

**CEDAR CROSSINGS  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2027**

**CEDAR CROSSINGS  
COMMUNITY DEVELOPMENT DISTRICT  
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**CEDAR CROSSINGS  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 2/28/2026	Projected through 9/30/2026	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 103,500				\$ 103,500
Allowable discounts (4%)	(4,140)				(4,140)
Assessment levy: on-roll - net	99,360	\$ 99,624	-	\$ 99,624	99,360
Assessment levy: off-roll	63,264	47,448	\$ 15,816	63,264	63,264
Lot closing assessment	-	348	-	348	-
Landowner contribution	110,471	-	112,487	112,487	244,095
Total revenues	273,095	147,420	128,303	275,723	406,719
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Management/accounting/recording**	48,000	20,000	28,000	48,000	48,000
Legal	25,000	4,415	20,585	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	2,000	1,708	292	2,000	2,000
Trustee	5,500	-	5,500	5,500	5,500
Telephone	200	83	117	200	200
Postage	500	70	430	500	500
Printing & binding	500	208	292	500	500
Legal advertising	2,500	63	2,437	2,500	2,500
Annual special district fee	175	175	-	175	175
Insurance	5,800	5,300	500	5,800	5,800
Contingencies/bank charges	1,500	407	1,093	1,500	1,500
Tax collector	3,105	1,989	1,116	3,105	3,105
Meeting room rental	2,000	-	2,000	2,000	1,000
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Total professional & administrative	105,695	34,418	71,277	105,695	104,695
<b>Field operations</b>					
<b>Management &amp; administration</b>					
Contingency	4,000	-	4,000	4,000	4,000
O&M accounting services	4,500	6,150	-	6,150	4,500
Insurance: property	15,400	-	15,400	15,400	24,000
Management services	24,600	-	24,600	24,600	29,724
General administrative	2,000	-	2,000	2,000	2,000
<b>Grounds/bldg maintenance</b>					
General maintenance	2,500	-	2,500	2,500	2,500
Irrigation repairs	5,000	-	5,000	5,000	6,000
Landscape contract	60,000	-	60,000	60,000	108,000
Mulch annual replenish- common areas minus amenity	12,000	-	12,000	12,000	12,000
Landscaping extra- replacement & annuals	5,000	-	5,000	5,000	5,000
Tree trimming	2,000	-	2,000	2,000	2,000
Pressure washing common areas	6,000	-	6,000	6,000	6,000
Holiday decorations	4,000	-	4,000	4,000	5,000
Walkway maintenance/repair	2,500	-	2,500	2,500	2,500
Dog Park Maintenance and repair	-	-	-	-	1,200
Pet Stations common Areas	2,400	-	2,400	2,400	8,000
6' Masonry perimeter wall maintenance/repair	4,000	-	4,000	4,000	4,000
Tot Lots (2 locations)/maintenance/mulch/repairs	3,000	-	3,000	3,000	3,000

**CEDAR CROSSINGS  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2027**

	Fiscal Year 2026			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 2/28/2026	Projected through 9/30/2026		
<b>Recreational expenses - amenity</b>		-	-	-	
Pool maintenance contract	-	-	-	-	16,800
Pool/cabana janitorial contract/ trash removal	-	-	-	-	10,200
Pool equipment repairs/ furniture repairs	-	-	-	-	1,500
Pool/cabana/fence/gate general maintenance	-	-	-	-	1,500
Termite bond/pest control amenity	-	-	-	-	1,000
Parking lot maintenance & repair	-	-	-	-	1,000
Access control systems/cameras/service/maintenance	-	-	-	-	2,500
Pressure washing pool/amenity	-	-	-	-	1,000
Electric- amenity/amenity irrigation	-	-	-	-	6,000
Domestic water/sewer- amenity	-	-	-	-	7,200
Irrigation- amenity	-	-	-	-	6,000
Telephone/cable/internet - amenity	-	-	-	-	2,400
Pool permits/licenses	-	-	-	-	500
Amenity (pool/cabana) mulch	-	-	-	-	2,000
<b>Utilities</b>					
Electric- common areas minus pool amenity	1,500	2,653	-	2,653	3,000
Electric- street lights	7,000	-	7,000	7,000	10,000
Total field operations	<u>167,400</u>	<u>8,803</u>	<u>161,400</u>	<u>170,203</u>	<u>302,024</u>
Total expenditures	<u>273,095</u>	<u>43,221</u>	<u>232,677</u>	<u>275,898</u>	<u>406,719</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	104,199	(104,374)	(175)	-
Fund balance - beginning (unaudited)	-	175	104,374	175	-
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Unassigned	-	104,374	-	-	-
Fund balance - ending	<u>\$ -</u>	<u>\$ 104,374</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**CEDAR CROSSINGS  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Management/accounting/recording**	\$ 48,000
<p><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.</p>	
Legal	25,000
<p>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.</p>	
Engineering	2,000
<p>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.</p>	
Audit	5,500
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	500
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	2,000
<p>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 &amp; Associates serves as dissemination agent.</p>	
Trustee	5,500
Telephone	200
Postage	500
<p>Telephone and fax machine.</p>	
Printing & binding	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Legal advertising	2,500
<p>Letterhead, envelopes, copies, agenda packages</p>	
Annual special district fee	175
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Insurance	5,800
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Contingencies/bank charges	1,500
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	
Tax collector	3,105
Meeting room rental	1,000
Website hosting & maintenance	705
Website ADA compliance	210
Total professional & administrative	<u>104,695</u>

