

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

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

	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	Proposed Budget FY 2027
REVENUES					
Landowner contribution	\$ 88,975	\$ 46,267	\$ -	\$ 46,267	\$ -
PUF contribution	-	50,000	-	50,000	-
Interest	-	519	-	519	-
Total revenues	<u>88,975</u>	<u>96,786</u>	<u>-</u>	<u>96,786</u>	<u>-</u>
EXPENDITURES					
Professional & administrative					
Supervisors	1,200	2,153	215	2,368	-
Management/accounting/recording	31,500	18,500	24,000	42,500	48,000
Legal	24,500	8,641	15,859	24,500	12,500
Engineering	6,000	-	6,000	6,000	6,000
Audit	6,000	4,200	1,800	6,000	6,000
Arbitrage rebate calculation	-	-	-	-	500
Dissemination agent	-	167	1,000	1,167	2,000
Trustee	3,670	2,208	1,462	3,670	6,850
Postage	100	2	98	100	250
Legal advertising	1,500	-	1,000	1,000	1,500
Annual special district fee	175	175	-	175	175
Insurance	7,000	6,841	-	6,841	6,719
Travel & per diem	180	-	-	-	-
Tax preparation	100	-	-	-	-
Meeting room rental	-	-	500	500	750
Contingencies/bank charges	730	677	1,500	2,177	1,500
Website hosting & maintenance	2,820	2,305	1,680	3,985	705
Website ADA compliance	-	145	145	290	145
Total professional & administrative	<u>85,475</u>	<u>46,014</u>	<u>55,259</u>	<u>101,273</u>	<u>93,594</u>
Field operations					
Stormwater maintenance	3,500	750	5,250	6,000	9,500
Pond bank maintenance	-	-	6,300	6,300	6,615
Total field operations	<u>3,500</u>	<u>750</u>	<u>11,550</u>	<u>12,300</u>	<u>16,115</u>
Total expenditures	<u>88,975</u>	<u>46,764</u>	<u>66,809</u>	<u>113,573</u>	<u>109,709</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	50,022	(66,809)	(16,787)	(109,709)
OTHER FINANCING SOURCES					
Transfer in	-	110,000	6,041	116,041	109,709
Total other financing sources	<u>-</u>	<u>110,000</u>	<u>6,041</u>	<u>116,041</u>	<u>109,709</u>
Net increase/(decrease) of fund balance	-	160,022	(60,768)	99,254	-
Fund balance - beginning (unaudited)	-	(2,318)	157,704	(2,318)	96,936
Fund balance - ending (projected)	Assigned				
Working capital	-	-	-	-	32,467
Storm water reserve	-	-	-	-	50,000
Unassigned	-	157,704	96,936	96,936	14,469
Fund balance - ending	<u>\$ -</u>	<u>\$ 157,704</u>	<u>\$ 96,936</u>	<u>\$ 96,936</u>	<u>\$ 96,936</u>

PBR
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES

Professional & administrative

Supervisors	\$ -
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	12,500
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	6,000
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	6,000
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	2,000
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.	
Postage	250
Telephone and fax machine.	
Legal advertising	1,500
Letterhead, envelopes, copies, agenda packages	
Annual special district fee	175
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Insurance	6,719
Annual fee paid to the Florida Department of Economic Opportunity.	
Meeting room rental	750
Contingencies/bank charges	1,500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	145
Total administrative expenditures	<u>93,594</u>
Field operations	
Stormwater maintenance	9,500
Monthly mtce of ponds behind Target, Kohl's, The Theater, & and in front of Academy	
Pond bank maintenance	6,615
Annual maintenance of retention ponds near Theater and Academy	
Total field operations	<u>16,115</u>
Total expenditures	<u><u>\$ 109,709</u></u>

**PBR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET SERIES 2016
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	
REVENUES					
User fees	\$ -	\$ 871,708	\$ -	\$ 871,708	\$ -
Interest	-	30,573	-	30,573	-
Total revenues	-	902,281	-	902,281	-
EXPENDITURES					
Debt service					
Principal	-	-	-	-	-
Interest	-	367,125	-	367,125	-
Total expenditures	-	367,125	-	367,125	-
Excess/(deficiency) of revenues over/(under) expenditures	-	535,156	-	535,156	-
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(2,580,923)	(6,041)	(2,586,964)	-
Total other financing sources/(uses)	-	(2,580,923)	(6,041)	(2,586,964)	-
Net increase/(decrease) in fund balance	-	(2,045,767)	(6,041)	(2,051,808)	-
Fund balance:					
Beginning fund balance (unaudited)	-	2,051,808	6,041	2,051,808	-
Ending fund balance (projected)	\$ -	\$ 6,041	\$ -	\$ -	-
Use of fund balance:					
Debt service reserve account balance (required)					-
Interest expense - November 1, 2027					-
Projected fund balance surplus/(deficit) as of September 30, 2027				\$	-

