# Kepler Road Community Development District

Proposed Budget FY2026



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# **Kepler Road**

**Community Development District** 

**Proposed Budget** 

**General Fund** 

Total Revenues         \$         124,678         \$         22,790         \$         74,126         \$         9           Expenditures         General & Administrative         Supervisor Fees         \$         12,000         \$         800         \$         7,000         \$           FIGA Expenditures         \$         918         \$         61         \$         536         \$           Engineering         \$         15,000         \$         -         \$         8,750         \$           Attorney         \$         25,000         \$         4,303         \$         14,583         \$         1           Annual Audit         \$         -         \$         -         \$         -         \$           Arbitrage         \$         -         \$         -         \$         -         \$           Dissemination         \$         -         \$         11,667         \$         2,3333         \$         3           Information Technology         \$         1,800         \$         500         \$         700         \$           Postage & Delivery         \$         1,000         \$         101         \$         \$         \$ <th colspan="2">Description</th> <th colspan="2">Adopted Budget FY2025</th> <th colspan="2">Actuals Thru 2/28/25</th> <th colspan="2">Projected Next 7 Months</th> <th colspan="2">Projected Thru 9/30/25</th> <th colspan="2">Proposed Budget FY2026</th>	Description		Adopted Budget FY2025		Actuals Thru 2/28/25		Projected Next 7 Months		Projected Thru 9/30/25		Proposed Budget FY2026	
Assessments - Admin Only       \$       -       \$       -       \$       -       \$       -       \$       -       \$       -       \$       -       \$       -       \$       -       \$       -       \$       -       \$       -       \$       -       \$       -       \$       \$       -       \$       \$       -       \$       \$       -       \$       \$       -       \$       \$       -       \$       \$       -       \$       \$       \$ </th <th></th>												
Assessments - Admin Only       \$       -       \$       -       \$       -       \$       -       \$       -       \$       -       \$       -       \$       -       \$       -       \$       -       \$       -       \$       -       \$       -       \$       -       \$       -       \$       -       \$       -       \$       -       \$       7       7       1226       \$       9         Total Revenues       \$       124,678       \$       22,790       \$       74,126       \$       9         Expenditures       \$       124,678       \$       22,790       \$       74,126       \$       9         Supervisor Fees       \$       12,000       \$       800       \$       7,000       \$       5       1       5       \$       \$       \$       1       3       \$       1       3       \$       1       3       \$       1       3       \$       1       3       \$       1       3       \$       1       3       \$       1       3       \$       1       3       \$       1       3       \$       1       \$       \$       2 <t< td=""><td>min &amp; Maintenance</td><td>e \$</td><td>-</td><td>\$</td><td>-</td><td>\$</td><td>-</td><td>\$</td><td>-</td><td>\$</td><td>59,000</td></t<>	min & Maintenance	e \$	-	\$	-	\$	-	\$	-	\$	59,000	
Developer Contributions         \$         124,678         \$         22,790         \$         74,126         \$         9           Total Revenues         \$         124,678         \$         22,790         \$         74,126         \$         9           Expenditures         Supervisor Fees         \$         12,000         \$         800         \$         74,126         \$         9           Expenditures         Supervisor Fees         \$         12,000         \$         800         \$         74,126         \$         9           Expenditures         Supervisor Fees         \$         12,000         \$         800         \$         7,000         \$         Engineering         \$         12,000         \$         800         \$         7,000         \$         14,783         \$         1           Annual Audit         \$         -         \$         -         \$         -         \$         -         \$         -         \$         -         \$         -         \$         -         \$         -         \$         -         \$         -         \$         -         \$         -         \$         -         \$         -         \$         - <td>min Only</td> <td></td> <td>-</td> <td></td> <td>-</td> <td></td> <td>-</td> <td></td> <td>-</td> <td>\$</td> <td>85,593</td>	min Only		-		-		-		-	\$	85,593	
