

**ENBROOK
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**ENBROOK
COMMUNITY DEVELOPMENT DISTRICT
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**ENBROOK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 79,950				\$ 79,946
Allowable discounts (4%)	(3,198)				(3,198)
Assessment levy: on-roll - net	76,752	\$ 72,408	\$ 4,344	\$ 76,752	76,748
Total revenues	76,752	72,408	4,344	76,752	76,748
EXPENDITURES					
Professional & administrative					
Supervisors	-	-	2,200	2,200	2,700
Management/accounting/recording	42,000	21,000	21,000	42,000	42,000
Legal	6,000	392	2,500	2,892	5,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	4,400	4,300	100	4,400	4,400
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	4,200	4,032	168	4,200	4,200
Telephone	400	200	200	400	400
Postage	500	79	421	500	500
Printing & binding	750	375	375	750	750
Legal advertising	1,000	575	425	1,000	1,000
Annual special district fee	175	175	-	175	175
Insurance	6,364	6,016	-	6,016	7,270
Contingencies/bank charges	500	656	650	1,306	1,300
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	210	-	210	210	210
Saltwater tracking program	3,000	-	-	-	-
Property appraiser	1,199	-	1,199	1,199	1,199
Tax collector	1,599	1,447	152	1,599	1,599
Total professional & administrative	76,752	39,747	\$33,555	73,302	77,158
Total expenditures	76,752	39,747	33,555	73,302	77,158
Net increase/(decrease) of fund balance	-	32,661	(29,211)	3,450	(410)
Fund balance - beginning (unaudited)	29,915	35,413	68,074	35,413	38,863
Fund balance - ending (projected)	\$ 29,915	\$ 68,074	\$ 38,863	\$ 38,863	\$ 38,453

**ENBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 2,700
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	42,000
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	5,000
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.	
Audit	4,400
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
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.	
Trustee	4,200
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	400
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	750
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,000
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	

EXPENDITURES (continued)

Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	7,270
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	1,300
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	
Website	
Hosting & maintenance	705
ADA compliance	210
Property appraiser	1,199
Tax collector	1,599
Total expenditures	<u><u>\$ 77,158</u></u>

**ENBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 341,946				\$ 341,946
Allowable discounts (4%)	(13,678)				(13,678)
Net assessment levy - on-roll	328,268	\$ 309,690	\$ 18,578	\$ 328,268	328,268
Interest	-	7,676	-	7,676	-
Total revenues	328,268	317,366	18,578	335,944	328,268
EXPENDITURES					
Debt service					
Principal	115,000	-	115,000	115,000	120,000
Interest	200,375	100,187	100,188	200,375	197,500
Property appraiser	5,129	-	5,129	5,129	5,129
Tax collector	6,839	6,189	650	6,839	6,839
Total expenditures	327,343	106,376	220,967	327,343	329,468
Excess/(deficiency) of revenues over/(under) expenditures	925	210,990	(202,389)	8,601	(1,200)
Fund balance:					
Beginning fund balance (unaudited)	297,299	317,105	528,095	317,105	325,706
Ending fund balance (projected)	<u>\$298,224</u>	<u>\$ 528,095</u>	<u>\$ 325,706</u>	<u>\$ 325,706</u>	<u>324,506</u>
Use of fund balance:					
Debt service reserve account balance (required)					(158,150)
Interest expense - November 1, 2026					(96,950)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 69,406</u>

