

***Approved Proposed Budget
Fiscal Year 2024***

***San Simeon
Community Development District***

March 17, 2023



San Simeon

Community Development District

General Fund

Description	Adopted Budget FY2023	Actual thru 2/28/23	Projected Next 7 Months	Total Projected at 9/30/23	Proposed Budget FY2024
REVENUES:					
Special Assessments	\$315,897	\$295,948	\$19,949	\$315,897	\$315,897
Interest Income	\$0	\$6,514	\$2,171	\$8,685	\$0
Carry Forward Surplus	\$210,650	\$36,920	\$0	\$36,920	\$27,488
Total Revenues	\$526,547	\$339,382	\$22,121	\$361,503	\$343,385
Expenditures					
<i>Administrative</i>					
Engineering Fees	\$18,000	\$0	\$10,000	\$10,000	\$10,000
Arbitrage Rebate	\$550	\$0	\$550	\$550	\$550
Dissemination Agent	\$2,500	\$1,042	\$1,458	\$2,500	\$2,500
Attorney Fees	\$15,000	\$5,775	\$11,550	\$17,325	\$15,000
Annual Audit	\$4,000	\$0	\$3,650	\$3,650	\$4,000
Trustee Fees	\$4,041	\$0	\$4,041	\$4,041	\$4,041
Management Fees	\$37,260	\$15,525	\$21,735	\$37,260	\$37,260
Computer Time	\$375	\$156	\$219	\$375	\$375
Telephone	\$50	\$0	\$50	\$50	\$50
Postage	\$500	\$20	\$350	\$370	\$500
Printing & Binding	\$750	\$1	\$500	\$501	\$750
Insurance	\$6,114	\$5,842	\$0	\$5,842	\$6,426
Legal Advertising	\$1,000	\$0	\$500	\$500	\$750
Other Current Charges	\$375	\$0	\$0	\$0	\$375
Website Compliance	\$900	\$375	\$525	\$900	\$1,000
Office Supplies	\$113	\$0	\$50	\$50	\$113
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<i>Field Maintenance</i>					
Field Maintenance	\$13,800	\$5,750	\$8,050	\$13,800	\$13,800
Electric	\$2,500	\$0	\$0	\$0	\$0
Water	\$1,000	\$50	\$100	\$150	\$250
Landscape Maintenance	\$161,892	\$55,925	\$78,295	\$134,220	\$134,220
Plant Replacement	\$15,000	\$12,300	\$2,500	\$14,800	\$15,000
Tree Trimming	\$0	\$0	\$8,500	\$8,500	\$8,500
Repairs & Maintenance	\$9,000	\$0	\$7,500	\$7,500	\$9,000
Irrigation Repairs & Maintenance	\$5,000	\$4,250	\$5,950	\$10,200	\$10,200
Pump Station Maintenance	\$16,000	\$4,944	\$10,000	\$14,944	\$16,000
Property Insurance	\$6,000	\$0	\$0	\$0	\$6,000
Lake Maintenance	\$5,400	\$2,200	\$11,000	\$13,200	\$13,200
Lake Debris Removal	\$1,350	\$0	\$900	\$900	\$1,350
Janitorial & Porter Services	\$10,800	\$4,250	\$10,192	\$14,442	\$14,500
Holiday Decorations	\$3,750	\$0	\$0	\$0	\$3,750
Sidewalk Maintenance	\$3,750	\$0	\$1,200	\$1,200	\$3,750
Contingency	\$12,465	\$1,069	\$15,000	\$16,069	\$10,000
Total Expenditures	\$359,409	\$119,649	\$214,365	\$334,015	\$343,385
Excess (deficiency) of revenues over (under) expenditures	\$167,138	\$219,733	(\$192,245)	\$27,488	\$0

Product	Total Units	Unit	FY2023	FY2024
Single Family	55	\$473.68	\$26,052.40	\$26,052.40
Townhomes	393	\$473.68	\$186,156.24	\$186,156.24
Villas	254	\$473.68	\$120,314.72	\$120,314.72
Total Gross			\$332,523.36	\$332,523.36
Collection Cost			(\$16,626.17)	(\$16,626.17)
Total Net			\$315,897.19	\$315,897.19

REVENUES:

Maintenance Assessments

The District will levy a Non-Ad Valorem assessment on all the platted lots within the District to pay all the operating expenses for the Fiscal Year in accordance with the adopted budget.

