East Palm Drive

Community Development District

Apdopted Budget FY 2027

Management Services - CDDs, LLC

Table of Contents

East Palm Drive

Community Development District

Adopted Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:					
Developer Contributions	$ -	$ -	$ -	$ -	$ 118,484
Special Assessments - On Roll	1,151,865.00	1,121,172.00	30,693.00	1,151,865.00	1,151,865
Interest income	-	-	-	-	-
Carry Forward Surplus		-	-	-	272,041
TOTAL REVENUES	**$ 1,151,865**	**$ 1,121,172**	**$ 30,693**	**$ 1,151,865**	**$ 1,542,390**
EXPENDITURES:					
Administrative					
Engineering	$ 5,000	3,678	-	3,678	5,000
Attorney	21,705	14,589	2,000	16,589	21,705
Annual Audit	5,000	-	5,000	5,000	5,000
Arbitrage Rebate	1,250	-	1,250	1,250	1,250
Dissemination Agent	5,000	2,917	2,083	5,000	5,000
Trustee Fees	6,000	3,500	2,500	6,000	6,000
Management Fees	40,000	23,333	16,667	40,000	48,000
Information Technology / Website Maintenance	2,400	1,400	1,000	2,400	2,400
Telephone	-	-	-	-	-
Postage & Delivery	600	-	600	600	600
Insurance General Liability	7,500	5,300	-	5,300	7,500
Printing & Binding	-	-	-	-	-
Legal Advertising	1,500	1,032	468	1,500	1,500
Other Current Charges	525	306	219	525	525
Office Supplies	120	-	120	120	120
Dues, Licenses & Subscriptions	175	175	-	175	175
First Quarter Operations	49,055	-	-	-	89,019
Total Administrative	**$ 145,830**	**$ 56,230**	**$ 31,907**	**$ 88,137**	**$ 193,794**
Operations & Maintenance					
Field Expenditures					
Landscape Maintenance	$ 200,000	$ 91,347	$ 70,000	$ 161,347	$ 48,000
Plant Replacement	15,000	-	-	-	-
Annuals and Mulch	24,000	-	-	-	-
Tree Trimming	30,000	-	-	-	-
General Repairs	6,000	-	-	-	5,000
Drain Maintenance	15,000	-	-	-	15,000
Porter Services	48,000	-	-	-	-
Electricity	22,000	5,600	12,400	18,000	20,000

Irrigation	120,000	-	-	-	-
General Maintenance	6,000	-	-	-	-
Lake & Canal Maintenance	8,000	-	8,000	8,000	32,000
Field Management	22,000	-	-	-	-
Contingency	2,495	-	2,495	2,495	1,495
Subtotal Field Expenditures	**$ 518,495**	**$ 96,947**	**$ 92,895**	**$ 189,842**	**$ 121,495**
Golf Course & Recreation					
Golf Facility					
Salary	$ 162,257	$ 79,081	$ 11,297	$ 11,297	$ -
FICA	22,717	14,750	2,107	2,107	-
PR Administrative Expenditures	46,107	26,896	3,842	3,842	-
Golf Course - Landscape Contract	199,707	-	199,707	199,707	798,826
Golf Cars Lease	8,550	-	8,550	8,550	34,200
Golf Management and Pro-shop	88,500	-	88,500	88,500	354,075
Golf Expenditures	250,000	10,662	98,000	98,000	40,000
Subtotal Golf Facility	**$ 777,838**	**$ 131,389**	**$ 412,003**	**$ 412,003**	**$ 1,227,101**
Total Operations & Maintenance	**$ 1,296,333**	**$ 228,336**	**$ 504,898**	**$ 601,845**	**$ 1,348,596**
TOTAL EXPENDITURES	**$ 1,442,163**	**$ 381,513**	**$ 629,700**	**$ 879,824**	**$ 1,542,390**
EXCESS REVENUES (EXPENDITURES)	**$ (290,298)**	**$ 739,659**	**$ (599,007)**	**$ 272,041**	**$ -**

	Per Unit	Tax Roll	Total
Total Gross Assessment	$942	$1,212,496	$1,212,496
Less: Disc.& Coll. (5%)	$47	$60,631	$60,631
Net Assessment - Admins.	$79	$101,673	$101,673
Net Assessment - Field	$76	$97,812	$97,812
Net Assessment - GC	$740	$952,380	$952,380
Net Assessment - TOTAL	**$895**	**$1,151,865**	**$1,151,865**
Number of Units	1,287		
Estimated Number of Units	1,287		

East Palm Drive

Community Development District

Budget Narrative

Fiscal Year 2027

REVENUES

Developer Contributions/Maintenance Assessments

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

Expenditures - Administrative

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.

