

KD52
COMMUNITY DEVELOPMENT DISTRICT NO. 1
PROPOSED BUDGET
FISCAL YEAR 2027

KD52
COMMUNITY DEVELOPMENT DISTRICT NO. 1
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**KD52
COMMUNITY DEVELOPMENT DISTRICT NO. 1
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 03/31/202 6	Projected through 09/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 221,248
Intergovernmental revenue	-	-	-	-	182,681
Landowner contribution	106,290	35,849	80,840	116,689	187,126
Total revenues	<u>106,290</u>	<u>35,849</u>	<u>80,840</u>	<u>116,689</u>	<u>591,055</u>
EXPENDITURES					
Professional & administrative					
Supervisors	-	215	430	645	430
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	3,091	21,909	25,000	25,000
Engineering	5,000	-	5,000	5,000	5,000
Engineer - stormwater reporting	-	-	-	-	5,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	2,000	1,000	1,000	2,000	2,000
Debt service fund accounting	3,750	1,875	1,875	3,750	3,750
Trustee	5,000	-	5,000	5,000	5,000
Telephone	200	100	100	200	200
Postage	500	36	464	500	500
Printing & binding	500	250	250	500	500
Legal advertising	2,000	517	1,483	2,000	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,000	-	5,000	5,800
Contingencies/bank charges	1,750	1,541	750	2,291	1,750
Website hosting & maintenance	705	1,680	-	1,680	705
Website ADA compliance	210	145	-	145	145
Total professional & administrative	<u>106,290</u>	<u>39,625</u>	<u>68,261</u>	<u>107,886</u>	<u>111,455</u>

**KD52
COMMUNITY DEVELOPMENT DISTRICT NO. 1
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 03/31/2026	Projected through 09/30/2026	Total Actual & Projected	
Field operations					
Field operations management	-	-	-	-	7,500
Field operations accounting	-	-	-	-	4,700
Landscaping maintenance	-	-	-	-	225,000
Irrigation repairs & maintenance	-	-	-	-	5,000
Plant replacement	-	-	-	-	15,000
Arbor care	-	-	-	-	20,000
Well pump maintenance	-	-	-	-	10,000
Pond maintenance	-	-	-	-	11,400
Floodplain pond mowing	-	-	-	-	35,000
Wetland maintenance / monitoring	-	-	-	-	25,000
Erosion repair	-	-	-	-	2,500
Street lights	-	-	-	-	70,000
Electricity	-	-	-	-	3,500
Sidewalk & trail maintenance	-	-	-	-	10,000
Pressure washing	-	-	-	-	10,000
Common area signage	-	-	-	-	5,000
Contingencies	-	-	-	-	20,000
Total field operations	-	-	-	-	479,600
Total expenditures	106,290	39,625	68,261	107,886	591,055
Excess/(deficiency) of revenues over/(under) expenditures	-	(3,776)	12,579	8,803	-
Fund balance - beginning (unaudited)	-	(8,803)	(12,579)	(8,803)	-
Fund balance - ending (projected)	\$ -	\$(12,579)	\$ -	\$ -	\$ -

KD52
COMMUNITY DEVELOPMENT DISTRICT NO. 1
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES

Professional & administrative

Supervisors	\$ 430
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed	
Management/accounting/recording	48,000
Wrathell, Hunt and Associates, LLC (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.	
Legal	25,000
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.	
Engineering	5,000
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.	
Engineer - stormwater reporting	5,000
Audit	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	2,000
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 & Associates serves as dissemination agent.	
Debt service fund accounting	3,750
Trustee	5,000
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,800
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	1,750
Bank charges and other miscellaneous expenses incurred during the year.	
Website hosting & maintenance	705
Website ADA compliance	145
Field operations management	7,500
Field operations accounting	4,700
Landscaping maintenance	225,000
Irrigation repairs & maintenance	5,000

KD52
COMMUNITY DEVELOPMENT DISTRICT NO. 1
DEFINITIONS OF GENERAL FUND EXPENDITURES

Plant replacement	15,000
Arbor care	20,000
Well pump maintenance	10,000
Pond maintenance	11,400
Floodplain pond mowing	35,000
Wetland maintenance / monitoring	25,000
Erosion repair	2,500
Street lights	70,000
Electricity	3,500
Sidewalk & trail maintenance	10,000
Pressure washing	10,000
Common area signage	5,000
Contingencies	20,000
Total expenditures	<u><u>\$591,055</u></u>