PBR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET SERIES 2026 A1/A2
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	
REVENUES					
User fees	\$ -	\$ 82,641	\$ -	\$ 82,641	\$ 1,704,005
Total revenues	-	82,641	-	82,641	1,704,005
EXPENDITURES					
Debt service					
2026 A-1 Principal Prepayment	-	-	-	-	900,511
2026 A-1 Interest	-	-	244,021	244,021	516,750
2026 A-2 interest	-	-	135,407	135,407	286,744
Cost of issuance	-	477,662	-	477,662	-
Total expenditures	-	477,662	379,428	857,090	1,704,005
Excess/(deficiency) of revenues over/(under) expenditures	-	(395,021)	(379,428)	(774,449)	-
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	15,930,000	-	15,930,000	-
Deferred obligation	-	(918,670)	-	(918,670)	-
Original issue discount	-	(63,503)	-	(63,503)	-
Underwriter's discount	-	(398,250)	-	(398,250)	-
Transfers out	-	(110,000)	-	(110,000)	-
Transfers in	-	2,542,885	-	2,542,885	-
Total other financing sources/(uses)	-	16,982,462	-	16,982,462	-
Net increase/(decrease) in fund balance	-	16,587,441	(379,428)	16,208,013	-
Fund balance:					
Beginning fund balance (unaudited)	-	(14,952,185)	1,635,256	(14,952,185)	1,255,828
Ending fund balance (projected)	\$ -	\$ 1,635,256	\$ 1,255,828	\$ 1,255,828	1,255,828
Use of fund balance:					
2026A-1 Debt service reserve account balance (required)					(723,450)
2026A-2 Debt service reserve account balance (required)					(391,650)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 140,728</u>

**PBR
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2026A-1 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
09/01/26			244,020.83	244,020.83	10,335,000.00
03/01/27			258,375.00	258,375.00	10,335,000.00
09/01/27			258,375.00	258,375.00	10,335,000.00
03/01/28			258,375.00	258,375.00	10,335,000.00
09/01/28			258,375.00	258,375.00	10,335,000.00
03/01/29			258,375.00	258,375.00	10,335,000.00
09/01/29			258,375.00	258,375.00	10,335,000.00
03/01/30			258,375.00	258,375.00	10,335,000.00
09/01/30			258,375.00	258,375.00	10,335,000.00
03/01/31			258,375.00	258,375.00	10,335,000.00
09/01/31			258,375.00	258,375.00	10,335,000.00
03/01/32			258,375.00	258,375.00	10,335,000.00
09/01/32			258,375.00	258,375.00	10,335,000.00
03/01/33			258,375.00	258,375.00	10,335,000.00
09/01/33			258,375.00	258,375.00	10,335,000.00
03/01/34			258,375.00	258,375.00	10,335,000.00
09/01/34			258,375.00	258,375.00	10,335,000.00
03/01/35			258,375.00	258,375.00	10,335,000.00
09/01/35			258,375.00	258,375.00	10,335,000.00
03/01/36			258,375.00	258,375.00	10,335,000.00
09/01/36			258,375.00	258,375.00	10,335,000.00
03/01/37			258,375.00	258,375.00	10,335,000.00
09/01/37			258,375.00	258,375.00	10,335,000.00
03/01/38			258,375.00	258,375.00	10,335,000.00
09/01/38			258,375.00	258,375.00	10,335,000.00
03/01/39			258,375.00	258,375.00	10,335,000.00
09/01/39			258,375.00	258,375.00	10,335,000.00
03/01/40			258,375.00	258,375.00	10,335,000.00
09/01/40			258,375.00	258,375.00	10,335,000.00
03/01/41			258,375.00	258,375.00	10,335,000.00
09/01/41			258,375.00	258,375.00	10,335,000.00
03/01/42			258,375.00	258,375.00	10,335,000.00
09/01/42			258,375.00	258,375.00	10,335,000.00
03/01/43			258,375.00	258,375.00	10,335,000.00
09/01/43			258,375.00	258,375.00	10,335,000.00
03/01/44			258,375.00	258,375.00	10,335,000.00
09/01/44			258,375.00	258,375.00	10,335,000.00
03/01/45			258,375.00	258,375.00	10,335,000.00
09/01/45			258,375.00	258,375.00	10,335,000.00
03/01/46			258,375.00	258,375.00	10,335,000.00
09/01/46			258,375.00	258,375.00	10,335,000.00
03/01/47			258,375.00	258,375.00	10,335,000.00
09/01/47			258,375.00	258,375.00	10,335,000.00
03/01/48	10,335,000.00	5.000%	258,375.00	10,593,375.00	-
09/01/48			-	-	-
Total	10,335,000.00		11,354,145.83	21,689,145.83	