Arbitrage Rebate

The District is required to have an annual arbitrage rebate calculation on the District's Bonds. The District has contracted with an LLS Tax Solutions 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.

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/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.

Telephone

To be deleted

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

To be deleted

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.

East Palm Drive

Community Development District

Budget Narrative

Fiscal Year 2027

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 Department of Economic Opportunity Community Affairs for $175.

Contingencies
A contingency for any unanticipated and unscheduled cost to the District.

Expenditures – Field

Landscape Maintenance
Maintence Obligation will be transferred to the Homeowners Association.

Plant Replacement
Maintence Obligation will be transferred to the Homeowners Association.

Anmual & Mulch
Maintence Obligation will be transferred to the Homeowners Association.

Tree Trimming
Maintence Obligation will be transferred to the Homeowners Association.

General Repairs
The cost of any repairs within the District's property.

Drainage Maintenance
The cost of clearing and maintaining the drainage system.

Porter Services
Maintence Obligation will be transferred to the Homeowners Association.

Electricity
The cost of electric from FPL for streetlights and public lighting for which the District is responsible.

Irrigation
Maintence Obligation will be transferred to the Homeowners Association

General Maintenance
The cost of general upkeep.

Lakes & Canal Maintenance
The cost of monthly maintenance of the District's canal and lakes

Field Management
The District will hire MS-CDDs to provide supervision and reporting to the Board of Supervisors of the field maintenance services as provided by the different vendors.

Contingencies
Any unforeseen or unbudgeted expenditures.

Expenditures – Golf Facility

Salary
No More

FICA
No More

PR Administrative Expenditure
No More

Golf Course - Landscape Contract
The District will enter in a contract with Brightview for the landscape maintenace of the golfcourse.

Golf Expendetures
It refers to all the expenses that are estimated will be needed as the facility opens to the public.

East Palm Drive

Community Development District

Approved Proposed Budget FY 2027

Debt Service Series 2024 Special Assessment Refunding Bonds

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:					
Special Assessments- Developer or On Roll	$ 619,205	$ 590,683	$ 28,522	$ 619,205	$ 619,206
Interest Earnings	-	-	-	-	-
Carry Forward Surplus [1]	368,082	-	368,082	368,082	371,253
TOTAL REVENUES	**$ 987,287**	**$ 590,683**	**$ 396,604**	**$ 987,287**	**$ 990,459**
EXPENDITURES:					
Interest - 6/15	233,931.25	233,931	-	233,931	233,931
Principal - 6/15	145,000	145,000	-	145,000	155,000
Interest - 12/15	$ 237,103	$ 211,752	$ 25,351	$ 237,103	$ 230,541
TOTAL EXPENDITURES	**$ 616,034**	**$ 590,683**	**$ 25,351**	**$ 616,034**	**$ 619,472**
Other Sources/(Uses)					
Interfund transfer In/(Out)	$ -	$ -	$ -	$ -	$ -
TOTAL OTHER SOURCES/(USES)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
TOTAL EXPENDITURES	**$ 616,034**	**$ 590,683**	**$ 25,351**	**$ 616,034**	**$ 619,472**
EXCESS REVENUES (EXPENDITURES)	**$ 371,253**	**$ (0)**	**$ 371,253**	**$ 371,253**	**$ 370,987**

[1] Carry Forward is Net of Reserve Requirement ("NRR")

Max. Annual Debt Service	$ 619,759
NRR 25% of MADS	154,940

East Palm Drive

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2024 Special Assessment Bonds (assessment Area One)

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
12/15/24	$ 9,320,000		$ -	$ 25,351	$ 25,351
06/15/25	9,320,000	4.375%	140,000	240,166	
12/15/25	9,180,000		-	237,103	617,269
06/15/26	9,180,000	4.375%	145,000	237,103	
12/15/26	9,035,000			233,931	616,034
06/15/27	9,035,000	4.375%	**155,000**	**233,931**	
12/15/27	8,880,000			**230,541**	**619,472**
06/15/28	8,880,000	4.375%	160,000	230,541	
12/15/28	8,720,000			227,041	617,581
06/15/29	8,720,000	4.375%	165,000	227,041	
12/15/29	8,555,000			223,431	615,472
06/15/30	8,555,000	4.375%	175,000	223,431	
12/15/30	8,380,000			219,603	618,034
06/15/31	8,380,000	4.375%	180,000	219,603	
12/15/31	8,200,000			215,666	615,269
06/15/32	8,200,000	5.100%	190,000	215,666	
12/15/32	8,010,000			210,821	616,486
06/15/33	8,010,000	5.100%	200,000	210,821	
12/15/33	7,810,000			205,731	616,551
06/15/34	7,810,000	5.100%	210,000	205,721	
12/15/34	7,600,000			200,366	616,086
06/15/35	7,600,000	5.100%	220,000	200,366	
12/15/35	7,380,000			194,756	615,121
06/15/36	7,380,000	5.100%	235,000	194,756	
12/15/36	7,145,000			188,736	618,492
06/15/37	7,145,000	5.100%	245,000	188,763	
12/15/37	6,900,000			182,516	616,279
06/15/38	6,900,000	5.100%	260,000	182,516	
12/15/38	6,640,000			175,886	618,401
06/15/39	6,640,000	5.100%	275,000	175,886	
12/15/39	6,365,000			168,873	619,759
06/15/40	6,365,000	5.100%	285,000	168,873	
12/15/40	6,080,000			161,606	615,479
06/15/41	6,080,000	5.100%	300,000	161,606	
12/15/41	5,780,000			153,956	615,561
06/15/42	5,780,000	5.100%	320,000	153,956	
12/15/42	5,460,000			145,796	619,751
06/15/43	5,460,000	5.100%	335,000	145,796	
12/15/43	5,125,000			137,253	618,049