Interest Income

The District has invested the surplus revenues with the State Board of Administration.

EXPENDITURES:

Administrative:

Engineering Fees

The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc. In addition, the District has entered into a contract with SCS Engineering for bi-annual monitor reporting as required by DERM.

Arbitrage Rebate

The District is required to have an annual arbitrage rebate calculation on the District's Bonds. The District had contracted LLS Tax Solutions LLC to perform the calculations.

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. GMS-SF serves as Dissemination Agent.

Attorney Fees

The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the banks 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.

Website Compliance

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.

Computer Time

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

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

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.

Administrative: (continued)

Legal Advertising

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

Other Current Charges

Bank charges and any other miscellaneous expenses that incurred during the year.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

First Quarter Operating

Represents funds needed for 1st Quarter of the next Fiscal Year, prior to the collection of Maintenance Assessments from the Developer and direct assessments.

Field:

Field Management

The supervision and reporting to the Board of Supervisors of the field maintenance services as provided by the different vendors.

Utility - Water

The District has two accounts with Miami-Dade Water & Sewer:

7012930290	20796 NE 2 nd Ct
4100183577	21255 NE 2 nd Ct

Landscape Maintenance

The District has contracted with Equator Landscaping. Contract includes monthly services:

- Mowing
- Edging
- Trimming
- Raking
- Shrubs & Ground Cover care
- Palm & Tree care

Plant Replacement

Landscaping and maintenance of the common areas.

Tree Trimming

The District has contracted with Equator Landscaping. Contract includes one annual service.

Repairs & Maintenance

Miscellaneous maintenance expenditures.

Irrigation Repairs & Maintenance

Miscellaneous maintenance expenditures related to the irrigation system.

Pump Station Repairs & Maintenance

The District has entered into a contract with Atlantic Environmental Service for the maintenance of the pump stations.

Property Insurance

Property and operational insurance for the District's capital assets.

Lake Maintenance

The District has contracted with Eco Blue Aquatics. Contract includes bi-monthly service to include:

- Algae and aquatic plant control
- Border grass and brush control
- Invasive weed and brush control
- Exotic vegetation control

Lake Debris Removal

The District has contracted with Eco Blue Aquatics to perform debris removal from lake and lake banks.

Janitorial & Porter Services

The District has contracted with Equator Landscaping for monthly porter services

Holiday Decorations

Expenses for the annual Holiday lighting.

Sidewalk Maintenance

Expenses for the maintenance and repair of CDD sidewalks.

Contingency

Represents any un-budgeted expense.

San Simeon
Community Development District

Debt Service Fund
Series 2019 Special Assessment Bond

Description	Adopted Budget FY2023	Actual thru 2/28/23	Projected Next 7 Months	Total Projected at 9/30/23	Proposed Budget FY2024
Revenues					
Special Assessments	\$712,365	\$667,379	\$44,986	\$712,365	\$712,365
Interest Income	\$0	\$4,840	\$2,500	\$7,340	\$0
Carry Forward Surplus ⁽¹⁾	\$246,885	\$247,050	\$0	\$247,050	\$247,395
Total Revenues	\$959,250	\$919,269	\$47,486	\$966,755	\$959,760
Expenditures					
Series 2019					
Interest 12/15	\$234,969	\$234,969	\$0	\$234,969	\$230,834
Interest 06/15	\$234,969	\$0	\$234,969	\$234,969	\$230,834
Principal 06/15	\$245,000	\$0	\$245,000	\$245,000	\$255,000
Total Expenditures	\$714,938	\$234,969	\$479,969	\$714,938	\$716,669
Other Financing Sources/(Uses)					
Interfund Transfer Out	\$0	(\$2,922)	(\$1,500)	(\$4,422)	\$0
Total Other Financing Sources/(Uses)	\$0	(\$2,922)	(\$1,500)	(\$4,422)	\$0
EXCESS REVENUES	\$244,313	\$681,378	(\$433,983)	\$247,395	\$243,091

⁽¹⁾ Carry forward is net of Reserve Fund requirement.

