

**STUART CROSSING  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2027**

**STUART CROSSING  
COMMUNITY DEVELOPMENT DISTRICT  
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 4
Debt Service Fund Budget - Series 2024	5
Amortization Schedule - Series 2024	6 - 7
Assessment Summary	8

**STUART CROSSING  
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	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 289,596				\$ 321,551
Allowable discounts (4%)	(11,584)				(12,862)
Assessment levy: on-roll - net	278,012	\$ 273,886	\$ 4,126	\$ 278,012	308,689
Assessment levy: off-roll	74,385	103,656	-	103,656	74,793
Landowner contribution	322,277	-	298,343	298,343	365,637
Total revenues	<u>674,674</u>	<u>377,542</u>	<u>302,469</u>	<u>680,011</u>	<u>749,119</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	2,000	431	1,569	2,000	2,000
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	1,210	23,790	25,000	25,000
Engineering	2,000	753	1,247	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	2,500	2,500	-	2,500	2,500
Trustee	5,500	-	5,500	5,500	5,500
Telephone	200	100	100	200	200
Postage	250	105	145	250	250
Printing & binding	500	250	250	500	500
Legal advertising	2,000	214	1,786	2,000	2,000
Annual special district fee	175	175	-	175	175
Insurance	6,100	5,732	-	5,732	6,100
Contingencies/bank charges	750	728	728	1,456	1,500
Meeting room rental	2,000	-	2,000	2,000	2,000
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	145	145	145
Tax collector and property appraiser	8,688	5,549	3,139	8,688	9,647
Total professional & administrative	<u>113,578</u>	<u>42,247</u>	<u>71,604</u>	<u>113,851</u>	<u>115,222</u>

**STUART CROSSING  
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	
<b>Field operations</b>					
Property management (field services)	56,736	-	56,736	56,736	56,736
Landscape maintenance	150,000	75,000	75,000	150,000	185,000
Replacement/extra	20,000	-	20,000	20,000	20,000
Irrigation repairs	5,000	-	5,000	5,000	5,000
Pond maintenance	19,500	8,125	11,375	19,500	19,500
Pressure washing	25,000	1,200	23,800	25,000	25,000
Misc. repairs & replacement	27,500	2,736	24,764	27,500	27,500
Holiday lights	5,000	1,950	3,050	5,000	5,000
<b>Utilities</b>					
Electricity	10,000	11,241	11,241	22,482	22,482
Streetlights	55,000	20,117	34,883	55,000	55,000
Electric- amenity	5,000	-	5,000	5,000	5,000
<b>Amenities: south</b>					
Pool maintenance	10,000	7,573	2,427	10,000	15,000
Amenty center repair/maintenance	5,000	-	5,000	5,000	5,000
Janitorial	20,000	10,920	9,080	20,000	20,000
Access control/monitoring	20,000	-	20,000	20,000	20,000
Gym equipment lease	40,000	12,174	27,826	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	736	1,264	2,000	2,000
Alarm monitoring	5,160	8,613	8,613	17,226	17,226
Contingencies	10,000	-	10,000	10,000	10,000
Property insurance	45,000	53,253	53,253	106,506	53,253
Total field operations	<u>541,096</u>	<u>213,638</u>	<u>413,512</u>	<u>627,150</u>	<u>613,897</u>
Total expenditures	<u>654,674</u>	<u>255,885</u>	<u>485,116</u>	<u>741,001</u>	<u>729,119</u>
Excess/(deficiency) of revenues over/(under) expenditures	20,000	121,657	(182,647)	(60,990)	20,000
Fund balance - beginning (unaudited)	-	60,990	182,647	60,990	-
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	20,000
Unassigned	20,000	182,647	-	-	-
Fund balance - ending	<u>\$ 20,000</u>	<u>\$ 182,647</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 20,000</u>

**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
<b>Wrathell, Hunt and Associates, LLC</b> (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	1,500
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	145
Tax collector and property appraiser	9,647
Total professional & administrative	<u>115,222</u>

**STUART CROSSING  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (CONTINUED)**

**Field operations**

Property management (field services)	56,736
Landscape maintenance	185,000
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	22,482
Streetlights	55,000
Electric- amenity	5,000

**Amenities: south**

Pool maintenance	15,000
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	17,226
Contingencies	10,000
Property insurance	53,253
Total field operations	<u>613,897</u>
Total expenditures	<u>\$ 729,119</u>

**STUART CROSSING  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2024 (ASSESSMENT AREA ONE)  
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 Revenue & Expenditures	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 315,302				\$ 315,302
Allowable discounts (4%)	(12,612)				(12,612)
Net assessment levy - on-roll	302,690	\$ 298,198	\$ 4,492	\$ 302,690	302,690
Interest	-	4,811	-	4,811	-
Total revenues	302,690	303,009	4,492	307,501	302,690
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	65,000	-	65,000	65,000	70,000
Interest	225,300	112,650	112,650	225,300	222,456
Property appraiser & tax collector	9,459	5,953	3,506	9,459	9,459
Total expenditures	299,759	118,603	181,156	299,759	301,915
Excess/(deficiency) of revenues over/(under) expenditures	2,931	184,406	(176,664)	7,742	775
Fund balance:					
Beginning fund balance (unaudited)	290,275	287,344	471,750	287,344	295,086
Ending fund balance (projected)	<u>\$293,206</u>	<u>\$471,750</u>	<u>\$ 295,086</u>	<u>\$ 295,086</u>	<u>295,861</u>
Use of fund balance:					
Debt service reserve account balance (required)					(153,507)
Interest expense - November 1, 2027					(109,697)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 32,657</u>

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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			-	-	-
<b>Total</b>	<b>4,260,000.00</b>		<b>4,278,975.00</b>	<b>8,538,975.00</b>	

**STUART CROSSING  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2027 ASSESSMENTS**

<b>On-Roll Assessments</b>
----------------------------

Phase 1

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2027 O&amp;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>
Single Family 40'	77	\$ 1,345.40	\$ 1,075.20	\$ 2,420.60	\$ 2,286.90
Single Family 50'	107	1,345.40	1,344.00	2,689.40	2,555.70
Single Family 60'	55	1,345.40	1,612.80	2,958.20	2,824.49
<b>Total</b>	<b>239</b>				

<b>Off-Roll Assessments</b>
-----------------------------

Future Phases

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2027 O&amp;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>
Single Family 40'	148	\$ 212.48	\$ -	\$ 212.48	\$ 211.32
Single Family 50'	132	212.48	-	212.48	211.32
Single Family 60'	72	212.48	-	212.48	211.32
<b>Total</b>	<b>352</b>				