STUART CROSSING
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026

STUART CROSSING
COMMUNITY DEVELOPMENT DISTRICT
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STUART CROSSING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	$ 306,685				$ 289,596
Allowable discounts (4%)	(12,267)				(11,584)
Assessment levy: on-roll - net	294,418	$ 299,546	$ -	$ 299,546	278,012
Assessment levy: off-roll	60,805	45,603	15,202	60,805	74,385
Landowner contribution	359,264	-	359,264	359,264	322,277
Total revenues	714,487	345,149	374,466	719,615	674,674
EXPENDITURES					
Professional & administrative					
Supervisors	-	215	-	215	2,000
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	5,455	19,545	25,000	25,000
Engineering	2,000	784	1,216	2,000	2,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	1,000	500	500	1,000	1,000
EMMA software service	1,500	2,500	-	2,500	2,500
Trustee	5,500	-	5,500	5,500	5,500
Telephone	200	100	100	200	200
Postage	250	160	90	250	250
Printing & binding	500	250	250	500	500
Legal advertising	2,000	1,213	787	2,000	2,000
Annual special district fee	175	175	-	175	175
Insurance	5,800	5,857	-	5,857	6,100
Contingencies/bank charges	750	268	482	750	750
Meeting room rental	2,500	-	2,500	2,500	2,000
Website hosting & maintenance	705		705	705	705
Website ADA compliance	210	-	210	210	210
Property tax	-	863	-	863	-
Tax collector and property appraiser	9,201	5,989	3,212	9,201	8,688
Total professional & administrative	111,291	48,329	65,097	113,426	113,578

STUART CROSSING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
Field operations					
Property management (field services)	56,736	-	56,736	56,736	56,736
Landscape maintenance	150,000	25,000	125,000	150,000	150,000
Replacement/extra	20,000	-	20,000	20,000	20,000
Irrigation repairs	5,000	-	5,000	5,000	5,000
Pond maintenance	35,000	1,625	33,375	35,000	19,500
Wetland maintenance	15,000		15,000	15,000	-
Conservation maintenance	50,000	-	50,000	50,000	-
Monitoring agreement	21,600	-	21,600	21,600	-
Lights, signs & fences	5,000	-	5,000	5,000	-
Pressure washing	25,000	-	25,000	25,000	25,000
Street & sidewalks	2,500	-	2,500	2,500	-
Misc. repairs & replacement	20,000	-	20,000	20,000	27,500
Holiday lights	5,000	3,900	1,100	5,000	5,000
Utilities					
Electricity	25,000	-	25,000	25,000	10,000
Streetlights	35,000	16,605	18,395	35,000	55,000
Electric- amenity	5,000		5,000	5,000	5,000
Amenities: south					
Pool maintenance	10,000	-	10,000	10,000	10,000
Amenty center repair/maintenance	5,000	-	5,000	5,000	5,000
Janitorial	20,000	-	20,000	20,000	20,000
Access control/monitoring	20,000	-	20,000	20,000	20,000
Gym equipment lease	40,000	5,746	34,254	40,000	40,000
Gym equipment repair	2,500	-	2,500	2,500	2,500
Potable water	1,500	-	1,500	1,500	1,500
Telephone: pool/clubhouse	1,200	-	1,200	1,200	1,200
Internet	2,000	-	2,000	2,000	2,000
Alarm monitoring	5,160	11	5,149	5,160	5,160
Contingencies	-	-	-	-	10,000
Property insurance	20,000	21,510	-	21,510	45,000
Total field operations	603,196	74,397	473,573	604,706	$541,096
Total expenditures	714,487	122,726	538,670	718,132	$654,674
Excess/(deficiency) of revenues over/(under) expenditures	-	222,423	(164,204)	1,483	20,000
Net increase/(decrease) of fund balance	-	222,423	(164,204)	1,483	20,000
Fund balance - beginning (unaudited)	-	-	222,423	-	-
Fund balance - ending (projected)					
Assigned					
Committed capital reserves	-	-	-	-	20,000
Unassigned	-	222,423	58,219	1,483	-
Fund balance - ending	$ -	$ 222,423	$ 58,219	$ 1,483	$ 20,000