12/15/24 Interest	\$ 226,531
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Product	Total Units	Gross Debt Per Unit	FY2023	FY2024
Single Family	55	\$1,246.65	\$68,565.75	\$68,565.75
Townhomes	393	\$1,097.05	\$431,140.65	\$431,140.65
Villas	254	\$984.85	\$250,151.90	\$250,151.90
		Total Gross	\$749,858.30	\$749,858.30
		Collection Cost	(\$37,492.91)	(\$37,492.91)
		Total Net	\$712,365.39	\$712,365.39

San Simeon

Community Development District

Series 2019 Special Assessment Bond

Amortization Schedule

Term 1: Maturity 6/15/2024

<u>DATE</u>	<u>PRINCIPAL BALANCE</u>	<u>RATE</u>	<u>INTEREST</u>	<u>PRINCIPAL</u>	<u>TOTAL</u>
15-Jun-19	\$1,185,000.00	3.375%	\$0.00	\$0.00	
15-Dec-19	\$1,185,000.00	3.375%	\$22,519.14	\$0.00	\$22,519.14
15-Jun-20	\$1,185,000.00	3.375%	\$19,996.88	\$220,000.00	
15-Dec-20	\$965,000.00	3.375%	\$16,284.38	\$0.00	\$256,281.25
15-Jun-21	\$965,000.00	3.375%	\$16,284.38	\$230,000.00	
15-Dec-21	\$735,000.00	3.375%	\$12,403.13	\$0.00	\$12,403.13
15-Jun-22	\$735,000.00	3.375%	\$12,403.13	\$235,000.00	
15-Dec-22	\$500,000.00	3.375%	\$8,437.50	\$0.00	\$255,840.63
15-Jun-23	\$500,000.00	3.375%	\$8,437.50	\$245,000.00	
15-Dec-23	\$255,000.00	3.375%	\$4,303.13	\$0.00	\$257,740.63
15-Jun-24	\$255,000.00	3.375%	\$4,303.13	\$255,000.00	\$259,303.13
		<u>Total</u>	<u>\$50,287.50</u>	<u>\$735,000.00</u>	<u>\$785,287.50</u>

San Simeon
Community Development District

Series 2019 Special Assessment Bond
Amortization Schedule
Term 2: Maturity 6/15/2031