Expenditures           General & Administrative           Supervisor Fees         \$ 12,000         \$ 800         \$ 7,000         \$           Engineering         \$ 15,000         \$ - \$         \$ 8,750         \$           Attorney         \$ 225,000         \$ 4,303         \$ 14,583         \$ 1           Annual Audit         \$ - \$         \$ - \$         \$ - \$         \$           Ansessment Administration         \$ - \$         \$ - \$         \$ - \$         \$           Dissemination         \$ - \$         \$ - \$         \$ - \$         \$         \$           Information         \$ - \$         \$ - \$         \$ - \$         \$         \$         \$           Management Pees         \$ 40,000         \$ 11,667         \$ 23,333         \$ 3         \$         \$           Information         \$ - \$         \$ - \$         \$ - \$         \$         \$         \$           Postage & Delivery         \$ 1,000         \$ 700         \$ 700         \$         \$         \$           Postage & Delivery         \$ 1,000         \$ 2         \$ 583         \$         \$         \$           Postage & Delivery         \$ 1,000         \$ 201         \$ 58750         \$         \$	ibutions		124,678		22,790		74,126		96,916	\$	106,754	
General & Administrative           Supervisor Fees         \$ 12,000         \$ 800         \$ 7,000         \$           Bignervisor Fees         \$ 918         61         \$ 536         \$           FICA Expenditures         \$ 918         61         \$ 536         \$           Engineering         \$ 15,000         \$ -         \$ 8,750         \$           Attorney         \$ 25,000         \$ 4,303         \$ 14,583         \$         1           Annual Audit         \$ -         \$ -         \$ -         \$         -         \$           Anstrage         \$ -         \$ -         \$ -         \$         -         \$           Dissemination         \$ -         \$ -         \$ -         \$         -         \$           Maagement Fees         \$ 40,000         \$ 11,667         \$ 23,333         \$         3           Information Technology         \$ 1,800         \$ -0         \$         1000         \$         101         \$         \$           Postage & Delivery         \$ 1,000         \$ 101         \$         \$         \$         \$         \$           Information Technology         \$ 1,000         \$ 2         \$         \$         \$         \$ <td></td> <td>\$</td> <td>124,678</td> <td>\$</td> <td>22,790</td> <td>\$</td> <td>74,126</td> <td>\$</td> <td>96,916</td> <td>\$</td> <td>251,347</td>		\$	124,678	\$	22,790	\$	74,126	\$	96,916	\$	251,347	
Supervisor Fees       \$       12,000       \$       800       \$       7,000       \$         FICA Expenditures       \$       918       \$       61       \$       536       \$         Engineering       \$       15,000       \$       -       \$       \$       \$       \$       \$       \$         Annual Audit       \$       -       \$       -       \$       -       \$ <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>												
FIČA Expenditures       \$ <ul> <li>918</li> <li>61</li> <li>536</li> <li>Engineering</li> <li>15,000</li> <li>-</li> <li>8,750</li> <li>Attorney</li> <li>25,000</li> <li>4,303</li> <li>14,583</li> <li>1</li> </ul> <li>Annual Audit</li> <li>S</li> <li>S</li> <li>-</li> <li>S</li> <li>-</li> <li>-</li> <li>S</li> <li>-</li>	<u>istrative</u>											
Engineering       \$       15,000       \$       -       \$       8,750       \$         Attorney       \$       25,000       \$       4,303       \$       14,583       \$       1         Annual Audit       \$       -       \$       -       \$       -       \$       \$       \$         Anseessment Administration       \$       -       \$       -       \$       -       \$       \$         Arbitrage       \$       -       \$       -       \$       -       \$       \$       \$         Anseessment Administration       \$       -       \$       -       \$       -       \$		\$	12,000	\$	800	\$	7,000	\$	7,800	\$	1,600	
Attorney       \$       25,000       \$       4,303       \$       14,583       \$       1         Annual Audit       \$       -	es	\$	918	\$	61	\$	536	\$	597	\$	122	
Annual Audit       \$       -       \$       -       \$       -       \$         Assessment Administration       \$       -       \$       -       \$       -       \$         Arbitrage       \$       -       \$       -       \$       -       \$         Dissemination       \$       -       \$       -       \$       -       \$         Management Fees       \$       40,000       \$       11,667       \$       23,333       \$       3         Information Technology       \$       1,800       \$       750       \$       1,050       \$         Postage & Delivery       \$       1,000       \$       101       \$       583       \$         Postage & Delivery       \$       1,000       \$       2       \$       583       \$         Printing & Binding       \$       1,000       \$       2       \$       583       \$         Legal Advertising       \$       15,000       \$       700       \$       8,750       \$         Other Current Charges       \$       5,000       \$       374       \$       2,917       \$         Other Current Charges       \$			15,000	\$	-	\$	8,750	\$	8,750	\$	10,000	
