

**PRESERVE AT LEGENDS POINTE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**PRESERVE AT LEGENDS POINTE
COMMUNITY DEVELOPMENT DISTRICT
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**PRESERVE AT LEGENDS POINTE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	Budget FY 2027
REVENUES					
Landowner contribution	\$ 511,374	\$ 38,364	\$ 475,335	\$ 513,699	\$ 511,374
Total revenues	511,374	38,364	475,335	513,699	511,374
EXPENDITURES					
Professional & administrative					
Supervisors	600	-	600	600	-
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	2,419	22,581	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
EMMA software service	2,500	875	1,625	2,500	2,500
Audit	4,500	-	4,500	4,500	4,500
Dissemination agent	2,000	1,000	1,000	2,000	2,000
Telephone	167	100	67	167	167
Postage	500	71	429	500	500
Printing & binding	417	250	167	417	417
Legal advertising	7,500	83	7,417	7,500	5,425
Annual special district fee	175	325	-	325	350
Insurance	5,500	5,000	500	5,500	5,500
Meeting room rental	1,800	1,032	768	1,800	1,800
Contingencies/bank charges	1,500	522	978	1,500	1,500
Website hosting & maintenance	705	1,680	-	1,680	705
Website ADA compliance	210	145	65	210	210
Tax collector	-	700	-	700	2,500
Total professional & administrative	103,074	38,202	66,697	104,899	103,074

Field operations					
Landscape maintenance	175,000	-	175,000	175,000	175,000
Landscape mulch	75,000	-	75,000	75,000	75,000
Pressure washing	10,000	-	10,000	10,000	10,000
Pond maintenance	7,500	-	7,500	7,500	7,500
Entry feature maintenance	2,000	-	2,000	2,000	2,000
Pool service	12,000	-	12,000	12,000	12,000
Cabana Janitorial	10,000	-	10,000	10,000	8,500
Mitigation & monitoring	-	500	-	500	1,500
Utilities					
Pool cable	2,500	-	2,500	2,500	2,500
Electricity- pool & cabana	6,000	-	6,000	6,000	6,000
Electricity- streetlights	35,000	-	35,000	35,000	35,000
Electricity- irrigation	4,500	-	4,500	4,500	4,500
Electricity- entry monument	2,500	-	2,500	2,500	2,500
Repairs & supplies					
Pool & cabana maintenance	4,000	-	4,000	4,000	4,000
Irrigation repairs	3,500	-	3,500	3,500	3,500
Amenity access control repairs	3,000	-	3,000	3,000	3,000
Removal of nuisance & exotic plants	5,000	-	5,000	5,000	5,000
Landscape repairs & replacement	7,500	-	7,500	7,500	7,500
Fence maintenance	3,000	-	3,000	3,000	3,000
General repairs & supplies	5,000	-	5,000	5,000	5,000
Administrative					
Mangement fee	15,000	-	15,000	15,000	15,000
O&M accounting	5,000	-	5,000	5,000	5,000
Pool permit	300	-	300	300	300
Taxes & Insurance					
Property Insurance	15,000	-	15,000	15,000	15,000
Total field operations	408,300	500	408,300	408,800	408,300
Total expenditures	511,374	38,702	474,997	513,699	511,374
Excess/(deficiency) of revenues over/(under) expenditures	-	(338)	338	-	-
Fund balance - beginning (unaudited)	-	-	(338)	-	-
Fund balance - ending (projected)	-	-	-	-	-
Unassigned	-	(338)	-	-	-
Fund balance - ending	\$ -	\$ (338)	\$ -	\$ -	\$ -

**PRESERVE AT LEGENDS POINTE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ -
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
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	2,000
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.	
EMMA software service	2,500
Audit	4,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
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.	
Telephone	167
Postage	500
Telephone and fax machine.	
Printing & binding	417
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	5,425
Letterhead, envelopes, copies, agenda packages	
Annual special district fee	350
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Insurance	5,500
Annual fee paid to the Florida Department of Economic Opportunity.	
Meeting room rental	1,800
Contingencies/bank charges	1,500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210
Tax collector	2,500
Total administrative expenditures	<u><u>103,074</u></u>

