REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026

REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
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REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	$ 39,973				$ 110,277
Allowable discounts (4%)	(1,599)				(4,411)
Assessment levy: on-roll - net	38,374	$ 36,215	$ 2,159	$ 38,374	105,866
Assessment levy: off-roll	59,865	-	59,865	59,865	-
Landowner Assessment	-	6,262	-	6,262	-
Total revenues	98,239	42,477	62,024	104,501	105,866
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	42,000	17,500	24,500	42,000	42,000
Legal	25,000	2,440	7,500	9,940	14,875
Engineering	5,000	-	5,000	5,000	5,000
Audit	4,800	4,700		4,700	4,800
Arbitrage rebate calculation	500	-		-	500
Dissemination agent	1,000	417	583	1,000	1,000
EMMA software service	1,000	1,000	-	1,000	1,000
Trustee	5,500	-		-	5,500
Telephone	200	83	117	200	200
Postage	500	11	489	500	500
Printing & binding	500	208	292	500	500
Legal advertising	3,000	-	3,000	3,000	3,000
Annual special district fee	175	175	-	175	175
Insurance	6,600	5,250	-	5,250	6,406
Contingencies/bank charges	750	447	303	750	750
Tax Collector	799	353	446	799	830
Website hosting & maintenance	705	1,680	-	1,680	705
Website ADA compliance	210	-	210	210	210
Total professional & administrative	98,239	34,264	42,440	76,704	87,951
Field operations					
Stormwater maintenance	-		-	-	13,200
Class V dewatering permit					2,150
Road maintenance	-		-	-	1,300
Total field operations	-	-	-	-	16,650
Total expenditures	98,239	34,264	42,440	76,704	104,601
Excess/(deficiency) of revenues over/(under) expenditures	-	8,213	19,584	27,797	1,265
Fund balance - beginning (unaudited)	-	-	8,213	-	-
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Unassigned	-	8,213	27,797	27,797	1,265
Fund balance - ending	$ -	$ 8,213	$ 27,797	$ 27,797	$ 1,265

REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES	
Professional & administrative	
Management/accounting/recording	$ 42,000
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	14,875
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	5,000
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	4,800
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	1,000
Disclosure Technology Services, LLC EMMA filing assistance software license agreement for quarterly disclosure reporting	
Trustee	5,500
Telephone	200
Postage	500
Telephone and fax machine.	
Printing & binding	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	3,000
Letterhead, envelopes, copies, agenda packages	
Annual special district fee	175
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Insurance	6,406
Annual fee paid to the Florida Department of Economic Opportunity.	
Contingencies/bank charges	750
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Tax Collector	830
Website hosting & maintenance	705
Website ADA compliance	210
Stormwater maintenance	13,200
18 structures 1350 linear feet cost per year	
Class V dewatering permit	2,150
Annual permit for stormwater cleaning and repairs 3-31-2026 to start	
Road maintenance	1,300
Yearly budgeted dollars for resurfacing $793 and markings $492	
Total expenditures	$ 104,601

REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected Revenue & Expenditures	Adopted Budget FY 2026
REVENUES					
Assessment levy: on-roll	$ 188,268				$ 488,220
Allowable discounts (4%)	(7,531)				(19,529)
Net assessment levy - on-roll	180,737	$ 170,608	$ 10,129	$ 180,737	468,691
Assessment levy: off-roll	281,955	-	281,955	281,955	-
Interest	-	3,895	-	3,895	-
Total revenues	462,692	174,503	292,084	466,587	468,691
EXPENDITURES					
Debt service					
Principal	100,000	-	100,000	100,000	105,000
Interest	389,428	211,064	178,364	389,428	352,478
Tax collector	3,765	1,665	2,100	3,765	9,764
Total expenditures	493,193	212,729	280,464	493,193	467,242
Excess/(deficiency) of revenues over/(under) expenditures	(30,501)	(38,226)	11,620	(26,606)	1,449
OTHER FINANCING SOURCES/(USES)					
Net increase/(decrease) in fund balance	(30,501)	(38,226)	11,620	(26,606)	1,449
Fund balance:					
Beginning fund balance (unaudited)	325,795	333,034	294,808	333,034	306,428
Ending fund balance (projected)	$295,294	$294,808	$ 306,428	$ 306,428	307,877
Use of fund balance:					
Debt service reserve account balance (required)					(114,731)
Interest expense - November 1, 2026					(174,008)
Projected fund balance surplus/(deficit) as of September 30, 2026					$ 19,138

REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			176,238.75	176,238.75	6,705,000.00
05/01/26	105,000.00	4.250%	176,238.75	281,238.75	6,600,000.00
11/01/26			174,007.50	174,007.50	6,600,000.00
05/01/27	110,000.00	4.250%	174,007.50	284,007.50	6,490,000.00
11/01/27			171,670.00	171,670.00	6,490,000.00
05/01/28	115,000.00	4.250%	171,670.00	286,670.00	6,375,000.00
11/01/28			169,226.25	169,226.25	6,375,000.00
05/01/29	120,000.00	4.250%	169,226.25	289,226.25	6,255,000.00
11/01/29			166,676.25	166,676.25	6,255,000.00
05/01/30	125,000.00	4.250%	166,676.25	291,676.25	6,130,000.00
11/01/30			164,020.00	164,020.00	6,130,000.00
05/01/31	130,000.00	4.250%	164,020.00	294,020.00	6,000,000.00
11/01/31			161,257.50	161,257.50	6,000,000.00
05/01/32	135,000.00	5.200%	161,257.50	296,257.50	5,865,000.00
11/01/32			157,747.50	157,747.50	5,865,000.00
05/01/33	145,000.00	5.200%	157,747.50	302,747.50	5,720,000.00
11/01/33			153,977.50	153,977.50	5,720,000.00
05/01/34	155,000.00	5.200%	153,977.50	308,977.50	5,565,000.00
11/01/34			149,947.50	149,947.50	5,565,000.00
05/01/35	160,000.00	5.200%	149,947.50	309,947.50	5,405,000.00
11/01/35			145,787.50	145,787.50	5,405,000.00
05/01/36	170,000.00	5.200%	145,787.50	315,787.50	5,235,000.00
11/01/36			141,367.50	141,367.50	5,235,000.00
05/01/37	180,000.00	5.200%	141,367.50	321,367.50	5,055,000.00
11/01/37			136,687.50	136,687.50	5,055,000.00
05/01/38	190,000.00	5.200%	136,687.50	326,687.50	4,865,000.00
11/01/38			131,747.50	131,747.50	4,865,000.00
05/01/39	200,000.00	5.200%	131,747.50	331,747.50	4,665,000.00
11/01/39			126,547.50	126,547.50	4,665,000.00
05/01/40	210,000.00	5.200%	126,547.50	336,547.50	4,455,000.00
11/01/40			121,087.50	121,087.50	4,455,000.00
05/01/41	220,000.00	5.200%	121,087.50	341,087.50	4,235,000.00
11/01/41			115,367.50	115,367.50	4,235,000.00
05/01/42	230,000.00	5.200%	115,367.50	345,367.50	4,005,000.00
11/01/42			109,387.50	109,387.50	4,005,000.00
05/01/43	245,000.00	5.200%	109,387.50	354,387.50	3,760,000.00
11/01/43			103,017.50	103,017.50	3,760,000.00
05/01/44	255,000.00	5.200%	103,017.50	358,017.50	3,505,000.00
11/01/44			96,387.50	96,387.50	3,505,000.00
05/01/45	270,000.00	5.500%	96,387.50	366,387.50	3,235,000.00
11/01/45			88,962.50	88,962.50	3,235,000.00
05/01/46	285,000.00	5.500%	88,962.50	373,962.50	2,950,000.00
11/01/46			81,125.00	81,125.00	2,950,000.00
05/01/47	300,000.00	5.500%	81,125.00	381,125.00	2,650,000.00
11/01/47			72,875.00	72,875.00	2,650,000.00
05/01/48	320,000.00	5.500%	72,875.00	392,875.00	2,330,000.00

REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/48			64,075.00	64,075.00	2,330,000.00
05/01/49	335,000.00	5.500%	64,075.00	399,075.00	1,995,000.00
11/01/49			54,862.50	54,862.50	1,995,000.00
05/01/50	355,000.00	5.500%	54,862.50	409,862.50	1,640,000.00
11/01/50			45,100.00	45,100.00	1,640,000.00
05/01/51	375,000.00	5.500%	45,100.00	420,100.00	1,265,000.00
11/01/51			34,787.50	34,787.50	1,265,000.00
05/01/52	400,000.00	5.500%	34,787.50	434,787.50	865,000.00
11/01/52			23,787.50	23,787.50	865,000.00
05/01/53	420,000.00	5.500%	23,787.50	443,787.50	445,000.00
11/01/53			12,237.50	12,237.50	445,000.00
05/01/54	445,000.00	5.500%	12,237.50	457,237.50	-
Total	**6,705,000.00**		**6,699,932.50**	**13,404,932.50**	

REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS

On-Roll Assessments

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
TH - Regal Palm	177	$ 240.25	$ 1,063.66	$ 1,303.91	$ 1,292.56
Total	**177**				

On-Roll Assessments

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
TH - Hadley Place	282	$ 240.25	$ 1,063.66	$ 1,303.91	$ 1,215.00
Total	**282**				