

***Vizcaya in Kendall***  
***Community Development District***

***Adopted Budget***  
***FY 2025***



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**Vizcaya in Kendall**  
**Community Development District**  
**Adopted Budget**  
**General Fund**

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
<b>REVENUES:</b>					
Special Assessments - On Roll	\$ 1,321,689	\$ 1,332,954	\$ -	\$ 1,332,954	\$ 1,444,940
Interest income	5,000	18,280	5,284	23,565	10,000
Facility Rental Fees	10,000	4,745	1,255	6,000	5,000
Miscellaneous Revenues		130	-	130	-
<b>TOTAL REVENUES</b>	<b>\$ 1,336,689</b>	<b>\$ 1,356,109</b>	<b>\$ 6,539</b>	<b>\$ 1,362,649</b>	<b>\$ 1,459,940</b>

**EXPENDITURES:**

**Administrative**

Supervisor Fees	\$ 6,000	\$ 1,800	\$ 2,000	\$ 3,800	\$ 6,000
FICA Taxes	459	138	153	291	459
Engineering	10,000	3,937	6,063	10,000	10,000
Attorney	20,000	13,153	6,848	20,000	20,000
Annual Audit	4,000	3,650	-	3,650	3,650
Assessment Administration	2,000	2,000	-	2,000	2,070
Arbitrage Rebate	1,100	1,100	-	1,100	1,100
Dissemination Agent	2,500	1,875	625	2,500	2,588
Trustee Fees	10,500	10,500	-	10,500	10,500
Management Fees	43,260	32,445	10,815	43,260	44,774
Information Technology	1,200	900	300	1,200	1,242
Website Maintenance	1,000	750	250	1,000	1,035
Postage & Delivery	850	362	488	850	1,000
Insurance General Liability	7,612	7,162	-	7,162	7,878
Printing & Binding	1,600	312	100	412	1,600
Legal Advertising	1,300	3,242	1,600	4,842	1,800
Other Current Charges	2,500	909	800	1,709	1,958
Office Supplies	304	3	10	13	50
Dues, Licenses & Subscriptions	175	175	-	175	175
1st Quarter Operating	-	-	-	-	83,000
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 116,360</b>	<b>\$ 84,412</b>	<b>\$ 30,052</b>	<b>\$ 114,463</b>	<b>\$ 200,879</b>

**Operations & Maintenance**

**Field Maintenance**

Field Management Services	\$ 13,125	\$ 9,844	\$ 3,281	\$ 13,125	\$ 13,781
Security Services	235,704	159,765	56,460	216,225	225,000
Enhanced Security	6,480	-	-	-	6,480
Miscellaneous Security Services	11,753	10,057	3,780	13,838	15,500
Utilities - Internet	4,936	4,221	1,395	5,616	5,574
Utilities - Electric Fountain/Irrigation	25,080	14,830	5,700	20,530	25,080
Utilities - Streetlighting	31,680	21,258	7,200	28,458	28,800
Utilities - Water Fountains	13,200	3,064	10,136	13,200	13,200
Repair and Maintenance	-	-	-	-	10,000
Equipment Leases - Golf Carts	18,960	14,175	4,725	18,900	18,900
Entrance & Monument Repairs	12,000	-	5,000	5,000	12,000
Landscape Maintenance	76,428	58,203	19,401	77,604	77,792
Landscape Replacements	15,000	2,415	5,000	7,415	15,000
Tree Trimming	31,700	31,810	490	32,300	40,000