<u>DATE</u>	<u>PRINCIPAL BALANCE</u>	<u>RATE</u>	<u>INTEREST</u>	<u>PRINCIPAL</u>	<u>TOTAL</u>
15-Jun-19	\$2,055,000.00	3.750%	\$0.00	\$0.00	
15-Dec-19	\$2,055,000.00	3.750%	\$39,052.17	\$0.00	\$39,052.17
15-Jun-20	\$2,055,000.00	3.750%	\$38,531.25	\$0.00	
15-Dec-20	\$2,055,000.00	3.750%	\$38,531.25	\$0.00	\$77,062.50
15-Jun-21	\$2,055,000.00	3.750%	\$38,531.25	\$0.00	
15-Dec-21	\$2,055,000.00	3.750%	\$38,531.25	\$0.00	\$77,062.50
15-Jun-22	\$2,055,000.00	3.750%	\$38,531.25	\$0.00	
15-Dec-22	\$2,055,000.00	3.750%	\$38,531.25	\$0.00	\$77,062.50
16-Jun-23	\$2,055,000.00	3.750%	\$38,531.25	\$0.00	
16-Dec-23	\$2,055,000.00	3.750%	\$38,531.25	\$0.00	\$77,062.50
16-Jun-24	\$2,055,000.00	3.750%	\$38,531.25	\$0.00	
15-Dec-24	\$2,055,000.00	3.750%	\$38,531.25	\$0.00	\$77,062.50
16-Jun-25	\$2,055,000.00	3.750%	\$38,531.25	\$260,000.00	
15-Dec-25	\$1,795,000.00	3.750%	\$33,656.25	\$0.00	\$332,187.50
16-Jun-26	\$1,795,000.00	3.750%	\$33,656.25	\$270,000.00	
15-Dec-26	\$1,525,000.00	3.750%	\$28,593.75	\$0.00	\$332,250.00
15-Jun-27	\$1,525,000.00	3.750%	\$28,593.75	\$280,000.00	
15-Dec-27	\$1,245,000.00	3.750%	\$23,343.75	\$0.00	\$331,937.50
15-Jun-28	\$1,245,000.00	3.750%	\$23,343.75	\$295,000.00	
15-Dec-28	\$950,000.00	3.750%	\$17,812.50	\$0.00	\$336,156.25
15-Jun-29	\$950,000.00	3.750%	\$17,812.50	\$305,000.00	
15-Dec-29	\$645,000.00	3.750%	\$12,093.75	\$0.00	\$334,906.25
15-Jun-30	\$645,000.00	3.750%	\$12,093.75	\$315,000.00	
15-Dec-30	\$330,000.00	3.750%	\$6,187.50	\$0.00	\$333,281.25
15-Jun-31	\$330,000.00	3.750%	\$6,187.50	\$330,000.00	\$336,187.50
		<u>Total</u>	<u>\$706,270.92</u>	<u>\$2,055,000.00</u>	<u>\$2,761,270.92</u>