Assessment Administration       \$       -       \$       -       \$       -       \$         Arbitrage       \$       -       \$       -       \$       -       \$       \$         Dissemination       \$       -       \$       417       \$       2,917       \$         Trustee Fees       \$       -       \$       -       \$       -       \$         Management Fees       \$       40,000       \$       11,667       \$       23,333       \$       3         Information Technology       \$       1,800       \$       7.00       \$       1,050       \$         Probage & Delivery       \$       1,000       \$       0.00       \$       -       \$         Printing & Binding       \$       1,000       \$       2       \$       \$       \$         Other Current Charges       \$       5,000       \$       37.4       \$       2,917       \$         Office Supplies       \$       625       0       \$       365       \$         Travel Per Diem       \$       6600       -       \$       -       \$         Dues, Licenses & Subscriptions       \$       175		\$	25,000	\$	4,303	\$	14,583	\$	18,886	\$	15,000	
Arbitrage       \$       -       \$       -       \$       -       \$         Dissemination       \$       -       \$       417       \$       2,917       \$         Trustee Fees       \$       -       \$       -       \$       -       \$         Management Fees       \$       40,000       \$       11,667       \$       23,333       \$       3         Information Technology       \$       1,000       \$       1010       \$       23,333       \$       3         Printing timetance       \$       1,000       \$       1011       \$       \$       \$         Printing & Binding       \$       1,000       \$       0.00       \$       -       \$         Printing & Binding       \$       1,000       \$       7.00       \$       \$       \$         Other Current Charges       \$       5,000       \$       7.00       \$       \$       \$         Office Supplies       \$       625       0       \$       365       \$       \$         Travel Per Diem       \$       660       -       \$       -       \$       \$       \$       \$       \$       \$		\$	-	\$	-	\$	-	\$	-	\$	5,000	
Dissemination       \$       -       \$       417       \$       2,917       \$         Trustee Fees       \$       -       \$       -       \$       -       \$       -       \$         Management Fees       \$       40,000       \$       11,667       \$       23,333       \$       3         Information Technology       \$       1,800       \$       750       \$       1,050       \$         Website Maintenance       \$       1,200       \$       5000       \$       -       \$         Printing & Binding       \$       1,000       \$       101       \$       583       \$         Legal Advertising       \$       1,000       \$       700       \$       8,750       \$         Other Current Charges       \$       5,000       \$       374       \$       2,917       \$         Office Supplies       \$       625       \$       0       \$       365       \$         Travel Per Diem       \$       6660       \$       -       \$       \$       \$       \$       \$       \$       \$       \$       \$       \$       \$       \$       \$       \$       \$ <td< td=""><td>inistration</td><td></td><td>-</td><td>\$</td><td>-</td><td></td><td>-</td><td>\$</td><td>-</td><td>\$</td><td>5,000</td></td<>	inistration		-	\$	-		-	\$	-	\$	5,000	
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Trustee Fees       \$       -       \$       -       \$       -       \$         Management Fees       \$       40,000       \$       11,6677       \$       23,333       \$       3         Information Technology       \$       1,800       \$       750       \$       1,050       \$         Website Maintenance       \$       1,200       \$       500       \$       700       \$         Telephone       \$       300       \$       -       \$       -       \$         Postage & Delivery       \$       1,000       \$       1011       \$       583       \$         Insurance       \$       5,000       \$       7.00       \$       \$       \$         Other Current Charges       \$       625       \$       0       \$       365       \$         Travel Per Diem       \$       660       \$       -       \$       -       \$         Dues, Licenses & Subscriptions       \$       124,678       \$       24,849       \$       72,067       \$       9         Operation and Maintenance       \$       -       \$       -       \$       -       \$       -       \$		\$	-	\$	417	\$	2,917	\$	3,333	\$	5,000	
Management Fees       \$ 40,000       \$ 11,667       \$ 23,333       \$ 3         Information Technology       \$ 1,800       \$ 750       \$ 1,050       \$         Website Maintenance       \$ 1,200       \$ 500       \$ 700       \$         Telephone       \$ 300       \$ -       \$ -       \$       \$         Postage & Delivery       \$ 1,000       \$ 101       \$ 583       \$         Insurance       \$ 5,000       \$ 5,000       \$ -       \$         Printing & Binding       \$ 1,000       \$ 2       \$ 583       \$         Legal Advertising       \$ 15,000       \$ 700       \$ 8,750       \$         Other Current Charges       \$ 5,000       \$ 374       \$ 2,917       \$         Office Supplies       \$ 625       0       \$ 365       \$         Tavel Per Diem       \$ 660       \$ -       \$ -       \$         Dues, Licenses & Subscriptions       \$ 175       \$ 175       \$ 72,067       \$         Operation and Maintenance       \$ -       \$ -       \$       \$       \$         Eidd Expenditures       \$ -       \$ -       \$ -       \$       \$       \$         Fleid Management       \$ -       \$ -       \$ -		\$	-		-		-		-	\$	4,500	