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
06/15/44	5,125,000	5.100%	350,000	137,253	
12/15/44	4,775,000			128,328	615,581
06/15/45	4,775,000	5.375%	370,000	128,328	
12/15/45	4,405,000			118,384	616,713
06/15/46	4,405,000	5.375%	390,000	118,384	
12/15/46	4,015,000			107,903	616,288
06/15/47	4,015,000	5.375%	415,000	107,903	
12/15/47	3,600,000			96,750	619,653
06/15/48	3,600,000	5.375%	435,000	96,750	
12/15/48	3,165,000			85,059	616,809
06/15/49	3,165,000	5.375%	460,000	85,059	
12/15/49	2,705,000			72,697	617,756
06/15/50	2,705,000	5.375%	485,000	72,697	
12/15/50	2,220,000			59,663	617,359
06/15/51	2,220,000	5.375%	510,000	59,663	
12/15/51	1,710,000			45,956	615,619
06/15/52	1,710,000	5.375%	540,000	45,956	
12/15/52	1,170,000			31,444	617,400
06/15/53	1,170,000	5.375%	570,000	31,444	
12/15/53	600,000			16,125	617,569
06/15/54	600,000	5.375%	600,000	16,125	
12/15/54	-				616,125
TOTAL			**$ 9,320,000**	**$ 9,217,370**	**$ 18,537,370**

East Palm Drive

Community Development District

Approved Proposed Budget FY 2027

Debt Service Series 2026 Special Assessment Refunding Bonds

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:					
Special Assessments- Developer or On Roll	$ -	$ -	$ -	$ -	$ 638,983
Interest Earnings	-	-	-	-	-
Carry Forward Surplus [1]	159,746	42,852	248,820	291,672	-
TOTAL REVENUES	**$ 159,746**	**$ 42,852**	**$ 248,820**	**$ 291,672**	**$ 638,983**
EXPENDITURES:					
Interest - 6/15	$ 42,852	$ 42,852	$ -	$ 42,852	$ 248,820
Principal - 6/15	-	-	-	-	140,000
Interest - 12/15	248,820	-	248,820	248,820	246,020
TOTAL EXPENDITURES	**$ 291,672**	**$ 42,852**	**$ 248,820**	**$ 291,672**	**$ 634,840**
Other Sources/(Uses)					
Interfund transfer In/(Out)	$ -	$ -	$ -	$ -	$ -
TOTAL OTHER SOURCES/(USES)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
TOTAL EXPENDITURES	**$ 291,672**	**$ 42,852**	**$ 248,820**	**$ 291,672**	**$ 634,840**
EXCESS REVENUES (EXPENDITURES)	**$ (131,927)**	**$ -**	**$ -**	**$ -**	**$ 4,143**

[1] Carry Forward is Net of Reserve Requirement ("NRR")

Max. Annual Debt Service	$ 638,983
NRR 25% of MADS	159,746

East Palm Drive

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2026 Special Assessment Bonds (assessment Area Two)