**San Simeon
Community Development District**

**Series 2019 Special Assessment Bond
Amortization Schedule
Term 3: Maturity 6/15/2039**

<u>DATE</u>	<u>PRINCIPAL BALANCE</u>	<u>RATE</u>	<u>INTEREST</u>	<u>PRINCIPAL</u>	<u>TOTAL</u>
15-Jun-19	\$3,160,000.00	4.125%	\$0.00	\$0.00	
15-Dec-19	\$3,160,000.00	4.125%	\$60,051.03	\$0.00	\$60,051.03
15-Jun-20	\$3,160,000.00	4.125%	\$65,175.00	\$0.00	
15-Dec-20	\$3,160,000.00	4.125%	\$65,175.00	\$0.00	\$130,350.00
15-Jun-21	\$3,160,000.00	4.125%	\$65,175.00	\$0.00	
15-Dec-21	\$3,160,000.00	4.125%	\$65,175.00	\$0.00	\$65,175.00
15-Jun-22	\$3,160,000.00	4.125%	\$65,175.00	\$0.00	
15-Dec-22	\$3,160,000.00	4.125%	\$65,175.00	\$0.00	\$130,350.00
15-Jun-23	\$3,160,000.00	4.125%	\$65,175.00	\$0.00	
15-Dec-23	\$3,160,000.00	4.125%	\$65,175.00	\$0.00	\$130,350.00
15-Jun-24	\$3,160,000.00	4.125%	\$65,175.00	\$0.00	
15-Dec-24	\$3,160,000.00	4.125%	\$65,175.00	\$0.00	\$130,350.00
15-Jun-25	\$3,160,000.00	4.125%	\$65,175.00	\$0.00	
15-Dec-25	\$3,160,000.00	4.125%	\$65,175.00	\$0.00	\$130,350.00
15-Jun-26	\$3,160,000.00	4.125%	\$65,175.00	\$0.00	
15-Dec-26	\$3,160,000.00	4.125%	\$65,175.00	\$0.00	\$130,350.00
15-Jun-27	\$3,160,000.00	4.125%	\$65,175.00	\$0.00	
15-Dec-27	\$3,160,000.00	4.125%	\$65,175.00	\$0.00	\$130,350.00
15-Jun-28	\$3,160,000.00	4.125%	\$65,175.00	\$0.00	
15-Dec-28	\$3,160,000.00	4.125%	\$65,175.00	\$0.00	\$130,350.00
15-Jun-29	\$3,160,000.00	4.125%	\$65,175.00	\$0.00	
15-Dec-29	\$3,160,000.00	4.125%	\$65,175.00	\$0.00	\$130,350.00
15-Jun-30	\$3,160,000.00	4.125%	\$65,175.00	\$0.00	
15-Dec-30	\$3,160,000.00	4.125%	\$65,175.00	\$0.00	\$130,350.00
15-Jun-31	\$3,160,000.00	4.125%	\$65,175.00	\$0.00	
15-Dec-31	\$3,160,000.00	4.125%	\$65,175.00	\$0.00	\$130,350.00
15-Jun-32	\$3,160,000.00	4.125%	\$65,175.00	\$340,000.00	
15-Dec-32	\$2,820,000.00	4.125%	\$58,162.50	\$0.00	\$463,337.50
15-Jun-33	\$2,820,000.00	4.125%	\$58,162.50	\$355,000.00	
15-Dec-33	\$2,465,000.00	4.125%	\$50,840.63	\$0.00	\$464,003.13
15-Jun-34	\$2,465,000.00	4.125%	\$50,840.63	\$370,000.00	
15-Dec-34	\$2,095,000.00	4.125%	\$43,209.38	\$0.00	\$464,050.00
15-Jun-35	\$2,095,000.00	4.125%	\$43,209.38	\$385,000.00	
15-Dec-34	\$1,710,000.00	4.125%	\$35,268.75	\$0.00	\$463,478.13
15-Jun-36	\$1,710,000.00	4.125%	\$35,268.75	\$400,000.00	
15-Dec-36	\$1,310,000.00	4.125%	\$27,018.75	\$0.00	\$462,287.50
15-Jun-37	\$1,310,000.00	4.125%	\$27,018.75	\$420,000.00	
15-Dec-37	\$890,000.00	4.125%	\$18,356.25	\$0.00	\$465,375.00
15-Jun-38	\$890,000.00	4.125%	\$18,356.25	\$435,000.00	
15-Dec-38	\$455,000.00	4.125%	\$9,384.38	\$0.00	\$462,740.63
15-Jun-39	\$455,000.00	4.125%	\$9,384.38	\$455,000.00	\$464,384.38
		<u>Total</u>	<u>\$1,918,331.25</u>	<u>\$3,160,000.00</u>	<u>\$5,078,331.25</u>