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Website Maintenance       \$ 1,200       \$ 500       \$ 700       \$         Telephone       \$ 300       \$ -       \$ -       \$         Postage & Delivery       \$ 1,000       \$ 101       \$ 583       \$         Insurance       \$ 5,000       \$ 5,000       \$ -       \$         Printing & Binding       \$ 1,000       \$ 2       \$ 5833       \$         Legal Advertising       \$ 1,000       \$ 700       \$ 8,750       \$         Other Current Charges       \$ 5,000       \$ 374       \$ 2,917       \$         Office Supplies       \$ 625       0       \$ 365       \$         Travel Per Diem       \$ 6660       -       \$ -       \$         Dues, Licenses & Subscriptions       \$ 175       \$ 175       \$ -       \$         Total Administrative       \$ 124,678       \$ 24,849       \$ 72,067       \$ 9         Operation and Maintenance       \$ -       \$ -       \$ -       \$       \$         Field Management       \$ -       \$ -       \$ -       \$       \$       \$         Landscape Maintenance       \$ -       \$ -       \$ -       \$       \$       \$       \$       \$         Streetlights       \$ -		\$	1,800	\$	750	\$	1,050	\$	1,800	\$	1,800	
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Printing & Binding       \$       1,000       \$       2       \$       583       \$         Legal Advertising       \$       15,000       \$       700       \$       8,750       \$         Other Current Charges       \$       5,000       \$       374       \$       2,917       \$         Office Supplies       \$       660       \$       -       \$       .       \$         Tavel Per Diem       \$       660       \$       -       \$       .       \$         Dues, Licenses & Subscriptions       \$       124,678       \$       24,849       \$       72,067       \$       9         Operation and Maintenance       \$       -       \$       -       \$       .       \$       9         Deschitures       Field Management       \$       -       \$       -       \$       .       \$       .       \$       .       \$       .       \$       .       \$       .       \$       .       \$       .       \$       .       \$       .       \$       .       \$       .       \$       .       \$       .       \$       .       \$       .       \$       .       \$	•	\$	5,000	\$	5,000	\$	-	\$	5,000	\$	5,750	
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Office Supplies       \$       625       \$       0       \$       365       \$         Travel Per Diem       \$       660       \$       -       \$       -       \$         Dues, Licenses & Subscriptions       \$       175       \$       175       \$       -       \$         Total Administrative       \$       124,678       \$       24,849       \$       72,067       \$       9         Operation and Maintenance       \$       -       \$       -       \$       -       \$       9         Deperation and Maintenance       \$       -       \$       -       \$       -       \$       9         Deperation and Maintenance       \$       -			5,000	\$	374	\$	2,917	\$	3,291	\$	3,500	
Travel Per Diem       \$       660       \$       -       \$       -       \$         Dues, Licenses & Subscriptions       \$       175       \$       175       \$       175       \$       -       \$         Total Administrative       \$       124,678       \$       24,849       \$       72,067       \$       9         Operation and Maintenance       \$       -       \$       24,849       \$       72,067       \$       9         Operation and Maintenance       \$       -       \$       -       \$       -       \$       9         Operation and Maintenance       \$       -	0			\$	0				365	\$	300	
Dues, Licenses & Subscriptions       \$       175       \$       175       \$       175       \$       -       \$         Total Administrative       \$       124,678       \$       24,849       \$       72,067       \$       9         Operation and Maintenance       \$       -       \$       -       \$       -       \$       9         Operation and Maintenance       \$       -       \$       -       \$       -       \$       -       \$       9         Operation and Maintenance       \$       -		\$	660		-		-		-	\$	-	
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Field Management       \$ - <td><u>laintenance</u></td> <td></td>	<u>laintenance</u>											
Landscape Maintenance       \$ -       \$												
Landscape Contingency       \$       -       \$			-		-		-		-	\$	10,000	
Lake Maintenance       \$       -       \$       -       \$       -       \$       Streetlights       \$       -       \$       -       \$       -       \$       Streetlights       \$       -			-		-		-		-	\$	75,000	
