District
Non-Ad Valorem Assessments Comparison
2025-2026

Neighborhood	O&M Units/ Acres	Bonds 2012 Units	Bonds 2016 Units	Annual Maintenance Assessments							Annual Debt Assessments						Total Assessed Per Unit		
				FY 2026			FY2025			Increase/ (decrease)	FY 2026			FY2025			FY 2026	FY2025	Increase/ (decrease)
				O&M	Clubhouse	Total	O&M	Clubhouse	Total		Series 2012	Series 2016	Total	Series 2012	Series 2016	Total			
Assessment Area 1																			
13 Buildings/ 321 apartments	12.85	0	0	\$21,544.43	\$0.00	\$21,544.43	\$21,544.43	\$0.00	\$21,544.43	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$21,544.43	\$21,544.43	\$0.00
Assessment Area 2																			
Phase 1																			
Single Family	205	205	205	\$604.41	\$978.47	\$1,582.88	\$604.41	\$978.47	\$1,582.88	\$0.00	\$1,331.26	\$706.86	\$2,038.12	\$1,331.26	\$706.86	\$2,038.12	\$3,621.00	\$3,621.00	\$0.00
Townhomes	115	115	115	\$604.41	\$978.47	\$1,582.88	\$604.41	\$978.47	\$1,582.88	\$0.00	\$1,003.60	\$706.86	\$1,710.46	\$1,003.60	\$706.86	\$1,710.46	\$3,293.34	\$3,293.34	\$0.00
Phase 2																			
Single Family	92	92	92	\$604.41	\$978.47	\$1,582.88	\$604.41	\$978.47	\$1,582.88	\$0.00	\$1,112.19	\$706.86	\$1,819.05	\$1,112.19	\$706.86	\$1,819.05	\$3,401.93	\$3,401.93	\$0.00
Townhomes	355	355	355	\$604.41	\$978.47	\$1,582.88	\$604.41	\$978.47	\$1,582.88	\$0.00	\$835.00	\$706.86	\$1,541.86	\$835.00	\$706.86	\$1,541.86	\$3,124.74	\$3,124.74	\$0.00
Live/Work	19	19	19	\$604.41	\$978.47	\$1,582.88	\$604.41	\$978.47	\$1,582.88	\$0.00	\$835.00	\$706.86	\$1,541.86	\$835.00	\$706.86	\$1,541.86	\$3,124.74	\$3,124.74	\$0.00
Total	786	786	786																