**PRESERVE AT LEGENDS POINTE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Field operations

Landscape maintenance	175,000
Landscape mulch	75,000
Pressure washing	10,000
Pond maintenance	7,500
Entry feature maintenance	2,000
Pool service	12,000
Cabana Janitorial	8,500
Mitigation & monitoring	1,500

Utilities

Pool cable	2,500
Electricity- pool & cabana	6,000
Electricity- streetlights	35,000
Electricity- irrigation	4,500
Electricity- entry monument	2,500

Repairs & supplies

Pool & cabana maintenance	4,000
Irrigation repairs	3,500
Amenity access control repairs	3,000
Removal of nuisance & exotic plants	5,000
Landscape repairs & replacement	7,500
Fence maintenance	3,000
General repairs & supplies	5,000

Administrative

Mangement fee	15,000
O&M accounting	5,000
Pool permit	300

Taxes & Insurance

Property Insurance	15,000
Total field operations	<u>\$ 408,300</u>
Total expenditures	<u><u>\$ 511,374</u></u>

**PRESERVE AT LEGENDS POINTE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	Budget FY 2027
REVENUES					
Assessment levy: off-roll	\$ 321,103	\$ 195,873	\$ 51,043	\$ 246,916	\$ 321,103
Lot closing assessment	-	74,187	-	74,187	-
Interest	-	7,170	-	7,170	-
Total revenues	<u>321,103</u>	<u>277,230</u>	<u>51,043</u>	<u>328,273</u>	<u>321,103</u>
EXPENDITURES					
Debt service					
Principal	65,000	-	65,000	65,000	65,000
Interest	240,180	113,390	126,790	240,180	250,656
Cost of issuance	-	-	-	-	-
Total expenditures	<u>305,180</u>	<u>113,390</u>	<u>191,790</u>	<u>305,180</u>	<u>315,656</u>
Excess/(deficiency) of revenues over/(under) expenditures	15,923	163,840	(140,747)	23,093	5,447
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	-	-	-	-
Underwriter's discount	-	-	-	-	-
Transfers out	-	(78)	78	-	-
Transfers in	-	-	-	-	-
Total other financing sources/(uses)	<u>-</u>	<u>(78)</u>	<u>78</u>	<u>-</u>	<u>-</u>
Net increase/(decrease) in fund balance	15,923	163,762	(140,669)	23,093	5,447
Fund balance:					
Beginning fund balance (unaudited)	273,941	276,801	440,563	276,801	299,894
Ending fund balance (projected)	<u>\$289,864</u>	<u>\$ 440,563</u>	<u>\$ 299,894</u>	<u>\$ 299,894</u>	<u>305,341</u>
Use of fund balance:					
Debt service reserve account balance (required)					(160,552)
Interest expense - November 1, 2027					(123,866)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 20,923</u>

