

**MALABAR SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026**

**MALABAR SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
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**MALABAR SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross				\$ -	\$ 1,947
Allowable discounts (4%)				-	(78)
Assessment levy: on-roll - net	\$ -	\$ -	\$ -	-	1,869
Landowner contribution*	348,365	32,174	212,292	244,466	399,310
Total revenues	348,365	32,174	212,292	244,466	401,179
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	1,099	23,901	25,000	25,000
Engineering	5,000	1,935	3,065	5,000	5,000
Debt service fund accounting	-	-	-	-	5,500
Audit	4,075	-	4,075	4,075	5,000
Arbitrage rebate calculation	500	-	500	500	1,000
Dissemination agent	1,000	500	500	1,000	2,000
EMMA software service	2,500	-	2,500	2,500	5,000
Trustee	5,500	-	5,500	5,500	11,000
Telephone	200	100	100	200	200
Postage	500	-	500	500	500
Printing & binding	500	250	250	500	500
Legal advertising	2,000	507	1,493	2,000	2,000
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,200	-	5,200	6,350
Contingencies/bank charges	500	537	1,000	1,537	1,500
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	210	-	210	210
Tax collector	-	-	-	-	39
Total professional & administrative	101,865	35,218	67,384	102,602	119,679
Field operations					
Field operations management	13,500	-	6,750	6,750	13,500
Field operations accounting	3,500	-	1,500	1,500	3,500
Wet pond maintenance	20,000	-	10,000	10,000	20,000
Conservation area maintenance	4,000	-	4,000	4,000	4,000
Entryway maintenance	6,000	-	2,000	2,000	6,000
Entryway electricity	3,000	-	1,500	1,500	3,000
Landscape inspection	18,000	-	6,000	6,000	18,000
Landscape maintenance	75,000	-	60,000	60,000	110,000
Plant replacement	7,500	-	3,000	3,000	7,500
Irrigation repairs	2,500	-	1,500	1,500	2,500
Irrigation water supply electricity	16,000	-	5,000	5,000	16,000
Irrigation pump maintenance	7,500	-	2,000	2,000	7,500
Walking trail maintenance	5,000	-	2,000	2,000	5,000
Streetlighting	50,000	-	20,000	20,000	50,000
Roadway maintenance	5,000	-	5,000	5,000	5,000
Contingencies	10,000	-	10,000	10,000	10,000
Total field operations	246,500	-	140,250	140,250	281,500
Total expenditures	348,365	35,218	207,634	242,852	401,179
Excess/(deficiency) of revenues over/(under) expenditures	-	(3,044)	4,658	1,614	(0)
Fund balance - beginning (unaudited)	-	(1,614)	(4,658)	(1,614)	-
Fund balance - ending	\$ -	\$ (4,658)	\$ -	\$ -	\$ (0)

**MALABAR SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
<p>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.</p>	
Legal	25,000
<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>	
Debt service fund accounting	5,500
Audit	5,000
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	1,000
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	2,000
<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 & Associates serves as dissemination agent.</p>	
Trustee	11,000
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
EMMA software service	5,000
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages</p>	
Legal advertising	2,000
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	6,350
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	1,500
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	
Website hosting & maintenance	705
Website ADA compliance	210
Tax collector	39

**MALABAR SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Field operations

Field operations management	13,500
Field operations accounting	3,500
Wet pond maintenance	20,000
Conservation area maintenance	4,000
Entryway maintenance	6,000
Entryway electricity	3,000
Landscape inspection	18,000
Landscape maintenance	110,000
Plant replacement	7,500
Irrigation repairs	2,500
Irrigation water supply electricity	16,000
Irrigation pump maintenance	7,500
Walking trail maintenance	5,000
Streetlighting	50,000
Roadway maintenance	5,000
Contingencies	10,000
Total expenditures	<u><u>\$401,179</u></u>

**MALABAR SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ -				\$ 3,989
Allowable discounts (4%)	-				(160)
Assessment levy: net	-	\$ -	\$ -	\$ -	3,829
Special assessment: off-roll	-	780,842	494,543	1,275,385	1,268,784
Assessment prepayments	-	-	-	-	-
Interest	-	27,077	-	27,077	-
Total revenues	-	807,919	494,543	1,302,462	1,272,613
EXPENDITURES					
Debt service					
Principal	-	-	280,000	280,000	290,000
Interest	-	141,905	500,843	642,748	989,085
Total debt service	-	141,905	780,843	922,748	1,279,085
Other fees & charges					
Tax collector	-	-	-	-	80
Total other fees & charges	-	-	-	-	80
Total expenditures	-	141,905	780,843	922,748	1,279,165
Excess/(deficiency) of revenues over/(under) expenditures	-	666,014	(286,301)	379,714	(6,552)
Fund balance:					
Beginning fund balance (unaudited)	-	1,418,635	2,084,649	1,418,635	1,798,349
Ending fund balance (projected)	\$ -	\$ 2,084,649	\$1,798,349	\$ 1,798,349	1,791,797
Use of fund balance:					
Debt service reserve account balance (required)					(1,276,730)
Principal and Interest expense - November 1, 2026					(488,018)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 27,049