Streetlights       \$ -       \$ -       \$ -       \$       \$         General Repairs & Maintenance       \$ -       \$ -       \$ -       \$       \$       \$         Contingency       \$ -       \$ -       \$ -       \$ -       \$       \$       \$         Total O&M Expenditures:       \$ -       \$ -       \$ -       \$ -       \$       \$         Total Expenditures       \$ 124,678       \$ 24,849       \$ 72,067       \$ 9         Excess Revenues/(Expenditures)       \$ -       \$ (2,059)       \$ 2,059       \$         Product       ERU       Assessable Units       Total ERU's       Net Assessment       Net Per I         Single Family 50'       1.00       70       70.00       \$35,000       \$         Single Family 60'       1.20       40       48.00       \$24,000       \$         Unplatted Units       433       \$85,593       N/A       \$			-		-	\$	-		-	\$	5,000	
General Repairs & Maintenance       \$       - <t< td=""><td>æ</td><td></td><td>-</td><td></td><td>-</td><td></td><td>-</td><td></td><td>-</td><td>\$</td><td>11,500</td></t<>	æ		-		-		-		-	\$	11,500	
Contingency       \$       -       \$       -       \$       -       \$         Total O&M Expenditures:       \$       -       \$       -       \$       -       \$       -       \$         Total O&M Expenditures:       \$       -       \$       -       \$       -       \$       -       \$         Total Expenditures       \$       124,678       \$       24,849       \$       72,067       \$       9         Excess Revenues/(Expenditures)       \$       -       \$       (2,059)       \$       2,059       \$         Product       ERU       Assessable Units       Total ERU's       Net Assessment       Net Per I         Single Family 50'       1.00       70       70.00       \$35,000       35         Single Family 60'       1.20       40       48.00       \$24,000       35         Unplatted Units       433       \$       \$85,593       N/A		+	-	-	-	+	-	-	-	\$	30,600	
Total O&M Expenditures:         \$         -         \$         -         \$         -         \$           Total Expenditures         \$         124,678         \$         24,849         \$         72,067         \$         9           Excess Revenues/(Expenditures)         \$         -         \$         (2,059)         \$         2,059         \$           Product         ERU         Assessable Units         Total ERU's         Net Assessment         Net Per I           Single Family 50'         1.00         70         70.00         \$35,000         \$           Single Family 60'         1.20         40         48.00         \$24,000         \$           Unplatted Units         433         \$85,593         N/A	& Maintenance		-	\$	-		-	\$	-	\$	5,000	
Total Expenditures         \$ 124,678         \$ 24,849         \$ 72,067         \$ 9           Excess Revenues/(Expenditures)         \$ -         \$ (2,059)         \$ 2,059         \$           Product         ERU         Assessable Units         Total ERU's         Net Assessment         Net Per I           Single Family 50'         1.00         70         70.00         \$35,000         \$           Single Family 60'         1.20         40         48.00         \$24,000         \$           Unplatted Units         433         \$85,593         N/A		\$	-	\$	-	\$	-	\$	-	\$	3,500	
Excess Revenues/(Expenditures)         \$         -         \$         (2,059)         \$         2,059         \$           Product         ERU         Assessable Units         Total ERU's         Net Assessment         Net Per I           Single Family 50'         1.00         70         70.00         \$35,000         \$           Single Family 60'         1.20         40         48.00         \$24,000         \$           Unplatted Units         433         \$85,593         N/A	nditures:	\$	-	\$	-	\$	-	\$	-	\$	140,600	
ProductERUAssessable UnitsTotal ERU'sNet AssessmentNet Per ISingle Family 50'1.007070.00\$35,000Single Family 60'1.204048.00\$24,000Unplatted Units433\$85,593N/A	res	\$	124,678	\$	24,849	\$	72,067	\$	96,916	\$	251,347	
ProductERUAssessable UnitsTotal ERU'sNet AssessmentNet Per ISingle Family 50'1.007070.00\$35,000Single Family 60'1.204048.00\$24,000Unplatted Units433\$85,593N/A	s/(Expenditures)	\$	-	\$	(2,059)	\$	2,059	\$	-	\$	-	
Single Family 50'         1.00         70         70.00         \$35,000 <t< td=""><td>E</td><td></td><td>occable Unite</td><td></td><td></td><td></td><td></td><td></td><td>Not Dor Unit</td><td></td><td>ross Per Unit</td></t<>	E		occable Unite						Not Dor Unit		ross Per Unit	
Single Family 60'         1.20         40         48.00         \$24,000           Unplatted Units         433         \$85,593         N/A	ER	ASS ASS	essable units		I UTAI EKU S	NE	et Assessment		Netrei Umit	6	nuss ref Unit	
Single Family 60'         1.20         40         48.00         \$24,000 <t< td=""><td>1 .</td><td>00</td><td>70</td><td></td><td>70.00</td><td></td><td>¢25 000</td><td></td><td>\$500.00</td><td></td><td>\$531.91</td></t<>	1 .	00	70		70.00		¢25 000		\$500.00		\$531.91	
Unplatted Units 433 \$85,593 N/A									\$600.00		\$531.91 \$638.30	
	1.,	20			40.00							
Developer Contribution \$106,754 N/A	ution		400								N/A N/A	
Developer contribution         \$106,754         N/A           Total ERU's         543         118.00         \$251,347	uu011		E42		110.00				N/A		N/A	

