

**PALM COAST 145 CDD
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**PALM COAST 145 CDD
COMMUNITY DEVELOPMENT DISTRICT
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**PALM COAST 145 CDD
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 4/30/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Landowner contribution	\$ 109,499	5,732	\$ 105,561	\$ 111,293	\$ 346,749
Total revenues	<u>109,499</u>	<u>5,732</u>	<u>105,561</u>	<u>111,293</u>	<u>346,749</u>
EXPENDITURES					
Professional & administrative					
Supervisors	6,459	-	6,459	6,459	6,459
Management/accounting/recording	48,000	28,000	20,000	48,000	48,000
Legal	25,000	1,595	23,405	25,000	25,000
Engineering	5,000	-	5,000	5,000	15,000
Engineer's report - PF and SW	-	-	-	-	5,000
Audit	4,000	-	4,000	4,000	5,000
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	1,000	583	417	1,000	1,000
Trustee	5,500	-	5,500	5,500	5,500
Telephone	200	117	83	200	200
Postage	500	48	452	500	500
Printing & binding	500	292	208	500	500
Legal advertising	2,000	95	1,905	2,000	2,000
Annual special district fee	175	175	-	175	175
Insurance	6,000	5,732	268	6,000	6,000
Contingencies/bank charges	1,500	576	924	1,500	1,500
Website hosting & maintenance	705	-	705	705	705
Meeting room	2,000	-	2,000	2,000	2,000
Website ADA compliance	210	-	210	210	210
Total professional & administrative	<u>109,499</u>	<u>37,213</u>	<u>72,286</u>	<u>109,499</u>	<u>125,499</u>

Field operations

Field operations	-	-	-	-	7,200
Landscape Maintenance	-	-	-	-	80,000
Electricity- Streetlights	-	-	-	-	14,250
Electricity- Irrigation/Signs	-	-	-	-	2,500
Utility- Irrigation	-	-	-	-	25,000
R&M- Signage	-	-	-	-	500
R&M Storm Water- Pond	-	-	-	-	10,500
Insurance- Property & Casualty	-	-	-	-	3,000
Repairs, Signage and Maintenance	-	-	-	-	5,000
Contingency	-	-	-	-	50,000
Stormwater Fee	-	-	-	-	23,300
Total field operations	-	-	-	-	221,250
Total expenditures	<u>109,499</u>	<u>37,213</u>	<u>72,286</u>	<u>109,499</u>	<u>346,749</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(31,481)	33,275	1,794	-
Fund balance - beginning (unaudited)	-	(1,794)	(33,275)	(1,794)	-
Fund balance - ending (projected)	-	-	-	-	-
Assigned	-	-	-	-	-
Working capital	-	-	-	-	-
Unassigned	-	(33,275)	-	-	-
Fund balance - ending	<u>\$ -</u>	<u>\$ (33,275)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**PALM COAST 145 CDD
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 6,459
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	15,000
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's report - PF and SW	5,000
Audit	5,000
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	5,500
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	
Legal advertising	2,000
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	6,000
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	1,500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Meeting room	2,000
Website ADA compliance	210

**PALM COAST 145 CDD
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Field operations

Field operations	7,200
Landscape Maintenance	80,000
Electricity- Streetlights	14,250
Electricity- Irrigation/Signs	2,500
Utility- Irrigation	25,000
R&M- Signage	500
R&M Storm Water- Pond	10,500
Insurance- Property & Casualty	3,000
Repairs, Signage and Maintenance	5,000
Contingency	50,000
Stormwater Fee	23,300
Total expenditures	<u>\$ 346,749</u>