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
06/15/26	$ 9,355,000		$ -	$ 42,852	
12/15/26	9,355,000			248,820	291,672
06/15/27	9,355,000	4.000%	**140,000**	**248,820**	
12/15/27	9,215,000			**246,020**	**634,840**
06/15/28	9,215,000	4.000%	145,000	246,020	
12/15/28	9,070,000			243,120	634,140
06/15/29	9,070,000	4.000%	155,000	243,120	
12/15/29	8,915,000			240,020	638,140
06/15/30	8,915,000	4.000%	160,000	240,020	
12/15/30	8,755,000			236,820	636,840
06/15/31	8,755,000	4.000%	165,000	236,820	
12/15/31	8,590,000			233,520	635,340
06/15/32	8,590,000	4.350%	175,000	233,520	
12/15/32	8,415,000			229,714	638,234
06/15/33	8,415,000	4.350%	180,000	229,714	
12/15/33	8,235,000			225,799	635,513
06/15/34	8,235,000	4.350%	190,000	225,799	
12/15/34	8,045,000			221,666	637,465
06/15/35	8,045,000	4.350%	200,000	221,666	
12/15/35	7,845,000			217,316	638,983
06/15/36	7,845,000	4.350%	205,000	217,316	
12/15/36	7,640,000			212,858	635,174
06/15/37	7,640,000	5.350%	215,000	212,858	
12/15/37	7,425,000			207,106	634,964
06/15/38	7,425,000	5.350%	230,000	207,106	
12/15/38	7,195,000			200,954	638,060
06/15/39	7,195,000	5.350%	240,000	200,954	
12/15/39	6,955,000			194,534	635,488
06/15/40	6,955,000	5.350%	255,000	194,534	
12/15/40	6,700,000			187,713	637,246
06/15/41	6,700,000	5.350%	270,000	187,713	
12/15/41	6,430,000			180,490	638,203
06/15/42	6,430,000	5.350%	285,000	180,490	
12/15/42	6,145,000			172,866	638,356
06/15/43	6,145,000	5.350%	300,000	172,866	
12/15/43	5,845,000			164,841	637,708
06/15/44	5,845,000	5.350%	315,000	164,841	
12/15/44	5,530,000			156,415	636,256
06/15/45	5,530,000	5.350%	330,000	156,415	

12/15/45	5,200,000			147,588	634,003
06/15/46	5,200,000	5.350%	350,000	147,588	
12/15/46	4,850,000			138,225	635,813
06/15/47	4,850,000	5.700%	370,000	138,225	
12/15/47	4,480,000			127,680	635,905
06/15/48	4,480,000	5.700%	390,000	127,680	
12/15/48	4,090,000			116,565	634,245
06/15/49	4,090,000	5.700%	415,000	116,565	
12/15/49	3,675,000			104,738	636,303
06/15/50	3,675,000	5.700%	440,000	104,738	
12/15/50	3,235,000			92,198	636,935
06/15/51	3,235,000	5.700%	465,000	92,198	
12/15/51	2,770,000			78,945	636,143
06/15/52	2,770,000	5.700%	495,000	78,945	
12/15/52	2,275,000			64,838	638,783
06/15/53	2,275,000	5.700%	520,000	64,838	
12/15/53	1,755,000			50,018	634,855
06/15/54	1,755,000	5.700%	550,000	50,018	
12/15/54	1,205,000			34,343	634,360
06/15/55	1,205,000	5.700%	585,000	34,343	
12/15/55	620,000			17,670	637,013
06/15/56	620,000	5.700%	620,000	17,670	
					637,670
TOTAL			**$ 9,355,000**	**$ 10,029,645**	**$ 19,384,645**

East Palm Drive
Community Development District
Non-Ad Valorem Assessments
Fiscal Year 2027

Assessment Area One			Gross			
Land Use	**No. of Units**	**O&M Assessment Per Unit***	**Debt Assessment Per Unit***	**Total Assessment** Per Unit*	TOTAL COLLECTION
Single Family (60ft.)	185	$ 942.11	$ 1,314.85	$ 2,256.96	$ 417,537.60
Single Family (40ft.)	140	$ 942.11	$ 1,104.92	$ 2,047.03	$ 286,584.20
Townhomes	132	$ 942.11	$ 1,005.47	$ 1,947.58	$ 257,080.56
Villas	136	$ 942.11	$ 894.99	$ 1,837.10	$ 249,845.60
Sub-Total Assessment Area One	**593**		$ 652,376.73		$ 1,211,047.96
		NET	**$ 619,757.89**		
Assessment Area Two					
Land Use	**No. of Units***				
Single Family (40ft.)	62	$ 942.11	$ 1,104.94	$ 2,047.05	$ 126,917.10
Townhomes	349	$ 942.11	$ 1,005.49	$ 1,947.60	$ 679,712.40
Villas	283	$ 942.11	$ 895.00	$ 1,837.11	$ 519,902.13
Sub-Total Assessment Area Two	**694**		$ 672,707.29		$ 1,326,531.63
		NET	**$ 639,071.93**		
Totals	**1,287**	$ 1,212,495.57			$ 2,537,579.59
	NET	**$ 1,151,870.79**			

*** Unit mix subject to change based on marketing and other factors.**