FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027

FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
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COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
PROPOSED BUDGET
FISCAL YEAR 2027

	Fiscal Year 2026				
	Adopted Budget FY 2026	Actual through 03/31/26	Projected through 9/30/2026	Toal Actual & Projected	Proposed Budget FY 2027
REVENUES					
Assessment levy: on-roll - gross	$ 23,642				$ 37,036
Allowable discounts (4%)	(946)				(1,481)
Assessment levy: on-roll - net	22,696	$ 21,145	$ 1,551	$ 22,696	35,555
Assessment levy: off-roll	76,542	-	76,542	76,542	64,226
Lot closing assessements	-	5,747	-	5,747	-
Interest	-	187	-	187	-
Total revenues	99,238	27,079	78,093	105,172	99,781
EXPENDITURES					
Professional & administrative					
Supervisors	4,306	-	4,306	4,306	4,306
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Debt service fund accounting	5,500	2,749	2,751	5,500	5,500
Legal	9,000	1,512	7,488	9,000	9,000
Engineering	3,500	5,553	5,000	10,553	3,500
Engineering - stormwater reporting	-	-	-	-	5,000
Audit	7,500	-	7,500	7,500	7,500
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	5,500	4,246	-	4,246	5,500
Telephone	200	100	100	200	200
Postage	600	12	588	600	600
Printing & binding	500	250	250	500	500
Legal advertising	1,200	-	1,200	1,200	1,200
Annual special district fee	175	175	-	175	175
Insurance	8,400	7,896	-	7,896	9,100
Contingencies/bank charges	1,250	-	1,750	1,750	1,750
Website maintenace	705	705	-	705	705
ADA website compliance	210	145	-	145	210
Property appraiser	236	-	236	236	370
Tax collector	709	633	76	709	1,111
Total expenditures	99,241	48,476	56,495	104,971	105,977
Net increase/(decrease) of fund balance	(3)	(21,397)	21,598	201	(6,196)
Fund balance - beginning (unaudited)	71,489	71,489	50,092	71,489	71,690
Committed:					
Working capital	31,058	31,110	31,058	31,058	33,319
Unassigned	6,738	18,982	40,632	40,632	32,175
Fund balance - ending (projected)	$ 71,486	$ 50,092	$ 71,690	$ 71,690	$ 65,494

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
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.	
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.	
Engineering - stormwater reporting	5,000
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.	

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COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

Expenditures (continued)	
Insurance	9,100
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	1,750
Bank charges automated AP routing and other miscellaneous expenses incurred during the year.	
Website maintenace	705
ADA website compliance	210
Property appraiser	370
Tax collector	1,111
Total expenditures	$ 105,977

FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021
FISCAL YEAR 2027

	Fiscal Year 2026				
	Adopted Budget FY 2026	Actual through 03/31/26	Projected through 9/30/2026	Toal Actual & Projected	Proposed Budget FY 2027
REVENUES					
Assessment levy: on-roll	$ 238,680				$ 354,579
Allowable discounts (4%)	(9,547)				(14,183)
Net assessment levy - on-roll	229,133	$ 213,538	$ 15,595	$ 229,133	340,396
Assessment levy: off-roll	704,032	-	652,199	652,199	596,245
Lot closing assessments		51,833	-	51,833	-
Interest	-	23,628	-	23,628	-
Total revenues	933,165	288,999	667,794	956,793	936,641
EXPENDITURES					
Debt service					
Principal	360,000	-	360,000	360,000	370,000
Interest	569,881	284,941	284,940	569,881	560,431
Tax collector	7,160	6,394	766	7,160	10,637
Total expenditures	937,041	291,335	645,706	937,041	941,068
Excess/(deficiency) of revenues over/(under) expenditures	(3,065)	(2,336)	22,088	19,752	(4,427)
Fund balance:					
Beginning fund balance (unaudited)	1,465,849	1,465,849	1,463,513	1,465,849	1,485,601
Ending fund balance (projected)	$1,462,784	$1,463,513	$1,485,601	$1,485,601	1,481,174
Use of fund balance:					
Debt service reserve account balance (required)					(926,000)
Interest expense - November 1, 2027					(274,434)
Projected fund balance surplus/(deficit) as of September 30, 2027					$ 280,740

FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2020 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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

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COMMUNITY DEVELOPMENT DISTRICT
SERIES 2020 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	-
Total	**15,590,000.00**		**9,625,968.86**	**25,215,968.86**	

FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2027

On-Roll Assessments

		Projected Fiscal Year 2027			
Number of Units	Unit Type	GF	DSF	GF & DSF	FY 26 Assessment
0	Multi-Family	$ 98.24	$ 729.91	$ 828.15	$ 828.01
60	Townhome	98.24	886.32	984.56	984.42
32	SF 30'	98.24	782.04	880.28	880.14
36	SF 40'	98.24	834.18	932.42	932.28
120	SF 50' - Phases II - VI	98.24	938.45	1,036.69	1,036.55
0	SF 50' - Future Phases	98.24	1,042.73	1,140.97	1,140.83
67	SF 60'	98.24	990.59	1,088.83	1,088.69
36	SF 70'	98.24	1,042.73	1,140.97	1,140.83
26	SF 90'	98.24	1,147.00	1,245.24	1,245.10
377					

Off-Roll Assessments

		Projected Fiscal Year 2027			
Number of Units	Unit Type	GF	DSF	GF & DSF	FY 26 Assessment
288	Multi-Family	$ 91.36	$ 678.82	$ 770.18	$ 770.05
0	Townhome	91.36	824.28	915.64	915.51
4	SF 30'	91.36	727.30	818.66	818.53
0	SF 40'	91.36	775.79	867.15	867.02
10	SF 50' - Phases II - VI	91.36	872.76	964.12	963.99
411	SF 50' - Future Phases	91.36	969.74	1,061.10	1,060.97
-5	SF 60'	91.36	921.25	1,012.61	1,012.48
-5	SF 70'	91.36	969.74	1,061.10	1,060.97
0	SF 90'	91.36	1,066.71	1,158.07	1,157.94
703					