**PALM COAST 145 CDD
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2025
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 4/30/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ -				\$ 652,224
Allowable discounts (4%)	-				(26,089)
Net assessment levy - on-roll	-	\$ -	\$ -	\$ -	626,135
Interest	-	77,305	-	77,305	-
Total revenues	-	77,305	-	77,305	626,135
EXPENDITURES					
Debt service					
Principal	-	-	-	-	100,000
Interest	-	206,055	-	206,055	282,773
Tax collector	-	-	-	-	13,044
Cost of issuance	-	60,000	-	60,000	-
Total expenditures	-	272,805	-	266,055	395,817
Excess/(deficiency) of revenues over/(under) expenditures	-	(195,500)	-	(188,750)	230,318
OTHER FINANCING SOURCES/(USES)					
Transfers in	-	14,631	-	14,631	-
Total other financing sources/(uses)	-	14,631	-	14,631	-
Net increase/(decrease) in fund balance	-	(180,869)	-	(174,119)	230,318
Fund balance:					
Beginning fund balance (unaudited)	-	3,694,780	3,513,911	3,694,780	3,520,661
Ending fund balance (projected)	\$ -	\$3,513,911	\$3,513,911	\$ 3,520,661	3,750,979
Use of fund balance:					
Debt service reserve account balance (required)					(192,056)
Interest expense - November 1, 2021					(139,436)
Projected fund balance surplus/(deficit) as of September 30, 2021					<u>\$ 3,419,487</u>

**PALM COAST 145 CDD
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025A AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance		
11/01/25			87,799.79	87,799.79	8,330,000.00	CPI	
05/01/26			277,262.50	277,262.50	8,330,000.00	CPI	365,062.29
11/01/26			277,262.50	277,262.50	8,330,000.00	CPI	
05/01/27			277,262.50	277,262.50	8,330,000.00	CPI 3/1/2027	554,525.00
11/01/27			277,262.50	277,262.50	8,330,000.00		
05/01/28	95,000.00	6.500%	277,262.50	372,262.50	8,235,000.00		649,525.00
11/01/28			274,175.00	274,175.00	8,235,000.00		
05/01/29	100,000.00	6.500%	274,175.00	374,175.00	8,135,000.00		648,350.00
11/01/29			270,925.00	270,925.00	8,135,000.00		
05/01/30	110,000.00	6.500%	270,925.00	380,925.00	8,025,000.00		651,850.00
11/01/30			267,350.00	267,350.00	8,025,000.00		
05/01/31	115,000.00	6.500%	267,350.00	382,350.00	7,910,000.00		649,700.00
11/01/31			263,612.50	263,612.50	7,910,000.00		
05/01/32	125,000.00	6.500%	263,612.50	388,612.50	7,785,000.00		652,225.00
11/01/32			259,550.00	259,550.00	7,785,000.00		
05/01/33	130,000.00	6.500%	259,550.00	389,550.00	7,655,000.00		649,100.00
11/01/33			255,325.00	255,325.00	7,655,000.00		
05/01/34	140,000.00	6.500%	255,325.00	395,325.00	7,515,000.00		650,650.00
11/01/34			250,775.00	250,775.00	7,515,000.00		
05/01/35	150,000.00	6.500%	250,775.00	400,775.00	7,365,000.00		651,550.00
11/01/35			245,900.00	245,900.00	7,365,000.00		
05/01/36	160,000.00	6.500%	245,900.00	405,900.00	7,205,000.00		651,800.00
11/01/36			240,700.00	240,700.00	7,205,000.00		
05/01/37	170,000.00	6.500%	240,700.00	410,700.00	7,035,000.00		651,400.00
11/01/37			235,175.00	235,175.00	7,035,000.00		
05/01/38	180,000.00	6.500%	235,175.00	415,175.00	6,855,000.00		650,350.00
11/01/38			229,325.00	229,325.00	6,855,000.00		
05/01/39	190,000.00	6.500%	229,325.00	419,325.00	6,665,000.00		648,650.00
11/01/39			223,150.00	223,150.00	6,665,000.00		
05/01/40	205,000.00	6.500%	223,150.00	428,150.00	6,460,000.00		651,300.00
11/01/40			216,487.50	216,487.50	6,460,000.00		
05/01/41	215,000.00	6.500%	216,487.50	431,487.50	6,245,000.00		647,975.00
11/01/41			209,500.00	209,500.00	6,245,000.00		
05/01/42	230,000.00	6.500%	209,500.00	439,500.00	6,015,000.00		649,000.00
11/01/42			202,025.00	202,025.00	6,015,000.00		
05/01/43	245,000.00	6.500%	202,025.00	447,025.00	5,770,000.00		649,050.00
11/01/43			194,062.50	194,062.50	5,770,000.00		
05/01/44	260,000.00	6.500%	194,062.50	454,062.50	5,510,000.00		648,125.00
11/01/44			185,612.50	185,612.50	5,510,000.00		

