

Old Town Floridian
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

CONTENTS

- I PROPOSED BUDGET**
- II DETAILED PROPOSED BUDGET**
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

PROPOSED BUDGET
OLD TOWN FLORIDIAN COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
Administrative Assessments	86,986
Maintenance Assessments	46,808
Debt Assessments	683,190
Developer Contribution	0
Interest Income	120
TOTAL REVENUES	\$ 817,104
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Management	30,192
Legal	14,000
Assessment Roll	6,500
Audit Fees	5,600
Arbitrage Rebate Fee	650
Insurance	7,100
Legal Advertisements	4,600
Miscellaneous	1,720
Postage	300
Office Supplies	800
Dues & Subscriptions	175
Website Management & ADA Compliance	1,500
Trustee Fees	4,250
Dissemination Services	3,500
Continuing Disclosure Fee	1,000
Total Administrative Expenditures	\$ 81,887
Maintenance Expenditures	
Engineering/Inspections	4,000
Miscellaneous Maintenance	20,000
Infrastructure Maintenance	20,000
Total Maintenance Expenditures	\$ 44,000
TOTAL EXPENDITURES	\$ 125,887
REVENUES LESS EXPENDITURES	\$ 691,217
Bond Payments	(642,199)
BALANCE	\$ 49,018
County Appraiser & Tax Collector Fee	(16,339)
Discounts For Early Payments	(32,679)
EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
OLD TOWN FLORIDIAN COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	0	0	86,986	Expenditures Less Interest/.94
Maintenance Assessments	0	0	46,808	Expenditures/.94
Debt Assessments	0	0	683,190	Bond Payments/.94
Developer Contribution	54,113	110,165	0	Developer Contribution
Interest Income	4	60	120	Interest Projected At \$10 Per Month
TOTAL REVENUES	\$ 54,117	\$ 110,225	\$ 817,104	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	
Management	29,400	29,400	30,192	CPI Adjustment
Legal	9,628	15,000	14,000	FY 2025/2026 Expenditure Through Feb 2026 Was \$3,070
Assessment Roll	0	6,500	6,500	Will Commence In Fiscal Year Following Issuing Of Bond
Audit Fees	3,400	4,400	5,600	Fee Will Increase Due To Bond Issue
Arbitrage Rebate Fee	0	650	650	No Change From 2025/2026 Budget
Insurance	6,009	6,400	7,100	FY 2025/2026 Expenditure Was \$6,369
Legal Advertisements	1,009	4,800	4,600	\$200 Decrease From 2025/2026 Budget
Miscellaneous	247	1,050	1,720	\$670 Increase From 2025/2026 Budget
Postage	114	300	300	No Change From 2025/2026 Budget
Office Supplies	503	800	800	No Change From 2025/2026 Budget
Dues & Subscriptions	175	175	175	Annual Fee Due Department Of Economic Opportunity
Website Management & ADA Compliance	1,500	1,500	1,500	No Change From 2025/2026 Budget
Trustee Fees	0	4,250	4,250	No Change From 2025/2026 Budget
Dissemination Services	0	0	3,500	Required By Underwriter
Continuing Disclosure Fee	0	2,000	1,000	Continuing Disclosure Fee
Total Administrative Expenditures	\$ 51,985	\$ 77,225	\$ 81,887	
Maintenance Expenditures				
Engineering/Inspections	893	3,000	4,000	\$1,000 Increase From 2025/2026 Budget
Miscellaneous Maintenance	0	15,000	20,000	\$5,000 Increase From 2025/2026 Budget
Infrastructure Maintenance	0	15,000	20,000	\$5,000 Increase From 2025/2026 Budget
Total Maintenance Expenditures	\$ 893	\$ 33,000	\$ 44,000	
TOTAL EXPENDITURES	\$ 52,878	\$ 110,225	\$ 125,887	
REVENUES LESS EXPENDITURES	\$ 1,239	\$ -	\$ 691,217	
Bond Payments	0	0	(642,199)	2027 P & I Payments Less Earned Interest
BALANCE	\$ 1,239	\$ -	\$ 49,018	
County Appraiser & Tax Collector Fee	0	0	(16,339)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	0	(32,679)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 1,239	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
OLD TOWN FLORIDIAN COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	ANNUAL BUDGET	ANNUAL BUDGET	COMMENTS
Interest Income	0	0	1,000	Projected Interest For FY 2026/2027
NAV Tax Collection	0	0	642,199	Maximum Debt Service Collection
Bond Proceeds	0	0	0	
Total Revenues	\$ -	\$ -	\$ 643,199	
EXPENDITURES				
Principal Payments	0	0	100,000	Principal Payment Due In 2027
Interest Payments	0	0	541,199	Interest Payments Due In 2027
Bond Redemption	0	-	2,000	Estimated Excess Debt Collections
Total Expenditures	\$ -	\$ -	\$ 643,199	
Excess/ (Shortfall)	\$ -	\$ -	\$ -	

Budget Numbers Are Estimates

Note: Capitalized Interest Set-up Through November 2026.

Series 2026 Bond Information - To Be Determined

Original Par Amount =	TBD	Annual Principal Payments Due =	May 1st
Interest Rate =	TBD	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	July 2026		
Maturity Date =	TBD		
Par Amount As Of 1/1/26 =	TBD		

**OLD TOWN FLORIDIAN COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON**

	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Assessment*	Fiscal Year 2026/2027 Projected Assessment*
Administrative For Villas	\$ -	\$ -	\$ 195.05
Maintenance For Villas	\$ -	\$ -	\$ 104.95
<u>Debt For Villas</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,234.31</u>
Total For Villas	\$ -	\$ -	\$ 1,534.31
Administrative For Townhomes	\$ -	\$ -	\$ 195.05
Maintenance For Townhomes	\$ -	\$ -	\$ 104.95
<u>Debt For Townhomes</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,542.61</u>
Total For Townhomes	\$ -	\$ -	\$ 1,842.61
Administrative For Single Familys	\$ -	\$ -	\$ 195.05
Maintenance For Single Familys	\$ -	\$ -	\$ 104.95
<u>Debt For Single Familys</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,006.17</u>
Total For Single Familys	\$ -	\$ -	\$ 2,306.17

* Assessments Include the Following:

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information

Villas: 178 Units

Townhomes: 160 Units

Single Family: 108 Units

Total: 446 Units