**San Simeon
Community Development District**

**Series 2019 Special Assessment Bond
Amortization Schedule
Term 4: Maturity 6/15/2049**

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
15-Jun-19	\$5,780,000.00	4.250%	\$0.00	\$0.00	
15-Dec-19	\$5,780,000.00	4.250%	\$109,840.18	\$0.00	\$109,840.18
15-Jun-20	\$5,780,000.00	4.250%	\$122,825.00	\$0.00	
15-Dec-20	\$5,780,000.00	4.250%	\$122,825.00	\$0.00	\$245,650.00
15-Jun-21	\$5,780,000.00	4.250%	\$122,825.00	\$0.00	
15-Dec-21	\$5,780,000.00	4.250%	\$122,825.00	\$0.00	\$122,825.00
15-Jun-22	\$5,780,000.00	4.250%	\$122,825.00	\$0.00	
15-Dec-22	\$5,780,000.00	4.250%	\$122,825.00	\$0.00	\$245,650.00
15-Jun-23	\$5,780,000.00	4.250%	\$122,825.00	\$0.00	
15-Dec-23	\$5,780,000.00	4.250%	\$122,825.00	\$0.00	\$245,650.00
15-Jun-24	\$5,780,000.00	4.250%	\$122,825.00	\$0.00	
15-Dec-24	\$5,780,000.00	4.250%	\$122,825.00	\$0.00	\$245,650.00
15-Jun-25	\$5,780,000.00	4.250%	\$122,825.00	\$0.00	
15-Dec-25	\$5,780,000.00	4.250%	\$122,825.00	\$0.00	\$245,650.00
15-Jun-26	\$5,780,000.00	4.250%	\$122,825.00	\$0.00	
15-Dec-26	\$5,780,000.00	4.250%	\$122,825.00	\$0.00	\$245,650.00
15-Jun-27	\$5,780,000.00	4.250%	\$122,825.00	\$0.00	
15-Dec-27	\$5,780,000.00	4.250%	\$122,825.00	\$0.00	\$245,650.00
15-Jun-28	\$5,780,000.00	4.250%	\$122,825.00	\$0.00	
15-Dec-28	\$5,780,000.00	4.250%	\$122,825.00	\$0.00	\$245,650.00
15-Jun-29	\$5,780,000.00	4.250%	\$122,825.00	\$0.00	
15-Dec-29	\$5,780,000.00	4.250%	\$122,825.00	\$0.00	\$245,650.00
15-Jun-30	\$5,780,000.00	4.250%	\$122,825.00	\$0.00	
15-Dec-30	\$5,780,000.00	4.250%	\$122,825.00	\$0.00	\$245,650.00
15-Jun-31	\$5,780,000.00	4.250%	\$122,825.00	\$0.00	
15-Dec-31	\$5,780,000.00	4.250%	\$122,825.00	\$0.00	\$245,650.00
15-Jun-32	\$5,780,000.00	4.250%	\$122,825.00	\$0.00	
15-Dec-32	\$5,780,000.00	4.250%	\$122,825.00	\$0.00	\$245,650.00
15-Jun-33	\$5,780,000.00	4.250%	\$122,825.00	\$0.00	
15-Dec-33	\$5,780,000.00	4.250%	\$122,825.00	\$0.00	\$245,650.00
15-Jun-34	\$5,780,000.00	4.250%	\$122,825.00	\$0.00	
15-Dec-34	\$5,780,000.00	4.250%	\$122,825.00	\$0.00	\$245,650.00
15-Jun-35	\$5,780,000.00	4.250%	\$122,825.00	\$0.00	
15-Dec-34	\$5,780,000.00	4.250%	\$122,825.00	\$0.00	\$245,650.00
15-Jun-36	\$5,780,000.00	4.250%	\$122,825.00	\$0.00	
15-Dec-36	\$5,780,000.00	4.250%	\$122,825.00	\$0.00	\$245,650.00
15-Jun-37	\$5,780,000.00	4.250%	\$122,825.00	\$0.00	
15-Dec-37	\$5,780,000.00	4.250%	\$122,825.00	\$0.00	\$245,650.00
15-Jun-38	\$5,780,000.00	4.250%	\$122,825.00	\$0.00	
15-Dec-38	\$5,780,000.00	4.250%	\$122,825.00	\$0.00	\$245,650.00
15-Jun-39	\$5,780,000.00	4.250%	\$122,825.00	\$0.00	
15-Dec-39	\$5,780,000.00	4.250%	\$122,825.00	\$0.00	\$245,650.00
15-Jun-40	\$5,780,000.00	4.250%	\$122,825.00	\$475,000.00	
15-Dec-40	\$5,305,000.00	4.250%	\$112,731.25	\$0.00	\$710,556.25
15-Jun-41	\$5,305,000.00	4.250%	\$112,731.25	\$495,000.00	
15-Dec-41	\$4,810,000.00	4.250%	\$102,212.50	\$0.00	\$709,943.75
15-Jun-42	\$4,810,000.00	4.250%	\$102,212.50	\$515,000.00	
15-Dec-42	\$4,295,000.00	4.250%	\$91,268.75	\$0.00	\$708,481.25
15-Jun-43	\$4,295,000.00	4.250%	\$91,268.75	\$540,000.00	
15-Dec-43	\$3,755,000.00	4.250%	\$79,793.75	\$0.00	\$711,062.50
15-Jun-44	\$3,755,000.00	4.250%	\$79,793.75	\$560,000.00	
15-Dec-44	\$3,195,000.00	4.250%	\$67,893.75	\$0.00	\$707,687.50
15-Jun-45	\$3,195,000.00	4.250%	\$67,893.75	\$585,000.00	
15-Dec-45	\$2,610,000.00	4.250%	\$55,462.50	\$0.00	\$708,356.25
15-Jun-46	\$2,610,000.00	4.250%	\$55,462.50	\$610,000.00	
15-Dec-46	\$2,000,000.00	4.250%	\$42,500.00	\$0.00	\$707,962.50
15-Jun-47	\$2,000,000.00	4.250%	\$42,500.00	\$640,000.00	
15-Dec-47	\$1,360,000.00	4.250%	\$28,900.00	\$0.00	\$711,400.00
15-Jun-48	\$1,360,000.00	4.250%	\$28,900.00	\$665,000.00	
15-Dec-48	\$695,000.00	4.250%	\$14,768.75	\$0.00	\$708,668.75
15-Jun-49	\$695,000.00	4.250%	\$14,768.75	\$695,000.00	\$709,768.75
	Total		\$5,858,412.50	\$5,780,000.00	\$11,638,412.50