**MALABAR SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			494,542.50	494,542.50	18,720,000.00
05/01/26	290,000.00	4.500%	494,542.50	784,542.50	18,430,000.00
11/01/26			488,017.50	488,017.50	18,430,000.00
05/01/27	305,000.00	4.500%	488,017.50	793,017.50	18,125,000.00
11/01/27			481,155.00	481,155.00	18,125,000.00
05/01/28	320,000.00	4.500%	481,155.00	801,155.00	17,805,000.00
11/01/28			473,955.00	473,955.00	17,805,000.00
05/01/29	335,000.00	4.500%	473,955.00	808,955.00	17,470,000.00
11/01/29			466,417.50	466,417.50	17,470,000.00
05/01/30	350,000.00	4.500%	466,417.50	816,417.50	17,120,000.00
11/01/30			458,542.50	458,542.50	17,120,000.00
05/01/31	365,000.00	4.500%	458,542.50	823,542.50	16,755,000.00
11/01/31			450,330.00	450,330.00	16,755,000.00
05/01/32	385,000.00	5.200%	450,330.00	835,330.00	16,370,000.00
11/01/32			440,320.00	440,320.00	16,370,000.00
05/01/33	405,000.00	5.200%	440,320.00	845,320.00	15,965,000.00
11/01/33			429,790.00	429,790.00	15,965,000.00
05/01/34	425,000.00	5.200%	429,790.00	854,790.00	15,540,000.00
11/01/34			418,740.00	418,740.00	15,540,000.00
05/01/35	450,000.00	5.200%	418,740.00	868,740.00	15,090,000.00
11/01/35			407,040.00	407,040.00	15,090,000.00
05/01/36	475,000.00	5.200%	407,040.00	882,040.00	14,615,000.00
11/01/36			394,690.00	394,690.00	14,615,000.00
05/01/37	500,000.00	5.200%	394,690.00	894,690.00	14,115,000.00
11/01/37			381,690.00	381,690.00	14,115,000.00
05/01/38	525,000.00	5.200%	381,690.00	906,690.00	13,590,000.00
11/01/38			368,040.00	368,040.00	13,590,000.00
05/01/39	555,000.00	5.200%	368,040.00	923,040.00	13,035,000.00
11/01/39			353,610.00	353,610.00	13,035,000.00
05/01/40	580,000.00	5.200%	353,610.00	933,610.00	12,455,000.00
11/01/40			338,530.00	338,530.00	12,455,000.00
05/01/41	615,000.00	5.200%	338,530.00	953,530.00	11,840,000.00
11/01/41			322,540.00	322,540.00	11,840,000.00
05/01/42	645,000.00	5.200%	322,540.00	967,540.00	11,195,000.00
11/01/42			305,770.00	305,770.00	11,195,000.00
05/01/43	680,000.00	5.200%	305,770.00	985,770.00	10,515,000.00
11/01/43			288,090.00	288,090.00	10,515,000.00
05/01/44	715,000.00	5.200%	288,090.00	1,003,090.00	9,800,000.00
11/01/44			269,500.00	269,500.00	9,800,000.00
05/01/45	755,000.00	5.500%	269,500.00	1,024,500.00	9,045,000.00
11/01/45			248,737.50	248,737.50	9,045,000.00
05/01/46	800,000.00	5.500%	248,737.50	1,048,737.50	8,245,000.00
11/01/46			226,737.50	226,737.50	8,245,000.00
05/01/47	845,000.00	5.500%	226,737.50	1,071,737.50	7,400,000.00
11/01/47			203,500.00	203,500.00	7,400,000.00
05/01/48	890,000.00	5.500%	203,500.00	1,093,500.00	6,510,000.00
11/01/48			179,025.00	179,025.00	6,510,000.00
05/01/49	940,000.00	5.500%	179,025.00	1,119,025.00	5,570,000.00

**MALABAR SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/49			153,175.00	153,175.00	5,570,000.00
05/01/50	995,000.00	5.500%	153,175.00	1,148,175.00	4,575,000.00
11/01/50			125,812.50	125,812.50	4,575,000.00
05/01/51	1,050,000.00	5.500%	125,812.50	1,175,812.50	3,525,000.00
11/01/51			96,937.50	96,937.50	3,525,000.00
05/01/52	1,110,000.00	5.500%	96,937.50	1,206,937.50	2,415,000.00
11/01/52			66,412.50	66,412.50	2,415,000.00
05/01/53	1,175,000.00	5.500%	66,412.50	1,241,412.50	1,240,000.00
11/01/53			34,100.00	34,100.00	1,240,000.00
05/01/54	1,240,000.00	5.500%	34,100.00	1,274,100.00	-
11/01/54			-	-	-
Total	18,720,000.00		18,731,495.00	37,451,495.00	

**MALABAR SPRINGS
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
SF 40'	1	\$ 648.82	\$ 1,223.40	\$ 1,872.22	\$ 2,119.05
SF 50'	1	648.82	1,329.79	1,978.61	2,648.82
SF 60'	1	648.82	1,436.17	2,084.99	3,178.58
Total	3				

Landowner Contribution (GF)/ Off-Roll Assessments (DSF)					
Product/Parcel	Units	FY 2026 O&M Contribution per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Townhome	126	\$ 609.89	\$ 1,589.29	\$ 2,199.18	\$ 1,589.29
Villa	106	609.89	1,589.29	2,199.18	1,589.29
SF 40'	139	609.89	2,119.05	2,728.95	2,119.05
SF 50'	171	609.89	2,648.82	3,258.71	2,648.82
SF 60'	48	609.89	3,178.58	3,788.47	3,178.58
Total	590				

Landowner Contribution (GF)					
Product/Parcel	Units	FY 2026 O&M Contribution per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 40'	72	\$ 135.19	\$ -	\$ 135.19	n/a
SF 50'	150	135.19	-	135.19	n/a
SF 60'	70	135.19	-	135.19	n/a
Total	292				

885

*Operations and maintenance assessments will attach to any platted and sold lots, including any lots platted and sold during Fiscal Year 2025/2026 (on a pro-rata basis using the time of sale) and as evidenced by an estoppel letter prepared by the District's Manager. Any additional costs of the District's Adopted Budget (above and beyond the operations and maintenance assessment that attaches to sold lots) shall be funded pursuant to a deficit funding agreement to be entered into between the District and the project developer.