

**FALLSCHASE  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2026**

**FALLSCHASE  
COMMUNITY DEVELOPMENT DISTRICT  
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**FALLSCHASE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
PROPOSED BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 02/28/25	Projected through 9/30/2025	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 12,969				\$ 23,642
Allowable discounts (4%)	(519)				(946)
Assessment levy: on-roll - net	12,450	\$ 21,482	\$ 877	\$ 22,359	22,696
Assessment levy: off-roll	88,141	-	77,842	77,842	76,542
Interest	-	245	-	245	-
Total revenues	100,591	21,727	78,719	100,446	99,238
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	6,459	-	3,000	3,000	4,306
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Debt service fund accounting	5,500	2,292	3,208	5,500	5,500
Legal	9,000	-	9,000	9,000	9,000
Engineering	3,500	-	3,500	3,500	3,500
Audit	7,500	-	7,500	7,500	7,500
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	1,000	417	583	1,000	1,000
Trustee	6,500	4,031	2,469	6,500	5,500
Telephone	200	83	117	200	200
Postage	600	89	511	600	600
Printing & binding	500	208	292	500	500
Legal advertising	1,200	-	1,200	1,200	1,200
Annual special district fee	175	175	-	175	175
Insurance	7,878	7,449	-	7,449	8,400
Contingencies/bank charges	400	-	400	400	1,250
Website	705	705	-	705	705
ADA website compliance	210	210	-	210	210
Property appraiser	130	-	130	130	236
Tax collector	389	643	-	643	709
Total expenditures	100,596	36,302	60,660	96,962	99,241
Net increase/(decrease) of fund balance	(5)	(14,575)	18,059	3,484	(3)
Fund balance - beginning (unaudited)	37,801	51,448	36,873	51,448	54,932
Committed:					
Working capital	31,058	-	31,058	31,058	31,110
Unassigned	6,738	-	23,874	23,874	23,819
Fund balance - ending (projected)	\$ 37,796	\$ 36,873	\$ 54,932	\$ 54,932	\$ 54,929

**FALLSCHASE  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Supervisors	\$ 4,306
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
<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.	
Debt service fund accounting	5,500
Legal	9,000
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	3,500
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	7,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	750
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.	
Trustee	5,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	600
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,200
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	

**FALLSCHASE  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**Expenditures (continued)**

Insurance	8,400
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	1,250
Bank charges automated AP routing and other miscellaneous expenses incurred during the year.	
Website	705
ADA website compliance	210
Property appraiser	236
Tax collector	709
Total expenditures	<u><u>\$ 99,241</u></u>

**FALLSCHASE  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2021  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 02/28/25	Projected through 9/30/2025	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 131,801				\$ 238,680
Allowable discounts (4%)	(5,272)				(9,547)
Net assessment levy - on-roll	126,529	\$ 213,296	\$ 8,676	\$ 221,972	229,133
Assessment levy: off-roll	803,429	27,928	676,104	704,032	704,032
Interest	-	23,303	-	23,303	-
Total revenues	<u>929,958</u>	<u>264,527</u>	<u>684,780</u>	<u>949,307</u>	<u>933,165</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	350,000	-	350,000	350,000	360,000
Interest	579,069	289,534	289,535	579,069	569,881
Tax collector	3,954	6,384	-	6,384	7,160
Total expenditures	<u>933,023</u>	<u>295,918</u>	<u>639,535</u>	<u>935,453</u>	<u>937,041</u>
Excess/(deficiency) of revenues over/(under) expenditures	(3,065)	(31,391)	45,245	13,854	(3,876)
Fund balance:					
Beginning fund balance (unaudited)	<u>1,374,946</u>	<u>1,410,116</u>	<u>1,378,725</u>	<u>1,410,116</u>	<u>1,423,970</u>
Ending fund balance (projected)	<u>\$1,371,881</u>	<u>\$1,378,725</u>	<u>\$1,423,970</u>	<u>\$1,423,970</u>	<u>1,420,094</u>
Use of fund balance:					
Debt service reserve account balance (required)					(926,000)
Interest expense - November 1, 2026					(280,216)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 213,878</u>