#### **Revenues:**

#### <u>Assessments</u>

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

#### **Developer Contributions**

The District will also enter into a funding agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

#### **Expenditures:**

#### **General & Administrative:**

#### Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

#### FICA Expenditures

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

#### **Engineering**

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

#### <u>Attorney</u>

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

#### <u>Annual Audit</u>

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

#### Assessment Administration

The District is contracted with Governmental Management Services – Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

#### <u>Arbitrage</u>

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2024 bonds.

#### **Dissemination**

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. Governmental Management Services – Central Florida, LLC completes these reporting requirements.

#### <u>Trustee Fees</u>

The District issued the Series 2024 Capital Improvement Revenue Bonds that are deposited with a Trustee at USBank.

#### <u>Management Fees</u>

The District will receive Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

#### Information Technology

Represents costs with Governmental Management Services – Central Florida, LLC related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

#### Website Maintenance

Represents the costs with Governmental Management Services – Central Florida, LLC associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

#### <u>Telephone</u>

Telephone and fax machine.

#### Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

#### <u>Insurance</u>

The District's general liability and public official's liability insurance coverages.

#### Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

#### Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

#### **Other Current Charges**

Bank charges and any other miscellaneous expenses incurred during the year.

#### **Office Supplies**

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

#### <u> Travel Per Diem</u>

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

#### Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175. This is the only expense under this category for the District.

#### **Operations & Maintenance:**

#### Field Expenditures

#### <u>Field Management</u>

The District will contract for onsite field management of contracts for the District such as landscape and lake maintenance. Services include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

#### Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

#### Landscape Contingency

Represents estimated costs related to the replacement of any landscaping needed throughout the fiscal year.

#### <u>Lake Maintenance</u>

Represents the costs of aquatic management services for the District's lakes. Services may include monthly inspections and/or treatments needed to maintain control of noxious vegetation growth within the lakes.

### <u>Streetlights</u>

Represents the cost to maintain streetlights within the District Boundaries that are expected to be in place throughout the fiscal year.

### General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

### <u>Contingency</u>

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any standard category.