**PRESERVE AT LEGENDS POINTE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/26			125,328.13	125,328.13	4,495,000.00
05/01/27	65,000.00	4.500%	125,328.13	190,328.13	4,430,000.00
11/01/27			123,865.63	123,865.63	4,430,000.00
05/01/28	70,000.00	4.500%	123,865.63	193,865.63	4,360,000.00
11/01/28			122,290.63	122,290.63	4,360,000.00
05/01/29	75,000.00	4.500%	122,290.63	197,290.63	4,285,000.00
11/01/29			120,603.13	120,603.13	4,285,000.00
05/01/30	75,000.00	4.500%	120,603.13	195,603.13	4,210,000.00
11/01/30			118,915.63	118,915.63	4,210,000.00
05/01/31	80,000.00	4.500%	118,915.63	198,915.63	4,130,000.00
11/01/31			117,115.63	117,115.63	4,130,000.00
05/01/32	85,000.00	4.500%	117,115.63	202,115.63	4,045,000.00
11/01/32			115,203.13	115,203.13	4,045,000.00
05/01/33	85,000.00	5.625%	115,203.13	200,203.13	3,960,000.00
11/01/33			113,290.63	113,290.63	3,960,000.00
05/01/34	95,000.00	5.625%	113,290.63	208,290.63	3,865,000.00
11/01/34			111,153.13	111,153.13	3,865,000.00
05/01/35	100,000.00	5.625%	111,153.13	211,153.13	3,765,000.00
11/01/35			108,903.13	108,903.13	3,765,000.00
05/01/36	105,000.00	5.625%	108,903.13	213,903.13	3,660,000.00
11/01/36			105,950.00	105,950.00	3,660,000.00
05/01/37	110,000.00	5.625%	105,950.00	215,950.00	3,550,000.00
11/01/37			102,856.25	102,856.25	3,550,000.00
05/01/38	115,000.00	5.625%	102,856.25	217,856.25	3,435,000.00
11/01/38			99,621.88	99,621.88	3,435,000.00
05/01/39	125,000.00	5.625%	99,621.88	224,621.88	3,310,000.00
11/01/39			96,106.25	96,106.25	3,310,000.00
05/01/40	130,000.00	5.625%	96,106.25	226,106.25	3,180,000.00
11/01/40			92,450.00	92,450.00	3,180,000.00
05/01/41	135,000.00	5.625%	92,450.00	227,450.00	3,045,000.00
11/01/41			88,653.13	88,653.13	3,045,000.00
05/01/42	145,000.00	5.625%	88,653.13	233,653.13	2,900,000.00
11/01/42			84,575.00	84,575.00	2,900,000.00
05/01/43	155,000.00	5.625%	84,575.00	239,575.00	2,745,000.00
11/01/43			80,215.63	80,215.63	2,745,000.00
05/01/44	165,000.00	5.625%	80,215.63	245,215.63	2,580,000.00
11/01/44			75,575.00	75,575.00	2,580,000.00
05/01/45	170,000.00	5.625%	75,575.00	245,575.00	2,410,000.00
11/01/45			70,793.75	70,793.75	2,410,000.00
05/01/46	180,000.00	5.875%	70,793.75	250,793.75	2,230,000.00
11/01/46			65,506.25	65,506.25	2,230,000.00
05/01/47	195,000.00	5.875%	65,506.25	260,506.25	2,035,000.00
11/01/47			59,778.13	59,778.13	2,035,000.00
05/01/48	205,000.00	5.875%	59,778.13	264,778.13	1,830,000.00
11/01/48			53,756.25	53,756.25	1,830,000.00
05/01/49	220,000.00	5.875%	53,756.25	273,756.25	1,610,000.00

**PRESERVE AT LEGENDS POINTE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/49			47,293.75	47,293.75	1,610,000.00
05/01/50	230,000.00	5.875%	47,293.75	277,293.75	1,380,000.00
11/01/50			40,537.50	40,537.50	1,380,000.00
05/01/51	245,000.00	5.875%	40,537.50	285,537.50	1,135,000.00
11/01/51			33,340.63	33,340.63	1,135,000.00
05/01/52	260,000.00	5.875%	33,340.63	293,340.63	875,000.00
11/01/52			25,703.13	25,703.13	875,000.00
05/01/53	275,000.00	5.875%	25,703.13	300,703.13	600,000.00
11/01/53			17,625.00	17,625.00	600,000.00
05/01/54	290,000.00	5.875%	17,625.00	307,625.00	310,000.00
11/01/54			9,106.25	9,106.25	310,000.00
05/01/55	310,000.00	5.875%	9,106.25	319,106.25	-
11/01/55					
Total	4,495,000.00		4,852,225.16	9,347,225.16	

**PRESERVE AT LEGENDS POINTE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2027 ASSESSMENTS**

Off-Roll Assessments					
		FY 2027 O&M Assessment per Unit	FY 2027 DS Assessment per Unit	FY 2027 Total Assessment per Unit	FY 2026 Total Assessment per Unit
Product/Parcel	Units				
SF 40'	128	\$ -	\$ 1,119.80	\$ 1,119.80	\$ 1,119.80
SF 50'	127	-	1,399.75	1,399.75	\$ 1,399.75
Total	255				