**KD52
COMMUNITY DEVELOPMENT DISTRICT NO. 1
DEBT SERVICE FUND SERIES 2025
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 03/31/2026	Projected through 09/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 1,264,612
Intergovernmental revenue	-		-	-	1,644,464
Interest	-	87,988	-	87,988	-
Total Revenues	-	87,988	-	87,988	2,909,076
EXPENDITURES					
Debt service					
Principal	-	-	-	-	555,000
Interest	-	236,587	1,182,934	1,419,521	2,365,869
Costs of issuance	-	6,750	-	6,750	-
Total debt service	-	243,337	1,182,934	1,426,271	2,920,869
Total expenditures	-	243,337	1,182,934	1,426,271	2,920,869
Excess/(deficiency) of revenues over/(under) expenditures	-	(155,349)	(1,182,934)	(1,338,283)	(11,793)
Fund balance:					
Net increase/(decrease) in fund balance	-	(155,349)	(1,182,934)	(1,338,283)	(11,793)
Beginning fund balance (unaudited)	-	5,535,914	5,380,565	5,535,914	4,197,631
Ending fund balance (projected)	\$ -	\$5,380,565	\$4,197,631	\$ 4,197,631	4,185,838
Use of fund balance					
Debt service reserve account balance (required)					(2,909,075)
Interest expense - November 1, 2027					(1,171,141)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 105,622</u>

Note: Debt service assessments collected by KD52 CDD No. 2 is transferred to KD52 CDD No. 1 and pays debt service on Series 2025 Bonds of the KD52 CDD No. 1

KD52
COMMUNITY DEVELOPMENT DISTRICT NO. 1
SERIES 2025 AMORTIZATION SCHEDULE

Date	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			236,586.88	236,586.88	40,475,000.00
05/01/26			1,182,934.38	1,182,934.38	40,475,000.00
11/01/26			1,182,934.38	1,182,934.38	40,475,000.00
05/01/27	555,000.00	4.250%	1,182,934.38	1,737,934.38	39,920,000.00
11/01/27			1,171,140.63	1,171,140.63	39,920,000.00
05/01/28	575,000.00	4.250%	1,171,140.63	1,746,140.63	39,345,000.00
11/01/28			1,158,921.88	1,158,921.88	39,345,000.00
05/01/29	600,000.00	4.250%	1,158,921.88	1,758,921.88	38,745,000.00
11/01/29			1,146,171.88	1,146,171.88	38,745,000.00
05/01/30	630,000.00	4.250%	1,146,171.88	1,776,171.88	38,115,000.00
11/01/30			1,132,784.38	1,132,784.38	38,115,000.00
05/01/31	655,000.00	5.000%	1,132,784.38	1,787,784.38	37,460,000.00
11/01/31			1,116,409.38	1,116,409.38	37,460,000.00
05/01/32	690,000.00	5.000%	1,116,409.38	1,806,409.38	36,770,000.00
11/01/32			1,099,159.38	1,099,159.38	36,770,000.00
05/01/33	725,000.00	5.000%	1,099,159.38	1,824,159.38	36,045,000.00
11/01/33			1,081,034.38	1,081,034.38	36,045,000.00
05/01/34	765,000.00	5.000%	1,081,034.38	1,846,034.38	35,280,000.00
11/01/34			1,061,909.38	1,061,909.38	35,280,000.00
05/01/35	805,000.00	5.000%	1,061,909.38	1,866,909.38	34,475,000.00
11/01/35			1,041,784.38	1,041,784.38	34,475,000.00
05/01/36	850,000.00	5.875%	1,041,784.38	1,891,784.38	33,625,000.00
11/01/36			1,016,815.63	1,016,815.63	33,625,000.00
05/01/37	900,000.00	5.875%	1,016,815.63	1,916,815.63	32,725,000.00
11/01/37			990,378.13	990,378.13	32,725,000.00
05/01/38	955,000.00	5.875%	990,378.13	1,945,378.13	31,770,000.00
11/01/38			962,325.00	962,325.00	31,770,000.00
05/01/39	1,010,000.00	5.875%	962,325.00	1,972,325.00	30,760,000.00
11/01/39			932,656.25	932,656.25	30,760,000.00
05/01/40	1,075,000.00	5.875%	932,656.25	2,007,656.25	29,685,000.00
11/01/40			901,078.13	901,078.13	29,685,000.00
05/01/41	1,140,000.00	5.875%	901,078.13	2,041,078.13	28,545,000.00
11/01/41			867,590.63	867,590.63	28,545,000.00
05/01/42	1,205,000.00	5.875%	867,590.63	2,072,590.63	27,340,000.00
11/01/42			832,193.75	832,193.75	27,340,000.00
05/01/43	1,280,000.00	5.875%	832,193.75	2,112,193.75	26,060,000.00
11/01/43			794,593.75	794,593.75	26,060,000.00
05/01/44	1,355,000.00	5.875%	794,593.75	2,149,593.75	24,705,000.00
11/01/44			754,790.63	754,790.63	24,705,000.00
05/01/45	1,440,000.00	5.875%	754,790.63	2,194,790.63	23,265,000.00
11/01/45			712,490.63	712,490.63	23,265,000.00
05/01/46	1,530,000.00	6.125%	712,490.63	2,242,490.63	21,735,000.00
11/01/46			665,634.38	665,634.38	21,735,000.00
05/01/47	1,625,000.00	6.125%	665,634.38	2,290,634.38	20,110,000.00
11/01/47			615,868.75	615,868.75	20,110,000.00
05/01/48	1,730,000.00	6.125%	615,868.75	2,345,868.75	18,380,000.00
11/01/48			562,887.50	562,887.50	18,380,000.00
05/01/49	1,835,000.00	6.125%	562,887.50	2,397,887.50	16,545,000.00
11/01/49			506,690.63	506,690.63	16,545,000.00
05/01/50	1,955,000.00	6.125%	506,690.63	2,461,690.63	14,590,000.00
11/01/50			446,818.75	446,818.75	14,590,000.00
05/01/51	2,075,000.00	6.125%	446,818.75	2,521,818.75	12,515,000.00
11/01/51			383,271.88	383,271.88	12,515,000.00
05/01/52	2,205,000.00	6.125%	383,271.88	2,588,271.88	10,310,000.00