STUART CROSSING
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES	
Professional & administrative	
Supervisors	$ 2,000
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	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	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	500
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.	
EMMA software service	2,500
Trustee	5,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	250
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	6,100
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	750
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Meeting room rental	2,000
Website hosting & maintenance	705
Website ADA compliance	210
Tax collector and property appraiser	8,688
Total professional & administrative	113,578

STUART CROSSING
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES (CONTINUED)	
Field operations	
Property management (field services)	56,736
Landscape maintenance	150,000
Replacement/extra	20,000
Irrigation repairs	5,000
Pond maintenance	19,500
Pressure washing	25,000
Misc. repairs & replacement	27,500
Holiday lights	5,000
Utilities	
Electricity	10,000
Streetlights	55,000
Electric- amenity	5,000
Amenities: south	
Pool maintenance	10,000
Amenty center repair/maintenance	5,000
Janitorial	20,000
Access control/monitoring	20,000
Gym equipment lease	40,000
Gym equipment repair	2,500
Potable water	1,500
Telephone: pool/clubhouse	1,200
Internet	2,000
Alarm monitoring	5,160
Contingencies	10,000
Property insurance	45,000
Total field operations	541,096
Total expenditures	$ 654,674

STUART CROSSING
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024 (ASSESSMENT AREA ONE)
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected Revenue & Expenditures	Adopted Budget FY 2026
REVENUES					
Assessment levy: on-roll	$ 315,302				$ 315,302
Allowable discounts (4%)	(12,612)				(12,612)
Net assessment levy - on-roll	302,690	$ 307,962	$ -	$ 307,962	302,690
Interest	-	4,586	-	4,586	-
Total revenues	302,690	312,548	-	312,548	302,690
EXPENDITURES					
Debt service					
Principal	65,000	-	65,000	65,000	65,000
Interest	250,324	136,252	114,072	250,324	225,300
Property Appraiser & Tax collector	9,459	6,157	3,302	9,459	9,459
Total expenditures	324,783	142,409	182,374	324,783	299,759
Excess/(deficiency) of revenues over/(under) expenditures	(22,093)	170,139	(182,374)	(12,235)	2,931
Fund balance:					
Beginning fund balance (unaudited)	284,222	284,476	454,615	284,476	272,241
Ending fund balance (projected)	$262,129	$454,615	$ 272,241	$ 272,241	275,172
Use of fund balance:					
Debt service reserve account balance (required)					(153,507)
Interest expense - November 1, 2026					(111,228)
Projected fund balance surplus/(deficit) as of September 30, 2026					$ 10,437