**PBR
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2026A-2 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
09/01/26			135,406.77	135,406.77	5,595,000.00
03/01/27			143,371.88	143,371.88	5,595,000.00
09/01/27			143,371.88	143,371.88	5,595,000.00
03/01/28			143,371.88	143,371.88	5,595,000.00
09/01/28			143,371.88	143,371.88	5,595,000.00
03/01/29			143,371.88	143,371.88	5,595,000.00
09/01/29			143,371.88	143,371.88	5,595,000.00
03/01/30			143,371.88	143,371.88	5,595,000.00
09/01/30			143,371.88	143,371.88	5,595,000.00
03/01/31			143,371.88	143,371.88	5,595,000.00
09/01/31			143,371.88	143,371.88	5,595,000.00
03/01/32			143,371.88	143,371.88	5,595,000.00
09/01/32			143,371.88	143,371.88	5,595,000.00
03/01/33			143,371.88	143,371.88	5,595,000.00
09/01/33			143,371.88	143,371.88	5,595,000.00
03/01/34			143,371.88	143,371.88	5,595,000.00
09/01/34			143,371.88	143,371.88	5,595,000.00
03/01/35			143,371.88	143,371.88	5,595,000.00
09/01/35			143,371.88	143,371.88	5,595,000.00
03/01/36			143,371.88	143,371.88	5,595,000.00
09/01/36			143,371.88	143,371.88	5,595,000.00
03/01/37			143,371.88	143,371.88	5,595,000.00
09/01/37			143,371.88	143,371.88	5,595,000.00
03/01/38			143,371.88	143,371.88	5,595,000.00
09/01/38			143,371.88	143,371.88	5,595,000.00
03/01/39			143,371.88	143,371.88	5,595,000.00
09/01/39			143,371.88	143,371.88	5,595,000.00
03/01/40			143,371.88	143,371.88	5,595,000.00
09/01/40			143,371.88	143,371.88	5,595,000.00
03/01/41			143,371.88	143,371.88	5,595,000.00
09/01/41			143,371.88	143,371.88	5,595,000.00
03/01/42			143,371.88	143,371.88	5,595,000.00
09/01/42			143,371.88	143,371.88	5,595,000.00
03/01/43			143,371.88	143,371.88	5,595,000.00
09/01/43			143,371.88	143,371.88	5,595,000.00
03/01/44			143,371.88	143,371.88	5,595,000.00
09/01/44			143,371.88	143,371.88	5,595,000.00
03/01/45			143,371.88	143,371.88	5,595,000.00
09/01/45			143,371.88	143,371.88	5,595,000.00
03/01/46			143,371.88	143,371.88	5,595,000.00
09/01/46			143,371.88	143,371.88	5,595,000.00
03/01/47			143,371.88	143,371.88	5,595,000.00
09/01/47			143,371.88	143,371.88	5,595,000.00
03/01/48			143,371.88	143,371.88	5,595,000.00
09/01/48			143,371.88	143,371.88	5,595,000.00
03/01/49			143,371.88	143,371.88	5,595,000.00
09/01/49			143,371.88	143,371.88	5,595,000.00
03/01/50			143,371.88	143,371.88	5,595,000.00

**PBR
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2026A-2 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
09/01/50			143,371.88	143,371.88	5,595,000.00
03/01/51			143,371.88	143,371.88	5,595,000.00
09/01/51			143,371.88	143,371.88	5,595,000.00
03/01/52			143,371.88	143,371.88	5,595,000.00
09/01/52			143,371.88	143,371.88	5,595,000.00
03/01/53			143,371.88	143,371.88	5,595,000.00
09/01/53			143,371.88	143,371.88	5,595,000.00
03/01/54			143,371.88	143,371.88	5,595,000.00
09/01/54			143,371.88	143,371.88	5,595,000.00
03/01/55			143,371.88	143,371.88	5,595,000.00
09/01/55			143,371.88	143,371.88	5,595,000.00
03/01/56	5,595,000.00	5.125%	143,371.88	5,738,371.88	-
09/01/56					
Total	5,595,000.00		8,594,347.69	14,189,347.69	

**PBR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET SERIES 2026B1
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	
REVENUES	\$ -	\$ -	\$ -	\$ -	\$ -
Total revenues	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
EXPENDITURES					
Debt service					
Principal	-	-	-	-	-
Interest	-	-	-	-	-
Cost of issuance	-	29,087	-	29,087	-
Total expenditures	<u>-</u>	<u>29,087</u>	<u>-</u>	<u>29,087</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(29,087)	-	(29,087)	-
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	4,292,619	-	4,292,619	-
Transfers in	-	38,038	-	38,038	-
Total other financing sources/(uses)	<u>-</u>	<u>4,330,657</u>	<u>-</u>	<u>4,330,657</u>	<u>-</u>
Net increase/(decrease) in fund balance	-	4,301,570	-	4,301,570	-
Fund balance:					
Beginning fund balance (unaudited)	-	(4,292,619)	8,951	(4,292,619)	8,951
Ending fund balance (projected)	<u>\$ -</u>	<u>\$ 8,951</u>	<u>\$ 8,951</u>	<u>\$ 8,951</u>	<u>8,951</u>
Use of fund balance:					
Debt service reserve account balance (required)					-
Interest expense - November 1, 2027					-
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 8,951</u>