# Kepler Road Community Development District Proposed Budget Series 2024 Debt Service Fund

	Adopted Budget FY2025		Actuals Thru 2/28/25		Projected Next 7 Months		Total Projected 9/30/25		Proposed Budget FY2026	
<u>Revenues</u>										
Assessments	\$	-	\$	-	\$	-	\$	-	\$	342,511
Interest	\$	-	\$	1,857	\$	2,785	\$	4,642	\$	4,000
Carry Forward Surplus	\$	-	\$	-	\$	-	\$	-	\$	137,743
Total Revenues	\$	-	\$	1,857	\$	2,785	\$	4,642	\$	484,254
Expenditures										
Interest - 11/1	\$	-	\$	-	\$	-	\$	-	\$	133,101
Principal - 5/1	\$	-	\$	-	\$	-	\$	-	\$	75,000
Interest - 5/1	\$	-	\$	-	\$	94,649	\$	94,649	\$	133,101
Total Expenditures	\$	-	\$	-	\$	94,649	\$	94,649	\$	341,201
Other Financing Sources/(Uses)										
Bond Proceeds	\$	-	\$	399,006	\$	-	\$	399,006	\$	-
Total Other Financing Sources/(Uses)	\$	-	\$	399,006	\$	-	\$	399,006	\$	-
Excess Revenues/(Expenditures)	\$	-	\$	400,863	\$	(91,864)	\$	308,999	\$	143,053

Interest - 11/1/26 \$ 131,450.63

 Net Assessments
 \$ 342,511

 Collection Cost (6%)
 \$ 21,862

 Gross Assessments
 \$ 364,374

		Maximum Annual		
Property Type	<b>Platted Units</b>	Debt Service	Net Per Unit	Gross Per Unit
Townhome	118	\$116,377.75	\$986.25	\$1,049
Single Family 50'	151	\$177,290.55	\$1,174.11	\$1,249
Single Family 60'	40	\$48,842.96	\$1,221.07	\$1,299
	309	\$342,511		

Kepler Road Community Development District Series 2024 Special Assessment Bonds

**Amortization Schedule** 

Date		Balance	nce Prinicpal			Interest	Total	
05/01/25	\$	5,115,000.00	\$	-	\$	94,649.33		
11/01/25	\$	5,115,000.00	\$	-	\$	133,100.63	\$	227,749.96
05/01/26	\$	5,115,000.00	\$	75,000.00	\$	133,100.63		
11/01/26	\$	5,040,000.00	\$	-	\$	131,450.63	\$	339,551.25
05/01/27	\$	5,040,000.00	\$	80,000.00	\$	131,450.63		
11/01/27	\$	4,960,000.00	\$	-	\$	129,690.63	\$	341,141.25
05/01/28	\$	4,960,000.00	\$	85,000.00	\$	129,690.63		
11/01/28	\$	4,875,000.00	\$	-	\$	127,820.63	\$	342,511.25
05/01/29	\$	4,875,000.00	\$	85,000.00	\$	127,820.63	<b>A</b>	
11/01/29	\$	4,790,000.00	\$	-	\$ ¢	125,950.63	\$	338,771.25
05/01/30	\$	4,790,000.00	\$	90,000.00	\$ ¢	125,950.63	¢	220.024.25
11/01/30	\$ ¢	4,700,000.00	\$ ¢		\$ ¢	123,970.63	\$	339,921.25
05/01/31	\$ ¢	4,700,000.00 4,605,000.00	\$ ¢	95,000.00	\$ \$	123,970.63	¢	240.051.25
11/01/31	\$ ¢	4,605,000.00 4,605,000.00	\$ ¢	- 100,000.00	ъ \$	121,880.63 121,880.63	\$	340,851.25
05/01/32 11/01/32	\$ \$	4,805,000.00 4,505,000.00	\$ \$	100,000.00	э \$	119,318.13	\$	341,198.75
05/01/33	ֆ \$	4,505,000.00	э \$	- 105,000.00	э \$	119,318.13	φ	341,190.75
11/01/33	ֆ \$	4,400,000.00	э \$	105,000.00	э \$	116,627.50	\$	340,945.63
05/01/34	ֆ \$	4,400,000.00	ֆ	- 110,000.00	\$	116,627.50	φ	340,943.03
11/01/34	\$	4,290,000.00	\$	-	\$	113,808.75	\$	340,436.25
05/01/35	\$	4,290,000.00	\$	115,000.00	\$	113,808.75	Ψ	510,150.25
11/01/35	\$	4,175,000.00	\$	-	\$	110,861.88	\$	339,670.63
05/01/36	\$	4,175,000.00	\$	120,000.00	\$	110,861.88	Ψ	007,070100
11/01/36	\$	4,055,000.00	\$	-	\$	107,786.88	\$	338,648.75
05/01/37	\$	4,055,000.00	\$	130,000.00	\$	107,786.88		
11/01/37	\$	3,925,000.00	\$	100,000.00	\$	104,455.63	\$	342,242.50
							Ψ	572,272.50
05/01/38	\$	3,925,000.00	\$	135,000.00	\$	104,455.63	<i>•</i>	242454.00
11/01/38	\$	3,790,000.00	\$	-	\$	100,996.25	\$	340,451.88
05/01/39	\$	3,790,000.00	\$	140,000.00	\$	100,996.25		
11/01/39	\$	3,650,000.00	\$	-	\$	97,408.75	\$	338,405.00
05/01/40	\$	3,650,000.00	\$	150,000.00	\$	97,408.75		
11/01/40	\$	3,500,000.00	\$	-	\$	93,565.00	\$	340,973.75
05/01/41	\$	3,500,000.00	\$	155,000.00	\$	93,565.00		
11/01/41	\$	3,180,000.00	\$	-	\$	89,593.13	\$	338,158.13
05/01/42	\$	2,820,000.00	\$	165,000.00	\$	89,593.13		
11/01/42	\$	2,820,000.00	\$	-	\$	85,365.00	\$	339,958.13
05/01/43	\$	2,820,000.00	\$	175,000.00	\$	85,365.00	~	227,700110
		2,820,000.00		1/3,000.00			¢	21121562
11/01/43	\$		\$	-	\$ ¢	80,880.63	\$	341,245.63
05/01/44	\$	2,820,000.00	\$	185,000.00	\$	80,880.63		
11/01/44	\$	2,820,000.00	\$	-	\$	76,140.00	\$	342,020.63