**ENBROOK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2020 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			98,750.00	98,750.00	5,095,000.00
05/01/26	120,000.00	3.000%	98,750.00	218,750.00	4,975,000.00
11/01/26			96,950.00	96,950.00	4,975,000.00
05/01/27	120,000.00	3.000%	96,950.00	216,950.00	4,855,000.00
11/01/27			95,150.00	95,150.00	4,855,000.00
05/01/28	125,000.00	3.000%	95,150.00	220,150.00	4,730,000.00
11/01/28			93,275.00	93,275.00	4,730,000.00
05/01/29	130,000.00	3.000%	93,275.00	223,275.00	4,600,000.00
11/01/29			91,325.00	91,325.00	4,600,000.00
05/01/30	135,000.00	3.000%	91,325.00	226,325.00	4,465,000.00
11/01/30			89,300.00	89,300.00	4,465,000.00
05/01/31	140,000.00	4.000%	89,300.00	229,300.00	4,325,000.00
11/01/31			86,500.00	86,500.00	4,325,000.00
05/01/32	145,000.00	4.000%	86,500.00	231,500.00	4,180,000.00
11/01/32			83,600.00	83,600.00	4,180,000.00
05/01/33	150,000.00	4.000%	83,600.00	233,600.00	4,030,000.00
11/01/33			80,600.00	80,600.00	4,030,000.00
05/01/34	155,000.00	4.000%	80,600.00	235,600.00	3,875,000.00
11/01/34			77,500.00	77,500.00	3,875,000.00
05/01/35	160,000.00	4.000%	77,500.00	237,500.00	3,715,000.00
11/01/35			74,300.00	74,300.00	3,715,000.00
05/01/36	170,000.00	4.000%	74,300.00	244,300.00	3,545,000.00
11/01/36			70,900.00	70,900.00	3,545,000.00
05/01/37	175,000.00	4.000%	70,900.00	245,900.00	3,370,000.00
11/01/37			67,400.00	67,400.00	3,370,000.00
05/01/38	185,000.00	4.000%	67,400.00	252,400.00	3,185,000.00
11/01/38			63,700.00	63,700.00	3,185,000.00
05/01/39	190,000.00	4.000%	63,700.00	253,700.00	2,995,000.00
11/01/39			59,900.00	59,900.00	2,995,000.00
05/01/40	200,000.00	4.000%	59,900.00	259,900.00	2,795,000.00
11/01/40			55,900.00	55,900.00	2,795,000.00
05/01/41	205,000.00	4.000%	55,900.00	260,900.00	2,590,000.00
11/01/41			51,800.00	51,800.00	2,590,000.00
05/01/42	215,000.00	4.000%	51,800.00	266,800.00	2,375,000.00
11/01/42			47,500.00	47,500.00	2,375,000.00
05/01/43	225,000.00	4.000%	47,500.00	272,500.00	2,150,000.00
11/01/43			43,000.00	43,000.00	2,150,000.00
05/01/44	235,000.00	4.000%	43,000.00	278,000.00	1,915,000.00

**ENBROOK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2020 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/44			38,300.00	38,300.00	1,915,000.00
05/01/45	240,000.00	4.000%	38,300.00	278,300.00	1,675,000.00
11/01/45			33,500.00	33,500.00	1,675,000.00
05/01/46	250,000.00	4.000%	33,500.00	283,500.00	1,425,000.00
11/01/46			28,500.00	28,500.00	1,425,000.00
05/01/47	260,000.00	4.000%	28,500.00	288,500.00	1,165,000.00
11/01/47			23,300.00	23,300.00	1,165,000.00
05/01/48	275,000.00	4.000%	23,300.00	298,300.00	890,000.00
11/01/48			17,800.00	17,800.00	890,000.00
05/01/49	285,000.00	4.000%	17,800.00	302,800.00	605,000.00
11/01/49			12,100.00	12,100.00	605,000.00
05/01/50	295,000.00	4.000%	12,100.00	307,100.00	310,000.00
11/01/50			6,200.00	6,200.00	310,000.00
05/01/51	310,000.00	4.000%	6,200.00	316,200.00	-
Total	5,095,000.00		3,174,100.00	8,269,100.00	

**ENBROOK
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments					
	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Twin Villa	298	\$ 268.28	\$ 1,147.47	\$ 1,415.75	\$ 1,415.76
Total	298				