**San Simeon
Community Development District**

**Series 2019 Special Assessment Bond
Amortization Schedule**

					<i>Summary</i>
DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
15-Jun-19	\$12,180,000.00	3.375%	\$0.00	\$0.00	
15-Dec-19	\$12,180,000.00	3.375%	\$231,462.52	\$0.00	\$231,462.52
15-Jun-20	\$12,180,000.00	3.375%	\$246,528.13	\$220,000.00	
15-Dec-20	\$11,960,000.00	3.375%	\$242,815.63	\$0.00	\$709,343.75
15-Jun-21	\$11,960,000.00	3.375%	\$242,815.63	\$230,000.00	
15-Dec-21	\$11,730,000.00	3.375%	\$238,934.38	\$0.00	\$711,750.00
15-Jun-22	\$11,730,000.00	3.375%	\$238,934.38	\$235,000.00	
15-Dec-22	\$11,495,000.00	3.375%	\$234,968.75	\$0.00	\$708,903.13
15-Jun-23	\$11,495,000.00	3.375%	\$234,968.75	\$245,000.00	
15-Dec-23	\$11,250,000.00	3.375%	\$230,834.38	\$0.00	\$710,803.13
15-Jun-24	\$11,250,000.00	3.375%	\$230,834.38	\$255,000.00	
15-Dec-24	\$10,995,000.00	3.375%	\$226,531.25	\$0.00	\$712,365.63
15-Jun-25	\$10,995,000.00	3.375%	\$226,531.25	\$260,000.00	
15-Dec-25	\$10,735,000.00	3.750%	\$221,656.25	\$0.00	\$708,187.50
15-Jun-26	\$10,735,000.00	3.750%	\$221,656.25	\$270,000.00	
15-Dec-26	\$10,465,000.00	3.750%	\$216,593.75	\$0.00	\$708,250.00
15-Jun-27	\$10,465,000.00	3.750%	\$216,593.75	\$280,000.00	
15-Dec-27	\$10,185,000.00	3.750%	\$211,343.75	\$0.00	\$707,937.50
15-Jun-28	\$10,185,000.00	3.750%	\$211,343.75	\$295,000.00	
15-Dec-28	\$9,890,000.00	3.750%	\$205,812.50	\$0.00	\$712,156.25
15-Jun-29	\$9,890,000.00	3.750%	\$205,812.50	\$305,000.00	
15-Dec-29	\$9,585,000.00	3.750%	\$200,093.75	\$0.00	\$710,906.25
15-Jun-30	\$9,585,000.00	3.750%	\$200,093.75	\$315,000.00	
15-Dec-30	\$9,270,000.00	3.750%	\$194,187.50	\$0.00	\$709,281.25
15-Jun-31	\$9,270,000.00	3.750%	\$194,187.50	\$330,000.00	
15-Dec-31	\$8,940,000.00	4.125%	\$188,000.00	\$0.00	\$712,187.50
15-Jun-32	\$8,940,000.00	4.125%	\$188,000.00	\$340,000.00	
15-Dec-32	\$8,600,000.00	4.125%	\$180,987.50	\$0.00	\$708,987.50
15-Jun-33	\$8,600,000.00	4.125%	\$180,987.50	\$355,000.00	
15-Dec-33	\$8,245,000.00	4.125%	\$173,665.63	\$0.00	\$709,653.13