# **Kepler Road**

Community Development District

Series 2024 Special Assessment Bonds

**Amortization Schedule** 

Date	Balance		Prinicpal		Interest	Total	
05/01/45	\$	2,820,000.00	\$ 195,000.00	\$	76,140.00		
11/01/45	\$	2,625,000.00	\$ -	\$	70,875.00	\$	342,015.00
05/01/46	\$	2,625,000.00	\$ 205,000.00	\$	70,875.00		
11/01/46	\$	2,420,000.00	\$ -	\$	65,340.00	\$	341,215.00
05/01/47	\$	2,420,000.00	\$ 215,000.00	\$	65,340.00		
11/01/47	\$	2,205,000.00	\$ -	\$	59,535.00	\$	339,875.00
05/01/48	\$	2,205,000.00	\$ 225,000.00	\$	59,535.00		
11/01/48	\$	1,980,000.00	\$ -	\$	53,460.00	\$	337,995.00
05/01/49	\$	1,980,000.00	\$ 240,000.00	\$	53,460.00		
11/01/49	\$	1,740,000.00	\$ -	\$	46,980.00	\$	340,440.00
05/01/50	\$	1,740,000.00	\$ 255,000.00	\$	46,980.00		
11/01/50	\$	1,485,000.00	\$ -	\$	40,095.00	\$	342,075.00
05/01/51	\$	1,485,000.00	\$ 265,000.00	\$	40,095.00		
11/01/51	\$	1,220,000.00	\$ -	\$	32,940.00	\$	338,035.00
05/01/52	\$	1,220,000.00	\$ 280,000.00	\$	32,940.00		
11/01/52	\$	940,000.00	\$ -	\$	25,380.00	\$	338,320.00
05/01/53	\$	940,000.00	\$ 295,000.00	\$	25,380.00	\$	-
11/01/53	\$	645,000.00	\$ -	\$	17,415.00	\$	337,795.00
05/01/54	\$	645,000.00	\$ 315,000.00	\$	17,415.00	\$	-
11/01/54	\$	330,000.00	\$ -	\$	8,910.00	\$	341,325.00
05/01/55	\$	330,000.00	\$ 330,000.00	\$	8,910.00	\$	338,910.00

\$

5,115,000.00 \$ 5,317,853.08 \$ 10,432,853.08