**Vizcaya in Kendall**  
**Community Development District**  
**Adopted Budget**  
**General Fund**

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
<b><u>Field Maintenance (continued)</u></b>					
Fertilization Pest Control	\$ 25,200	\$ 18,900	\$ 6,300	\$ 25,200	\$ 25,200
Irrigation Repairs/Maintenance	18,000	23,639	5,475	29,114	18,000
Porter Services	48,975	40,856	12,144	53,000	53,000
Lakes and Preserve Maint.	3,780	2,835	945	3,780	3,780
Miscellaneous Lake Maintenance	2,000	-	500	500	2,000
Fountain Maintenance/Repair	6,375	21,320	2,280	23,600	11,464
Contingency	5,000	13,446	500	13,946	5,000
Sidewalk Repairs	10,000	-	10,000	10,000	5,000
Culvert Cleaning	-	-	3,650	3,650	5,000
Holiday Decorations	6,193	6,730	-	6,730	6,730
Special Events	3,500	-	-	-	3,500
<b>Total Field Maintenance</b>	<b>\$ 625,069</b>	<b>\$ 457,368</b>	<b>\$ 164,362</b>	<b>\$ 621,730</b>	<b>\$ 645,781</b>
<b><u>Amenity Center Maintenance</u></b>					
Salary - Clubhouse employees	\$ 185,524	\$ 124,469	\$ 61,055	\$ 185,524	\$ 187,850
FICA - Clubhouse employees	13,635	9,522	4,671	14,193	14,371
Health Insurance	9,240	2,297	765	3,062	3,060
Worker's Comp	5,000	4,158	-	4,158	5,000
Clubhouse Management	38,618	26,667	13,145	39,812	40,444
Fire Monitoring	3,720	1,016	180	1,196	3,720
Phone/Internet/Cable	9,914	8,154	2,799	10,953	10,807
Utilities - Electric	34,800	26,041	8,400	34,441	34,800
Utilities - Water	40,000	32,993	10,000	42,993	30,000
Propane	8,000	8,960	540	9,500	9,500
Refuse Services	49,000	38,551	12,449	51,000	52,000
Property Insurance	60,381	61,447	-	61,447	67,593
Repairs & Maintenance	19,045	38,444	5,000	43,444	20,000
A/C Maintenance	4,800	5,060	1,350	6,410	7,400
Fitness Equipment Maintenance	7,500	14,110	5,000	19,110	7,500
Landscape Maintenance	10,608	8,097	2,699	10,796	10,608
Landscape Replacements	5,000	-	5,000	5,000	5,000
Pool Maintenance	39,000	30,870	11,250	42,120	45,000
Pool Repairs & Special Services	5,000	19,810	5,000	24,810	10,000
Pest Control	576	360	-	360	540
Contingencies	4,803	300	-	300	10,856
Operating Supplies	10,500	5,916	2,682	8,598	10,000
Pool Permits	500	500	-	500	502
Holiday Decorations	6,193	6,730	-	6,730	6,730
Reserve	23,902	-	-	-	20,000
<b>Total Amenity Center Maintenance</b>	<b>\$ 595,260</b>	<b>\$ 474,470</b>	<b>\$ 151,986</b>	<b>\$ 626,456</b>	<b>\$ 613,281</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,336,689</b>	<b>\$ 1,016,249</b>	<b>\$ 346,399</b>	<b>\$ 1,362,649</b>	<b>\$ 1,459,940</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ -</b>	<b>\$ 339,860</b>	<b>\$ (339,860)</b>	<b>\$ -</b>	<b>\$ -</b>

**Vizcaya in Kendall**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2025**

**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**

GMS SF, 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 Governmental Management Services-South Florida, 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 Governmental Management Services – South Florida, LLC.

**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 GMS-SF, LLC and updated monthly.

**Communication - Telephone**

New internet and Wi-Fi service for Office.

**Vizcaya in Kendall**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2025**

**Expenditures - Administrative (continued)**

**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 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 88<sup>th</sup> Street Fountain
- 16950 SW 93<sup>rd</sup> Street Fountain
- 16950 SW 93<sup>rd</sup> Street Fountain (2)
- 16950 SW 93<sup>rd</sup> 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.

**Vizcaya in Kendall**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2025**

**Expenditures – Field (continued)**

**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.

**Expenditures – Clubhouse**

**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.

**Vizcaya in Kendall**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2025**

**Expenditures – Clubhouse (continued)**

**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 171<sup>st</sup> 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
- 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**  
**Adopted Budget**

**Debt Service Series 2012 Special Assessment Refunding Revenue Bonds**

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
<b>REVENUES:</b>					
Special Assessments A1- Tax Roll	\$ 388,358	\$ 364,078	\$ -	\$ 364,078	\$ 368,906
Special Assessments A2- Tax Roll	414,611	388,726	-	388,726	393,881
Interest Income	-	45,645	4,800	50,445	15,000
Carry Forward Balance <sup>(1)</sup>	608,216	608,460	-	608,460	648,481
<b>TOTAL REVENUES</b>	<b>\$ 1,411,186</b>	<b>\$ 1,406,908</b>	<b>\$ 4,800</b>	<b>\$ 1,411,708</b>	<b>\$ 1,426,268</b>
<b>EXPENDITURES:</b>					
<b>Series 2012A-1</b>					
Interest 11/1	\$ 130,166	\$ 130,166	\$ -	\$ 130,166	\$ 126,839
Principal - 5/1	110,000	110,000	-	110,000	115,000
Interest - 5/1	130,166	130,166	-	130,166	126,839
<b>Series 2012A-2</b>					
Interest 11/1	\$ 138,948	\$ 138,948	\$ -	\$ 138,948	\$ 135,469
Principal - 5/1	115,000	115,000	-	115,000	125,000
Interest - 5/1	138,948	138,948	-	138,948	135,469
<b>TOTAL EXPENDITURES</b>	<b>\$ 763,228</b>	<b>\$ 763,228</b>	<b>\$ -</b>	<b>\$ 763,228</b>	<b>\$ 764,615</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 647,958</b>	<b>\$ 643,681</b>	<b>\$ 4,800</b>	<b>\$ 648,481</b>	<b>\$ 661,653</b>

<sup>(1)</sup> Carry forward surplus is net of the reserve requirement

Interest - 11/1/25	\$ 123,360
Interest - 11/1/25	131,688
Total	\$ 255,048

# 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
<b>TOTAL</b>			<b>\$ 3,820,000</b>	<b>\$ 2,916,470</b>	<b>\$ 6,736,470</b>