**CEDAR CROSSINGS  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

**Field operations**

***Management & administration***

Contingency	4,000
O&M accounting services	4,500
Insurance: property	24,000
Management services	29,724
General administrative	2,000

***Grounds/bldg maintenance***

General maintenance	2,500
Irrigation repairs	6,000
Landscape contract	108,000
Mulch annual replenish- common areas minus amenity	12,000
Landscaping extra- replacement & annuals	5,000
Tree trimming	2,000
Pressure washing common areas	6,000
Holiday decorations	5,000
Walkway maintenance/repair	2,500
Dog Park Maintenance and repair	1,200
Pet Stations common Areas	8,000
6' Masonry perimter wall maintenance/repair	4,000
Tot Lots (2 locations)/maintenance/mulch/repairs	3,000

***Recreational expenses - amenity***

Pool maintenance contract	16,800
Pool/cabana janitorial contract/ trash removal	10,200
Pool equipment repairs/ furniture repairs	1,500
Pool/cabana/fence/gate general maintenance	1,500
Termite bond/pest control amenity	1,000
Parking lot maintenance & repair	1,000
Access control systems/cameras/service/maintenance	2,500
Pressure washing pool/amenity	1,000
Electric- amenity/amenity irrigation	6,000
Domestic water/sewer- amenity	7,200
Irrigation- amenity	6,000
Telephone/cable/internet - amenity	2,400
Pool permits/licenses	500
Amenity (pool/cabana) mulch	2,000

***Utilities***

Electric- common areas minus pool amenity	3,000
Electric- street lights	10,000
Total field operations	302,024
Total expenditures	\$ 406,719

**CEDAR CROSSINGS  
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 2/28/2026	Projected through 9/30/2026	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 167,931				\$ 167,931
Allowable discounts (4%)	(6,717)				(6,717)
Net assessment levy - on-roll	161,214	\$ 161,643	\$ -	\$ 161,643	161,214
Assessment levy: off-roll	259,750	194,812	63,138	257,950	259,750
Lot closing assessment	-	1,800	-	1,800	-
Interest	-	5,546	-	5,546	-
Total revenues	420,964	363,801	63,138	426,939	420,964
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	90,000	-	90,000	90,000	95,000
Interest	325,060	162,530	162,530	325,060	321,190
Tax collector	5,038	3,227	1,811	5,038	5,038
Total expenditures	420,098	165,757	254,341	420,098	421,228
Excess/(deficiency) of revenues over/(under) expenditures	866	198,044	(191,203)	6,841	(264)
Fund balance:					
Beginning fund balance (unaudited)	376,416	374,458	572,502	374,458	381,299
Ending fund balance (projected)	<u>\$377,282</u>	<u>\$ 572,502</u>	<u>\$ 381,299</u>	<u>\$ 381,299</u>	<u>\$ 381,035</u>
Use of fund balance:					
Debt service reserve account balance (required)					(207,963)
Interest expense - November 1, 2027					(158,553)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 14,519</u>