STUART CROSSING
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 (Assessment Area One Project) AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			112,650.00	112,650.00	4,260,000.00
05/01/26	65,000.00	4.375%	112,650.00	177,650.00	4,195,000.00
11/01/26			111,228.13	111,228.13	4,195,000.00
05/01/27	70,000.00	4.375%	111,228.13	181,228.13	4,125,000.00
11/01/27			109,696.88	109,696.88	4,125,000.00
05/01/28	75,000.00	4.375%	109,696.88	184,696.88	4,050,000.00
11/01/28			108,056.25	108,056.25	4,050,000.00
05/01/29	75,000.00	4.375%	108,056.25	183,056.25	3,975,000.00
11/01/29			106,415.63	106,415.63	3,975,000.00
05/01/30	80,000.00	4.375%	106,415.63	186,415.63	3,895,000.00
11/01/30			104,665.63	104,665.63	3,895,000.00
05/01/31	85,000.00	4.375%	104,665.63	189,665.63	3,810,000.00
11/01/31			102,806.25	102,806.25	3,810,000.00
05/01/32	85,000.00	5.250%	102,806.25	187,806.25	3,725,000.00
11/01/32			100,575.00	100,575.00	3,725,000.00
05/01/33	90,000.00	5.250%	100,575.00	190,575.00	3,635,000.00
11/01/33			98,212.50	98,212.50	3,635,000.00
05/01/34	95,000.00	5.250%	98,212.50	193,212.50	3,540,000.00
11/01/34			95,718.75	95,718.75	3,540,000.00
05/01/35	100,000.00	5.250%	95,718.75	195,718.75	3,440,000.00
11/01/35			93,093.75	93,093.75	3,440,000.00
05/01/36	105,000.00	5.250%	93,093.75	198,093.75	3,335,000.00
11/01/36			90,337.50	90,337.50	3,335,000.00
05/01/37	115,000.00	5.250%	90,337.50	205,337.50	3,220,000.00
11/01/37			87,318.75	87,318.75	3,220,000.00
05/01/38	120,000.00	5.250%	87,318.75	207,318.75	3,100,000.00
11/01/38			84,168.75	84,168.75	3,100,000.00
05/01/39	125,000.00	5.250%	84,168.75	209,168.75	2,975,000.00
11/01/39			80,887.50	80,887.50	2,975,000.00
05/01/40	135,000.00	5.250%	80,887.50	215,887.50	2,840,000.00
11/01/40			77,343.75	77,343.75	2,840,000.00
05/01/41	140,000.00	5.250%	77,343.75	217,343.75	2,700,000.00
11/01/41			73,668.75	73,668.75	2,700,000.00
05/01/42	145,000.00	5.250%	73,668.75	218,668.75	2,555,000.00
11/01/42			69,862.50	69,862.50	2,555,000.00
05/01/43	155,000.00	5.250%	69,862.50	224,862.50	2,400,000.00
11/01/43			65,793.75	65,793.75	2,400,000.00
05/01/44	165,000.00	5.250%	65,793.75	230,793.75	2,235,000.00
11/01/44			61,462.50	61,462.50	2,235,000.00
05/01/45	170,000.00	5.500%	61,462.50	231,462.50	2,065,000.00
11/01/45			56,787.50	56,787.50	2,065,000.00
05/01/46	180,000.00	5.500%	56,787.50	236,787.50	1,885,000.00
11/01/46			51,837.50	51,837.50	1,885,000.00
05/01/47	190,000.00	5.500%	51,837.50	241,837.50	1,695,000.00
11/01/47			46,612.50	46,612.50	1,695,000.00
05/01/48	205,000.00	5.500%	46,612.50	251,612.50	1,490,000.00
11/01/48			40,975.00	40,975.00	1,490,000.00

STUART CROSSING
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 (Assessment Area One Project) AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/49	215,000.00	5.500%	40,975.00	255,975.00	1,275,000.00
11/01/49			35,062.50	35,062.50	1,275,000.00
05/01/50	225,000.00	5.500%	35,062.50	260,062.50	1,050,000.00
11/01/50			28,875.00	28,875.00	1,050,000.00
05/01/51	240,000.00	5.500%	28,875.00	268,875.00	810,000.00
11/01/51			22,275.00	22,275.00	810,000.00
05/01/52	255,000.00	5.500%	22,275.00	277,275.00	555,000.00
11/01/52			15,262.50	15,262.50	555,000.00
05/01/53	270,000.00	5.500%	15,262.50	285,262.50	285,000.00
11/01/53			7,837.50	7,837.50	285,000.00
05/01/54	285,000.00	5.500%	7,837.50	292,837.50	-
11/01/54			-	-	-
Total	**4,260,000.00**		**4,278,975.00**	**8,538,975.00**	

STUART CROSSING
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS

On-Roll Assessments

Phase 1

Product/Parcel	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
Single Family 40'	77	$ 1,211.70	$ 1,075.20	$ 2,286.90	$ 2,358.41
Single Family 50'	107	1,211.70	1,344.00	2,555.70	2,627.20
Single Family 60'	55	1,211.70	1,612.80	2,824.49	2,896.00
Total	**239**				

Off-Roll Assessments

Future Phases

Product/Parcel	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
Single Family 40'	148	$ 211.32	$ -	$ 211.32	$ 211.32
Single Family 50'	132	211.32	-	211.32	211.32
Single Family 60'	72	211.32	-	211.32	211.32
Total	**352**				