# 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
<b>TOTAL</b>			<b>\$ 4,080,000</b>	<b>\$ 3,113,643</b>	<b>\$ 7,193,643</b>

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

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
<b><u>REVENUES:</u></b>					
Special Assessments - Tax Roll	\$ 527,812	\$ 531,017	\$ -	\$ 531,017	\$ 527,812
Interest Income	-	30,000	3,600	33,600	10,000
Carry Forward Balance	500,341	485,689	-	485,689	527,279
<b>TOTAL REVENUES</b>	<b>\$ 1,028,154</b>	<b>\$ 1,046,705</b>	<b>\$ 3,600</b>	<b>\$ 1,050,305</b>	<b>\$ 1,065,092</b>
<b><u>EXPENDITURES:</u></b>					
Interest 11/1	\$ 155,586	\$ 155,586	\$ -	\$ 155,586	\$ 152,899
Principal - 11/1	215,000	215,000	-	215,000	220,000
Interest - 5/1	152,899	152,899	-	152,899	149,874
<b>TOTAL EXPENDITURES</b>	<b>\$ 523,485</b>	<b>\$ 523,485</b>	<b>\$ -</b>	<b>\$ 523,485</b>	<b>\$ 522,773</b>
<b><u>Other Sources/(Uses)</u></b>					
Transfer in/(Out)	\$ -	\$ 459	\$ -	\$ 459	\$ -
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ 459</b>	<b>\$ -</b>	<b>\$ 459</b>	<b>\$ -</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 504,669</b>	<b>\$ 523,679</b>	<b>\$ 3,600</b>	<b>\$ 527,279</b>	<b>\$ 542,319</b>

Interest - 11/1/25	\$ 149,874
Interest - 11/1/25	225,000
Total	\$ 374,874

**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
<b>TOTAL</b>			<b>\$ 7,765,000</b>	<b>\$ 4,162,369</b>	<b>\$ 11,927,369</b>

**Vizcaya in Kendall**  
Community Development District  
Non-Ad Valorem Assessments Comparison  
2024-2025

Neighborhood	O&M Units / Acres	Bond s 2012 Units	Bond s 2016 Units	Annual Maintenance Assessments							Annual Debt Assessments						Total Assessed Per Unit			
				FY 2025			FY 2024			Increase/ (decrease)	FY 2025			FY 2024			FY 2025	FY 2024	Increase/ (decrease)	
				O&M	Clubhouse	Total	O&M	Clubhouse	Total		Series 2012	Series 2016	Total	Series 2012	Series 2016	Total				
<b>Assessment Area 1</b>																				
13 Buildings/ 321 apartments	12.85	0	0	\$ 21,544.43	\$ -	\$ 21,544.43	\$ 19,442.68	\$ -	\$ 19,442.68	\$ 2,101.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,544.43	\$ 19,442.68	\$ 2,101.75	
<b>Assessment Area 2</b>																				
<b>Phase 1</b>																				
Single Family	205	205	205	\$ 604.41	\$ 978.47	\$ 1,582.88	\$ 554.50	\$ 897.68	\$ 1,452.18	\$ 130.70	\$ 1,331.26	\$ 706.86	\$ 2,038.12	\$ 1,331.26	\$ 706.86	\$ 2,038.12	\$ 3,621.00	\$ 3,490.30	\$ 130.70	
Townhomes	115	115	115	\$ 604.41	\$ 978.47	\$ 1,582.88	\$ 554.50	\$ 897.68	\$ 1,452.18	\$ 130.70	\$ 1,003.60	\$ 706.86	\$ 1,710.46	\$ 1,003.60	\$ 706.86	\$ 1,710.46	\$ 3,293.34	\$ 3,162.64	\$ 130.70	
<b>Phase 2</b>																				
Single Family	92	92	92	\$ 604.41	\$ 978.47	\$ 1,582.88	\$ 554.50	\$ 897.68	\$ 1,452.18	\$ 130.70	\$ 1,112.19	\$ 706.86	\$ 1,819.05	\$ 1,112.19	\$ 706.86	\$ 1,819.05	\$ 3,401.93	\$ 3,271.23	\$ 130.70	
Townhomes	355	355	355	\$ 604.41	\$ 978.47	\$ 1,582.88	\$ 554.50	\$ 897.68	\$ 1,452.18	\$ 130.70	\$ 835.00	\$ 706.86	\$ 1,541.86	\$ 835.00	\$ 706.86	\$ 1,541.86	\$ 3,124.74	\$ 2,994.04	\$ 130.70	
Live/Work	19	19	19	\$ 604.41	\$ 978.47	\$ 1,582.88	\$ 554.50	\$ 897.68	\$ 1,452.18	\$ 130.70	\$ 835.00	\$ 706.86	\$ 1,541.86	\$ 835.00	\$ 706.86	\$ 1,541.86	\$ 3,124.74	\$ 2,994.04	\$ 130.70	
<b>Total</b>	<b>786</b>	<b>786</b>	<b>786</b>																	