11/01/52			315,743.75	315,743.75	10,310,000.00
05/01/53	2,345,000.00	6.125%	315,743.75	2,660,743.75	7,965,000.00
11/01/53			243,928.13	243,928.13	7,965,000.00
05/01/54	2,495,000.00	6.125%	243,928.13	2,738,928.13	5,470,000.00
11/01/54			167,518.75	167,518.75	5,470,000.00
05/01/55	2,650,000.00	6.125%	167,518.75	2,817,518.75	2,820,000.00
11/01/55			86,362.50	86,362.50	2,820,000.00
05/01/56	2,820,000.00	6.125%	86,362.50	2,906,362.50	-
Total	40,475,000.00		49,323,296.26	89,798,296.26	

**KD52
COMMUNITY DEVELOPMENT DISTRICT NO. 1
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2027 ASSESSMENTS**

Off-Roll Assessments

Product	Units/Sq. Ft.	FY 2027 Professional and Administrative Cost per unit/1,000 Sq. Ft.	FY 2027 Field Operations Cost per unit/1,000 Sq. Ft.	FY 2027 O&M Assessment per Unit/1,000 Sq. Ft.	FY 2027 DS Assessment per Unit/1,000 Sq. Ft.	FY 2027 Total Assessments per Unit/1,000 Sq. Ft.	FY 2026 Total Assessment per Unit/1,000 Sq. Ft.
<u>Residential</u>							
SF 50'	226	\$ 90.13	\$ 240.10	\$ 330.22	\$ 904.75	\$ 1,234.97	n/a
SF 70'	333	120.17	320.13	440.30	1,222.00	1,662.30	n/a
Total	559						

Landowner Contribution GF/Off-Roll DS Assessments

Product	Units/Sq. Ft.	FY 2027 Professional and Administrative Cost per unit/1,000 Sq. Ft.	FY 2027 Field Operations Cost per unit/1,000 Sq. Ft.	FY 2027 O&M Cost per Unit/1,000 Sq. Ft.	FY 2027 DS Assessment per Unit/1,000 Sq. Ft.	FY 2027 Total Assessments per Unit/1,000 Sq. Ft.	FY 2026 Total Assessment per Unit/1,000 Sq. Ft.
<u>Residential</u>							
TH	230	\$ 72.10	\$ 192.08	\$ 264.18	\$ 869.50	\$ 869.50	n/a
MF	680	48.07	128.05	176.12	607.48	607.48	n/a
Total	910						
<u>Non-Residential</u>							
Commercial/Retail	20,000	\$ 90.13	\$ 240.10	330.22	\$ 2,006.92	\$ 2,006.92	n/a