**FALLSCHASE  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2020 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/25			284,940.63	284,940.63	15,590,000.00
05/01/26	360,000.00	2.625%	284,940.63	644,940.63	15,230,000.00
11/01/26			280,215.63	280,215.63	15,230,000.00
05/01/27	370,000.00	3.125%	280,215.63	650,215.63	14,860,000.00
11/01/27			274,434.38	274,434.38	14,860,000.00
05/01/28	380,000.00	3.125%	274,434.38	654,434.38	14,480,000.00
11/01/28			268,496.88	268,496.88	14,480,000.00
05/01/29	395,000.00	3.125%	268,496.88	663,496.88	14,085,000.00
11/01/29			262,325.00	262,325.00	14,085,000.00
05/01/30	405,000.00	3.125%	262,325.00	667,325.00	13,680,000.00
11/01/30			255,996.88	255,996.88	13,680,000.00
05/01/31	420,000.00	3.125%	255,996.88	675,996.88	13,260,000.00
11/01/31			249,434.38	249,434.38	13,260,000.00
05/01/32	430,000.00	3.375%	249,434.38	679,434.38	12,830,000.00
11/01/32			242,178.13	242,178.13	12,830,000.00
05/01/33	445,000.00	3.375%	242,178.13	687,178.13	12,385,000.00
11/01/33			234,668.75	234,668.75	12,385,000.00
05/01/34	460,000.00	3.375%	234,668.75	694,668.75	11,925,000.00
11/01/34			226,906.25	226,906.25	11,925,000.00
05/01/35	480,000.00	3.375%	226,906.25	706,906.25	11,445,000.00
11/01/35			218,806.25	218,806.25	11,445,000.00
05/01/36	495,000.00	3.375%	218,806.25	713,806.25	10,950,000.00
11/01/36			210,453.13	210,453.13	10,950,000.00
05/01/37	510,000.00	3.375%	210,453.13	720,453.13	10,440,000.00
11/01/37			201,846.88	201,846.88	10,440,000.00
05/01/38	530,000.00	3.375%	201,846.88	731,846.88	9,910,000.00
11/01/38			192,903.13	192,903.13	9,910,000.00
05/01/39	545,000.00	3.375%	192,903.13	737,903.13	9,365,000.00
11/01/39			183,706.25	183,706.25	9,365,000.00
05/01/40	565,000.00	3.375%	183,706.25	748,706.25	8,800,000.00
11/01/40			174,171.88	174,171.88	8,800,000.00
05/01/41	585,000.00	3.375%	174,171.88	759,171.88	8,215,000.00
11/01/41			164,300.00	164,300.00	8,215,000.00
05/01/42	605,000.00	4.000%	164,300.00	769,300.00	7,610,000.00
11/01/42			152,200.00	152,200.00	7,610,000.00
05/01/43	630,000.00	4.000%	152,200.00	782,200.00	6,980,000.00
11/01/43			139,600.00	139,600.00	6,980,000.00
05/01/44	660,000.00	4.000%	139,600.00	799,600.00	6,320,000.00
11/01/44			126,400.00	126,400.00	6,320,000.00
05/01/45	685,000.00	4.000%	126,400.00	811,400.00	5,635,000.00

**FALLSCHASE  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2020 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/45			112,700.00	112,700.00	5,635,000.00
05/01/46	710,000.00	4.000%	112,700.00	822,700.00	4,925,000.00
11/01/46			98,500.00	98,500.00	4,925,000.00
05/01/47	740,000.00	4.000%	98,500.00	838,500.00	4,185,000.00
11/01/47			83,700.00	83,700.00	4,185,000.00
05/01/48	770,000.00	4.000%	83,700.00	853,700.00	3,415,000.00
11/01/48			68,300.00	68,300.00	3,415,000.00
05/01/49	805,000.00	4.000%	68,300.00	873,300.00	2,610,000.00
11/01/49			52,200.00	52,200.00	2,610,000.00
05/01/50	835,000.00	4.000%	52,200.00	887,200.00	1,775,000.00
11/01/50			35,500.00	35,500.00	1,775,000.00
05/01/51	870,000.00	4.000%	35,500.00	905,500.00	905,000.00
11/01/51			18,100.00	18,100.00	905,000.00
05/01/52	905,000.00	4.000%	18,100.00	923,100.00	-
<b>Total</b>	<b>15,590,000.00</b>		<b>9,625,968.86</b>	<b>25,215,968.86</b>	



**FALLSCHASE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND AND DEBT SERVICE FUND  
ASSESSMENT SUMMARY  
FISCAL YEAR 2026**

**On-Roll Assessments**

Number of Units	Unit Type	Projected Fiscal Year 2026			FY 25 Assessment
		GF	DSF	GF & DSF	
0	Multi-Family	\$ 98.10	\$ 729.91	\$ 828.01	\$ 829.67
0	Townhome	98.10	886.32	984.42	986.08
0	SF 30'	98.10	782.04	880.14	881.80
0	SF 40'	98.10	834.18	932.28	933.94
115	SF 50' - Phases II - VI	98.10	938.45	1,036.55	1,038.21
0	SF 50' - Future Phases	98.10	1,042.73	1,140.83	1,142.49
64	SF 60'	98.10	990.59	1,088.69	1,090.35
36	SF 70'	98.10	1,042.73	1,140.83	1,142.49
26	SF 90'	98.10	1,147.00	1,245.10	1,246.76
<b>241</b>					

**Off-Roll Assessments**

Number of Units	Unit Type	Projected Fiscal Year 2026			FY 25 Assessment
		GF	DSF	GF & DSF	
288	Multi-Family	\$ 91.23	\$ 678.82	\$ 770.05	\$ 771.60
60	Townhome	91.23	824.28	915.51	917.06
36	SF 30'	91.23	727.30	818.53	820.08
36	SF 40'	91.23	775.79	867.02	868.57
15	SF 50' - Phases II - VI	91.23	872.76	963.99	965.54
411	SF 50' - Future Phases	91.23	969.74	1,060.97	1,062.52
-2	SF 60'	91.23	921.25	1,012.48	1,014.03
-5	SF 70'	91.23	969.74	1,060.97	1,062.52
0	SF 90'	91.23	1,066.71	1,157.94	1,159.49
<b>839</b>					