**CEDAR CROSSINGS  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2025 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/25			162,530.00	162,530.00	6,150,000.00
05/01/26	90,000.00	4.300%	162,530.00	252,530.00	6,060,000.00
11/01/26			160,595.00	160,595.00	6,060,000.00
05/01/27	95,000.00	4.300%	160,595.00	255,595.00	5,965,000.00
11/01/27			158,552.50	158,552.50	5,965,000.00
05/01/28	100,000.00	4.300%	158,552.50	258,552.50	5,865,000.00
11/01/28			156,402.50	156,402.50	5,865,000.00
05/01/29	105,000.00	4.300%	156,402.50	261,402.50	5,760,000.00
11/01/29			154,145.00	154,145.00	5,760,000.00
05/01/30	110,000.00	4.300%	154,145.00	264,145.00	5,650,000.00
11/01/30			151,780.00	151,780.00	5,650,000.00
05/01/31	110,000.00	4.300%	151,780.00	261,780.00	5,540,000.00
11/01/31			149,415.00	149,415.00	5,540,000.00
05/01/32	115,000.00	4.300%	149,415.00	264,415.00	5,425,000.00
11/01/32			146,942.50	146,942.50	5,425,000.00
05/01/33	125,000.00	5.300%	146,942.50	271,942.50	5,300,000.00
11/01/33			143,630.00	143,630.00	5,300,000.00
05/01/34	130,000.00	5.300%	143,630.00	273,630.00	5,170,000.00
11/01/34			140,185.00	140,185.00	5,170,000.00
05/01/35	135,000.00	5.300%	140,185.00	275,185.00	5,035,000.00
11/01/35			136,607.50	136,607.50	5,035,000.00
05/01/36	145,000.00	5.300%	136,607.50	281,607.50	4,890,000.00
11/01/36			132,765.00	132,765.00	4,890,000.00
05/01/37	150,000.00	5.300%	132,765.00	282,765.00	4,740,000.00
11/01/37			128,790.00	128,790.00	4,740,000.00
05/01/38	160,000.00	5.300%	128,790.00	288,790.00	4,580,000.00
11/01/38			124,550.00	124,550.00	4,580,000.00
05/01/39	170,000.00	5.300%	124,550.00	294,550.00	4,410,000.00
11/01/39			120,045.00	120,045.00	4,410,000.00
05/01/40	180,000.00	5.300%	120,045.00	300,045.00	4,230,000.00
11/01/40			115,275.00	115,275.00	4,230,000.00
05/01/41	190,000.00	5.300%	115,275.00	305,275.00	4,040,000.00
11/01/41			110,240.00	110,240.00	4,040,000.00
05/01/42	200,000.00	5.300%	110,240.00	310,240.00	3,840,000.00
11/01/42			104,940.00	104,940.00	3,840,000.00
05/01/43	210,000.00	5.300%	104,940.00	314,940.00	3,630,000.00
11/01/43			99,375.00	99,375.00	3,630,000.00
05/01/44	220,000.00	5.300%	99,375.00	319,375.00	3,410,000.00
11/01/44			93,545.00	93,545.00	3,410,000.00
05/01/45	230,000.00	5.300%	93,545.00	323,545.00	3,180,000.00
11/01/45			87,450.00	87,450.00	3,180,000.00
05/01/46	245,000.00	5.500%	87,450.00	332,450.00	2,935,000.00
11/01/46			80,712.50	80,712.50	2,935,000.00
05/01/47	260,000.00	5.500%	80,712.50	340,712.50	2,675,000.00
11/01/47			73,562.50	73,562.50	2,675,000.00
05/01/48	275,000.00	5.500%	73,562.50	348,562.50	2,400,000.00
11/01/48			66,000.00	66,000.00	2,400,000.00

**CEDAR CROSSINGS  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2025 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/49	290,000.00	5.500%	66,000.00	356,000.00	2,110,000.00
11/01/49			58,025.00	58,025.00	2,110,000.00
05/01/50	305,000.00	5.500%	58,025.00	363,025.00	1,805,000.00
11/01/50			49,637.50	49,637.50	1,805,000.00
05/01/51	325,000.00	5.500%	49,637.50	374,637.50	1,480,000.00
11/01/51			40,700.00	40,700.00	1,480,000.00
05/01/52	340,000.00	5.500%	40,700.00	380,700.00	1,140,000.00
11/01/52			31,350.00	31,350.00	1,140,000.00
05/01/53	360,000.00	5.500%	31,350.00	391,350.00	780,000.00
11/01/53			21,450.00	21,450.00	780,000.00
05/01/54	380,000.00	5.500%	21,450.00	401,450.00	400,000.00
11/01/54			11,000.00	11,000.00	400,000.00
05/01/55	400,000.00	5.500%	11,000.00	411,000.00	-
<b>Total</b>	<b>6,150,000.00</b>		<b>6,420,395.00</b>	<b>12,570,395.00</b>	

**CEDAR CROSSINGS  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2027 ASSESSMENTS**

<b>On-Roll Assessments</b>					
<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>
SF 42'	54	\$ 900.00	\$ 1,376.48	\$ 2,276.48	\$ 2,276.48
SF 52'	52	900.00	1,501.62	2,401.62	2,401.62
SF 62'	2	900.00	1,626.75	2,526.75	2,526.75
SF 70'	7	900.00	1,751.88	2,651.88	2,651.88
<b>Total</b>	<b>115</b>				

<b>Off-Roll Assessments</b>					
<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>
SF 42'	53	\$ 338.63	\$ 1,280.13	\$ 1,618.76	\$ 1,622.09
SF 52'	77	338.63	1,396.51	1,735.14	1,738.47
SF 62'	45	338.63	1,512.88	1,851.51	1,854.84
SF 70'	10	338.63	1,629.25	1,967.88	1,971.22
<b>Total</b>	<b>185</b>				