

Schaller Preserve
Community Development District

Proposed Budget
FY2027



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Schaller Preserve
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 1/31/26	Projected Next 8 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Developer Contributions	\$ 386,752	\$ 16,200	\$ 194,140	\$ 210,340	\$ 389,260
Total Revenues	\$ 386,752	\$ 16,200	\$ 194,140	\$ 210,340	\$ 389,260
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 400	\$ 3,200	\$ 3,600	\$ 12,000
FICA Expenses	\$ 918	\$ 31	\$ 245	\$ 275	\$ 918
Engineering	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Attorney	\$ 25,000	\$ 5,187	\$ 16,667	\$ 21,853	\$ 25,000
Annual Audit	\$ 4,000	\$ 3,100	\$ -	\$ 3,100	\$ 4,000
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 5,000	\$ -	\$ 3,333	\$ 3,333	\$ 5,000
Trustee Fees	\$ 4,500	\$ -	\$ -	\$ -	\$ 4,500
Management Fees	\$ 37,500	\$ 1,000	\$ 25,000	\$ 26,000	\$ 40,000
Information Technology	\$ 1,800	\$ -	\$ 1,200	\$ 1,200	\$ 1,800
Website Maintenance	\$ 1,200	\$ -	\$ 800	\$ 800	\$ 1,200
Postage & Delivery	\$ 1,000	\$ -	\$ 667	\$ 667	\$ 1,000
Insurance	\$ 6,584	\$ 5,732	\$ -	\$ 5,732	\$ 6,592
Copies	\$ 1,000	\$ -	\$ 100	\$ 100	\$ 1,000
Legal Advertising	\$ 10,000	\$ 686	\$ 6,667	\$ 7,352	\$ 10,000
Other Current Charges	\$ 5,000	\$ 219	\$ 3,333	\$ 3,552	\$ 5,000
Office Supplies	\$ 625	\$ -	\$ 100	\$ 100	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 136,752	\$ 16,529	\$ 68,811	\$ 85,340	\$ 139,260
<i>Operations & Maintenance</i>					
Field Contingency	\$ 250,000	\$ -	\$ 125,000	\$ 125,000	\$ 250,000
Total Operations & Maintenance:	\$ 250,000	\$ -	\$ 125,000	\$ 125,000	\$ 250,000
Total Expenditures	\$ 386,752	\$ 16,529	\$ 193,811	\$ 210,340	\$ 389,260
Excess Revenues/(Expenditures)	\$ -	\$ (329)	\$ 329	\$ -	\$ -

Schaller Preserve

Community Development District

General Fund Narrative

Revenues:

Developer Contributions

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

FICA Expenses

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Kilinski | Van Wyk, PLLC, will be provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on an anticipated bond issuance.

Schaller Preserve

Community Development District

General Fund Narrative

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an anticipated bond issuance.

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Copies

Printing materials for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

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Community Development District

General Fund Narrative

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any other category.

Schaller Preserve
Community Development District
Proposed Budget
Series 2026 Debt Service Fund

Description	Adopted Budget FY2026	Actuals Thru 1/31/26	Projected Next 8 Months	Total Thru 9/30/26	Proposed Budget FY2027
Revenues					
Special Assessments	\$ -	\$ -	\$ 130,481	\$ 130,481	\$ 271,958
Carry Forward	\$ -	\$ -	\$ -	\$ -	\$ 130,481
Total Revenues	\$ -	\$ -	\$ 130,481	\$ 130,481	\$ 402,438
Expenditures					
Interest Expense - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 130,481
Principal Expense - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 60,000
Interest Expense - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 105,795
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 296,276
Other Financing Sources/(Uses)					
Bond Proceeds	\$ -	\$ -	\$ 135,979	\$ 135,979	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 135,979	\$ 135,979	\$ -
Excess Revenues/(Expenditures)	\$ -	\$ -	\$ 266,459	\$ 266,459	\$ 106,163

Interest Expense 11/1/27 \$ 104,595
Total \$ 104,595

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - 40'	138	\$ 169,688.52	\$1,229.63	\$1,322.18
Single Family - 50'	66	\$ 102,268.98	\$1,549.53	\$1,666.16
	204	\$ 271,957.50		

