

**ENBROOK
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**ENBROOK
COMMUNITY DEVELOPMENT DISTRICT
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**ENBROOK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 79,946				\$ 79,947
Allowable discounts (4%)	(3,198)				(3,198)
Assessment levy: on-roll - net	<u>76,748</u>	\$ 74,160	\$ 2,588	\$ 76,748	<u>76,749</u>
Total revenues	<u>76,748</u>	<u>74,160</u>	<u>2,588</u>	<u>76,748</u>	<u>76,749</u>
EXPENDITURES					
Professional & administrative					
Supervisors	2,700	-	2,700	2,700	2,700
Management/accounting/recording	42,000	24,500	17,500	42,000	42,000
Legal	5,000	78	2,000	2,078	3,000
Engineering	2,000	2,500	2,500	5,000	2,000
Audit	4,400	-	4,400	4,400	4,400
Arbitrage rebate calculation	750	750	-	750	750
Dissemination agent	1,000	583	417	1,000	1,000
Trustee	4,200	4,246	-	4,246	4,246
Telephone	400	233	167	400	400
Postage	500	82	418	500	500
Printing & binding	750	438	312	750	750
Legal advertising	1,000	201	799	1,000	1,000
Annual special district fee	175	175	-	175	175
Insurance	7,270	6,376	-	6,376	6,800
Contingencies/bank charges	1,300	730	570	1,300	1,300
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	210	-	210	210	210
Saltwater tracking program	-	3,200	-	3,200	3,200
Property appraiser	1,199	3,518	-	3,518	1,199
Tax collector	1,599	1,482	117	1,599	1,599
Total professional & administrative	<u>77,158</u>	<u>49,092</u>	<u>\$32,815</u>	<u>81,907</u>	<u>77,934</u>
Total expenditures	<u>77,158</u>	<u>49,092</u>	<u>32,815</u>	<u>81,907</u>	<u>77,934</u>
Net increase/(decrease) of fund balance	(410)	25,068	(30,227)	(5,159)	(1,185)
Fund balance - beginning (unaudited)	38,863	49,165	74,233	49,165	44,006
Fund balance - ending (projected)	<u>\$ 38,453</u>	<u>\$ 74,233</u>	<u>\$ 44,006</u>	<u>\$ 44,006</u>	<u>\$ 42,821</u>

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

EXPENDITURES

Professional & administrative

Supervisors	\$ 2,700
<p>Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.</p>	
Management/accounting/recording	42,000
<p>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.</p>	
Legal	3,000
<p>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.</p>	
Engineering	2,000
<p>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.</p>	
Audit	4,400
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	750
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	1,000
<p>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.</p>	
Trustee	4,246
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	400
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	750
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	1,000
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
EXPENDITURES (continued)	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	6,800
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	1,300
<p>Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.</p>	
Website	
Hosting & maintenance	705
ADA compliance	210
Saltwater tracking program	3,200
<p>As a part of the District Water Use Permit for onsite irrigation, the District is required to track and report Chloride levels in the water on a monthly basis. This will be handled by a third party contractor.</p>	
Property appraiser	1,199
Tax collector	1,599
Total expenditures	<u>\$ 77,934</u>

**ENBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	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	\$ 317,188	\$ 11,080	\$ 328,268	328,268
Interest	-	7,116	-	7,116	-
Total revenues	328,268	324,304	11,080	335,384	328,268
EXPENDITURES					
Debt service					
Principal	120,000	-	120,000	120,000	120,000
Interest	197,500	98,750	98,750	197,500	193,900
Property appraiser	5,129	-	5,129	5,129	5,129
Tax collector	6,839	6,340	499	6,839	6,839
Total expenditures	329,468	105,090	224,378	329,468	325,868
Excess/(deficiency) of revenues over/(under) expenditures	(1,200)	219,214	(213,298)	5,916	2,400
Fund balance:					
Beginning fund balance (unaudited)	352,403	344,362	563,576	344,362	350,278
Ending fund balance (projected)	<u>\$351,203</u>	<u>\$ 563,576</u>	<u>\$ 350,278</u>	<u>\$ 350,278</u>	<u>352,678</u>
Use of fund balance:					
Debt service reserve account balance (required)					(158,150)
Interest expense - November 1, 2027					(95,150)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 99,378</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 2027 ASSESSMENTS**

On-Roll Assessments

	Units	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
Twin Villa	298	\$ 268.28	\$ 1,147.47	\$ 1,415.75	\$ 1,415.75
Total	298				