

**REGAL-VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2027**

**REGAL-VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
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**REGAL-VILLAGE  
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	\$ 110,277				\$ 110,277
Allowable discounts (4%)	(4,411)				(4,411)
Assessment levy: on-roll - net	105,866	\$ 104,743	\$ 1,123	\$ 105,866	105,866
Total revenues	105,866	104,743	1,123	105,866	105,866
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Management/accounting/recording	42,000	21,000	21,000	42,000	42,000
Legal	14,875	2,000	7,500	9,500	11,500
Engineering	5,000	1,406	3,594	5,000	5,000
Audit	4,800	-	4,800	4,800	4,900
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	1,000	500	500	1,000	1,000
EMMA software service	1,000	1,000	-	1,000	1,000
Trustee	5,500	-	5,500	5,500	5,500
Telephone	200	100	100	200	200
Postage	500	12	488	500	500
Printing & binding	500	250	250	500	500
Legal advertising	3,000	-	3,000	3,000	3,000
Annual special district fee	175	175	-	175	175
Insurance	6,406	5,565		5,565	6,406
Contingencies/bank charges	750	552	575	1,127	1,120
Tax collector	830	1,088	-	1,088	2,206
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	145		145	145
Total professional & administrative	87,951	34,498	47,807	82,305	86,357
<b>Field operations</b>					
Stormwater maintenance	13,200	-		-	8,000
Class V dewatering permit	2,150	-		-	2,150
Road maintenance	1,300	-		-	1,300
Total field operations	16,650	-		-	11,450
Total expenditures	104,601	34,498	47,807	82,305	97,807
Excess/(deficiency) of revenues over/(under) expenditures					
	1,265	70,245	(46,684)	23,561	8,059
Fund balance - beginning (unaudited)					
	-	22,968	93,213	22,968	46,529
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	29,256
Unassigned	1,265	93,213	46,529	46,529	25,332
Fund balance - ending	\$ 1,265	\$ 93,213	\$ 46,529	\$ 46,529	\$ 54,588

**REGAL-VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Management/accounting/recording	\$ 42,000
<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	11,500
<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	5,000
<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	4,900
<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	1,000
<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>	
EMMA software service	1,000
<p>Disclosure Technology Services, LLC EMMA filing assistance software license agreement for quarterly disclosure reporting</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	3,000
<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	6,406
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Contingencies/bank charges	1,120
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	
Tax Collector	2,206
Website hosting & maintenance	705
Website ADA compliance	145
Stormwater maintenance	8,000
<p>18 structures 1350 linear feet cost per year</p>	
Class V dewatering permit	2,150
<p>Annual permit for stormwater cleaning and repairs 3-31-2026 to start</p>	
Road maintenance	1,300
<p>Yearly budgeted dollars for resurfacing \$793 and markings \$492</p>	
Total expenditures	<u><u>\$ 97,807</u></u>

**REGAL-VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2024  
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	\$ 488,220				\$ 488,220
Allowable discounts (4%)	(19,529)				(19,529)
Net assessment levy - on-roll	468,691	\$ 463,588	\$ 5,103	\$ 468,691	468,691
Interest	-	3,411		3,411	-
Total revenues	468,691	466,999	5,103	472,102	468,691
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	105,000	-	105,000	105,000	110,000
Interest	352,478	176,239	176,239	352,478	348,015
Tax collector	9,764	4,818	4,946	9,764	9,764
Total expenditures	467,242	181,057	286,185	467,242	467,779
Excess/(deficiency) of revenues over/(under) expenditures	1,449	285,942	(281,082)	4,860	912
Fund balance:					
Beginning fund balance (unaudited)	306,428	315,459	601,401	315,459	320,319
Ending fund balance (projected)	\$307,877	\$601,401	\$ 320,319	\$ 320,319	321,231
Use of fund balance:					
Debt service reserve account balance (required)					(114,731)
Interest expense - November 1, 2027					(171,670)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 34,830</u>

**REGAL-VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2024 AMORTIZATION SCHEDULE**

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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	-
<b>Total</b>	<b>6,600,000.00</b>		<b>6,347,455.00</b>	<b>12,947,455.00</b>	

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

On-Roll Assessments					FY 2026
<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>Total Assessment per Unit</u>
TH - Regal Palm	177	\$ 240.25	\$ 1,063.66	\$ 1,303.91	\$ 1,303.91
<b>Total</b>	<b>177</b>				

On-Roll Assessments					FY 2026
<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>Total Assessment per Unit</u>
TH - Hadley Place	282	\$ 240.25	\$ 1,063.66	\$ 1,303.91	\$ 1,303.91
<b>Total</b>	<b>282</b>				