Schaller Preserve
Community Development District
Series 2026 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicipal	Interest	Total
11/01/26	\$ 3,980,000.00	\$ -	\$ 130,480.50	\$ 130,480.50
05/01/27	\$ 3,980,000.00	\$ 60,000.00	\$ 105,795.00	
11/01/27	\$ 3,920,000.00	\$ -	\$ 104,595.00	\$ 270,390.00
05/01/28	\$ 3,920,000.00	\$ 60,000.00	\$ 104,595.00	
11/01/28	\$ 3,860,000.00	\$ -	\$ 103,395.00	\$ 267,990.00
05/01/29	\$ 3,860,000.00	\$ 65,000.00	\$ 103,395.00	
11/01/29	\$ 3,795,000.00	\$ -	\$ 102,095.00	\$ 270,490.00
05/01/30	\$ 3,795,000.00	\$ 65,000.00	\$ 102,095.00	
11/01/30	\$ 3,730,000.00	\$ -	\$ 100,795.00	\$ 267,890.00
05/01/31	\$ 3,730,000.00	\$ 70,000.00	\$ 100,795.00	
11/01/31	\$ 3,515,000.00	\$ -	\$ 99,395.00	\$ 270,190.00
05/01/32	\$ 3,515,000.00	\$ 70,000.00	\$ 99,395.00	
11/01/32	\$ 3,515,000.00	\$ -	\$ 97,995.00	\$ 267,390.00
05/01/33	\$ 3,515,000.00	\$ 75,000.00	\$ 97,995.00	
11/01/33	\$ 3,515,000.00	\$ -	\$ 96,495.00	\$ 269,490.00
05/01/34	\$ 3,515,000.00	\$ 80,000.00	\$ 96,495.00	
11/01/34	\$ 3,435,000.00	\$ -	\$ 94,375.00	\$ 270,870.00
05/01/35	\$ 3,435,000.00	\$ 85,000.00	\$ 94,375.00	
11/01/35	\$ 3,350,000.00	\$ -	\$ 92,122.50	\$ 271,497.50
05/01/36	\$ 3,350,000.00	\$ 90,000.00	\$ 92,122.50	
11/01/36	\$ 3,260,000.00	\$ -	\$ 89,737.50	\$ 271,860.00
05/01/37	\$ 3,260,000.00	\$ 95,000.00	\$ 89,737.50	
11/01/37	\$ 3,165,000.00	\$ -	\$ 87,220.00	\$ 271,957.50
05/01/38	\$ 3,165,000.00	\$ 100,000.00	\$ 87,220.00	
11/01/38	\$ 3,065,000.00	\$ -	\$ 84,570.00	\$ 271,790.00
05/01/39	\$ 3,065,000.00	\$ 105,000.00	\$ 84,570.00	
11/01/39	\$ 2,960,000.00	\$ -	\$ 81,787.50	\$ 271,357.50
05/01/40	\$ 2,960,000.00	\$ 110,000.00	\$ 81,787.50	
11/01/40	\$ 2,850,000.00	\$ -	\$ 78,872.50	\$ 270,660.00
05/01/41	\$ 2,850,000.00	\$ 115,000.00	\$ 78,872.50	
11/01/41	\$ 2,615,000.00	\$ -	\$ 75,825.00	\$ 269,697.50
05/01/42	\$ 2,060,000.00	\$ 120,000.00	\$ 75,825.00	
11/01/42	\$ 2,060,000.00	\$ -	\$ 72,645.00	\$ 268,470.00
05/01/43	\$ 2,060,000.00	\$ 130,000.00	\$ 72,645.00	
11/01/43	\$ 2,060,000.00	\$ -	\$ 69,200.00	\$ 271,845.00
05/01/44	\$ 2,060,000.00	\$ 135,000.00	\$ 69,200.00	
11/01/44	\$ 2,060,000.00	\$ -	\$ 65,622.50	\$ 269,822.50
05/01/45	\$ 2,060,000.00	\$ 140,000.00	\$ 65,622.50	
11/01/45	\$ 2,060,000.00	\$ -	\$ 61,912.50	\$ 267,535.00
05/01/46	\$ 2,060,000.00	\$ 150,000.00	\$ 61,912.50	
11/01/46	\$ 2,060,000.00	\$ -	\$ 57,937.50	\$ 269,850.00
05/01/47	\$ 2,060,000.00	\$ 160,000.00	\$ 57,937.50	
11/01/47	\$ 1,900,000.00	\$ -	\$ 53,437.50	\$ 271,375.00
05/01/48	\$ 1,900,000.00	\$ 165,000.00	\$ 53,437.50	
11/01/48	\$ 1,735,000.00	\$ -	\$ 48,796.88	\$ 267,234.38

Schaller Preserve
Community Development District
Series 2026 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicipal	Interest	Total
05/01/49	\$ 1,735,000.00	\$ 175,000.00	\$ 48,796.88	
11/01/49	\$ 1,560,000.00	\$ -	\$ 43,875.00	\$ 267,671.88
05/01/50	\$ 1,560,000.00	\$ 185,000.00	\$ 43,875.00	
11/01/50	\$ 1,375,000.00	\$ -	\$ 38,671.88	\$ 267,546.88
05/01/51	\$ 1,375,000.00	\$ 200,000.00	\$ 38,671.88	
11/01/51	\$ 1,175,000.00	\$ -	\$ 33,046.88	\$ 271,718.75
05/01/52	\$ 1,175,000.00	\$ 210,000.00	\$ 33,046.88	
11/01/52	\$ 965,000.00	\$ -	\$ 27,140.63	\$ 270,187.50
05/01/53	\$ 965,000.00	\$ 220,000.00	\$ 27,140.63	
11/01/53	\$ 745,000.00	\$ -	\$ 20,953.13	\$ 268,093.75
05/01/54	\$ 745,000.00	\$ 235,000.00	\$ 20,953.13	
11/01/54	\$ 510,000.00	\$ -	\$ 14,343.75	\$ 270,296.88
05/01/55	\$ 510,000.00	\$ 250,000.00	\$ 14,343.75	
11/01/55	\$ 260,000.00	\$ -	\$ 7,312.50	\$ 271,656.25
05/01/56	\$ 260,000.00	\$ 260,000.00	\$ 7,312.50	\$ 267,312.50
		\$ 3,980,000.00	\$ 4,244,616.75	\$ 8,224,616.75