15-Jun-34	\$8,245,000.00	4.125%	\$173,665.63	\$370,000.00	
15-Dec-34	\$7,875,000.00	4.125%	\$166,034.38	\$0.00	\$709,700.00
15-Jun-35	\$7,875,000.00	4.125%	\$166,034.38	\$385,000.00	
15-Dec-34	\$7,490,000.00	4.125%	\$158,093.75	\$0.00	\$709,128.13
15-Jun-36	\$7,490,000.00	4.125%	\$158,093.75	\$400,000.00	
15-Dec-36	\$7,090,000.00	4.125%	\$149,843.75	\$0.00	\$707,937.50
15-Jun-37	\$7,090,000.00	4.125%	\$149,843.75	\$420,000.00	
15-Dec-37	\$6,670,000.00	4.125%	\$141,181.25	\$0.00	\$711,025.00
15-Jun-38	\$6,670,000.00	4.125%	\$141,181.25	\$435,000.00	
15-Dec-38	\$6,235,000.00	4.125%	\$132,209.38	\$0.00	\$708,390.63
15-Jun-39	\$6,235,000.00	4.125%	\$132,209.38	\$455,000.00	
15-Dec-39	\$5,780,000.00	4.250%	\$122,825.00	\$0.00	\$710,034.38
15-Jun-40	\$5,780,000.00	4.250%	\$122,825.00	\$475,000.00	
15-Dec-40	\$5,305,000.00	4.250%	\$112,731.25	\$0.00	\$710,556.25
15-Jun-41	\$5,305,000.00	4.250%	\$112,731.25	\$495,000.00	
15-Dec-41	\$4,810,000.00	4.250%	\$102,212.50	\$0.00	\$709,943.75
15-Jun-42	\$4,810,000.00	4.250%	\$102,212.50	\$515,000.00	
15-Dec-42	\$4,295,000.00	4.250%	\$91,268.75	\$0.00	\$708,481.25
15-Jun-43	\$4,295,000.00	4.250%	\$91,268.75	\$540,000.00	
15-Dec-43	\$3,755,000.00	4.250%	\$79,793.75	\$0.00	\$711,062.50
15-Jun-44	\$3,755,000.00	4.250%	\$79,793.75	\$560,000.00	
15-Dec-44	\$3,195,000.00	4.250%	\$67,893.75	\$0.00	\$707,687.50
15-Jun-45	\$3,195,000.00	4.250%	\$67,893.75	\$585,000.00	
15-Dec-45	\$2,610,000.00	4.250%	\$55,462.50	\$0.00	\$708,356.25
15-Jun-46	\$2,610,000.00	4.250%	\$55,462.50	\$610,000.00	
15-Dec-46	\$2,000,000.00	4.250%	\$42,500.00	\$0.00	\$707,962.50
15-Jun-47	\$2,000,000.00	4.250%	\$42,500.00	\$640,000.00	
15-Dec-47	\$1,360,000.00	4.250%	\$28,900.00	\$0.00	\$711,400.00
15-Jun-48	\$1,360,000.00	4.250%	\$28,900.00	\$665,000.00	
15-Dec-48	\$695,000.00	4.250%	\$14,768.75	\$0.00	\$708,668.75
15-Jun-49	\$695,000.00	4.250%	\$14,768.75	\$695,000.00	\$709,768.75
		<u>Total</u>	<u>\$9,342,278.15</u>	<u>\$12,180,000.00</u>	<u>\$21,522,278.15</u>