**PALM COAST 145 CDD
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025A AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance	
05/01/45	280,000.00	6.500%	185,612.50	465,612.50	5,230,000.00	651,225.00
11/01/45			176,512.50	176,512.50	5,230,000.00	
05/01/46	295,000.00	6.750%	176,512.50	471,512.50	4,935,000.00	648,025.00
11/01/46			166,556.25	166,556.25	4,935,000.00	
05/01/47	315,000.00	6.750%	166,556.25	481,556.25	4,620,000.00	648,112.50
11/01/47			155,925.00	155,925.00	4,620,000.00	
05/01/48	340,000.00	6.750%	155,925.00	495,925.00	4,280,000.00	651,850.00
11/01/48			144,450.00	144,450.00	4,280,000.00	
05/01/49	360,000.00	6.750%	144,450.00	504,450.00	3,920,000.00	648,900.00
11/01/49			132,300.00	132,300.00	3,920,000.00	
05/01/50	385,000.00	6.750%	132,300.00	517,300.00	3,535,000.00	649,600.00
11/01/50			119,306.25	119,306.25	3,535,000.00	
05/01/51	410,000.00	6.750%	119,306.25	529,306.25	3,125,000.00	648,612.50
11/01/51			105,468.75	105,468.75	3,125,000.00	
05/01/52	440,000.00	6.750%	105,468.75	545,468.75	2,685,000.00	650,937.50
11/01/52			90,618.75	90,618.75	2,685,000.00	
05/01/53	470,000.00	6.750%	90,618.75	560,618.75	2,215,000.00	651,237.50
11/01/53			74,756.25	74,756.25	2,215,000.00	
05/01/54	500,000.00	6.750%	74,756.25	574,756.25	1,715,000.00	649,512.50
11/01/54			57,881.25	57,881.25	1,715,000.00	
05/01/55	535,000.00	6.750%	57,881.25	592,881.25	1,180,000.00	650,762.50
11/01/55			39,825.00	39,825.00	1,180,000.00	
05/01/56	570,000.00	6.750%	39,825.00	609,825.00	610,000.00	649,650.00
11/01/56			20,587.50	20,587.50	610,000.00	
05/01/57	610,000.00	6.750%	20,587.50	630,587.50	-	651,175.00
Total	8,330,000.00		12,008,787.29	20,419,787.29		

652,225.00
647,975.00
4,250.00

**PALM COAST 145 CDD
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025B AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance	
11/01/25			118,255.21	118,255.21	11,950,000.00	CPI
05/01/26			373,437.50	373,437.50	11,950,000.00	CPI
11/01/26			373,437.50	373,437.50	11,950,000.00	CPI
05/01/27			373,437.50	373,437.50	11,950,000.00	CPI
11/01/27			373,437.50	373,437.50	11,950,000.00	CPI 9/1/2027
05/01/28			373,437.50	373,437.50	11,950,000.00	
11/01/28			373,437.50	373,437.50	11,950,000.00	
05/01/29			373,437.50	373,437.50	11,950,000.00	
11/01/29			373,437.50	373,437.50	11,950,000.00	
05/01/30			373,437.50	373,437.50	11,950,000.00	
11/01/30			373,437.50	373,437.50	11,950,000.00	
05/01/31			373,437.50	373,437.50	11,950,000.00	
11/01/31			373,437.50	373,437.50	11,950,000.00	
05/01/32			373,437.50	373,437.50	11,950,000.00	
11/01/32			373,437.50	373,437.50	11,950,000.00	
05/01/33			373,437.50	373,437.50	11,950,000.00	
11/01/33			373,437.50	373,437.50	11,950,000.00	
05/01/34			373,437.50	373,437.50	11,950,000.00	
11/01/34			373,437.50	373,437.50	11,950,000.00	
05/01/35	11,950,000.00	6.250%	373,437.50	12,323,437.50	-	
Total	11,950,000.00		7,213,567.71	19,163,567.71		

**PALM COAST 145 CDD
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2027 ASSESSMENTS**

Landowner Contribution and Capital Interest
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<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2027 O&M Assessment per Unit</u>	<u>FY 2027 DS Assessment per Unit</u>	<u>FY 2027 Total Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>
SF 50'	164	\$ -	\$ 1,749.53	\$ 1,749.53	\$ 1,749.53
SF 60'	174	-	2,099.43	2,099.43	2,099.43
Total	338				