Leomas Landing

Community Development District

Adopted Budget
FY 2026–2027

Presented at the August 17, 2026 Meeting

kai
Kindness. Action. Innovation.

Leomas Landing Community Development District
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Leomas Landing Community Development District
Fiscal Year 2027 Annual Budget
General Fund (Operations & Maintenance)

Account Description	Actual FY 2024	Actual FY 2025	Amended FY 2026	Actual Thru 6/30/26	Projected July-9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue							
Operations & Maintenance Assessments - On-Roll	$ 89,244	$ 158,292	$ 236,205	$ 237,798	$ -	$ 237,798	$ 382,566
Operations & Maintenance Assessments - Off-Roll	106,512	108,632	368,189	12,054	304,340	316,394	98,913
Operations & Maintenance Assessments - Lot Closings	24,951	49,172	-	49,897	-	49,897	-
Physical Environment Deficit	-	-	-	-	-	-	309,848
Miscellaneous Revenue	319	-	-	174	-	174	-
Tax Collector Excess Fees	-	420	-	-	-	-	-
Interest	-	-	-	1,726	-	1,726	-
Other Income	4	-	-	-	-	-	-
Total Revenue	**221,029**	**316,516**	**604,394**	**301,648**	**304,340**	**605,987**	**791,327**
II. Expenditures							
General Administrative							
P/R- Board of Supervisors	(1,215)	4,800	12,000	2,800	3,000	5,800	12,000
Payroll Taxes	77	337	918	214	230	444	918
Payroll Processing	335	485	490	150	50	200	1,000
Professional Services - Management Consulting Services	48,000	48,000	48,000	36,000	12,000	48,000	56,784
Professional Services - Construction Accounting Services	-	2,500	2,500	1,875	625	2,500	-
Professional Services - Administrative	3,600	3,600	3,600	2,700	900	3,600	-
Professional Services - Auditing Services	7,150	3,550	3,800	-	4,450	4,450	4,600
Professional Services - Engineering Services	1,694	4,019	4,000	2,213	738	2,950	4,000
Professional Services - Legal Services	7,253	20,279	8,000	8,185	5,581	13,766	13,800
Legal Advertisements	468	1,091	1,500	-	779	779	800
Insurance	8,780	20,416	23,929	18,297	6,106	24,403	27,923
Regulatory & Permit Fees	175	200	175	175	-	175	175
Bank Fees	-	-	300	85	28	113	600
Travel Per Diem	1,182	523	1,500	42	811	853	900
Meeting Room Rental	885	1,475	1,800	928	309	1,237	3,540
Postage & Printing	-	-	-	-	-	-	1,000
Website Compliance	2,015	2,015	2,015	1,511	504	2,015	1,515
County Assessment Collection Fee	-	-	-	-	-	-	5,000
Administrative Contingency	2,250	3,081	20,000	4,158	1,386	5,544	4,400
Total Administrative	**82,648**	**116,371**	**134,527**	**79,332**	**37,496**	**116,828**	**138,955**
Debt Administration							
Dissemination Agent	6,500	9,000	11,000	8,563	2,438	11,000	11,250
Trustee Fees	6,420	7,504	12,799	8,031	4,768	12,799	12,049
Arbitrage	475	475	1,425	475	950	1,425	1,425
Gap Loan - Cost of Issuance	-	-	4,467	4,592	-	4,592	-
Gap Loan Interest	-	-	5,961	3,872	5,961	9,833	5,961
Total Debt Administration	**13,395**	**16,979**	**35,652**	**25,532**	**14,117**	**39,649**	**30,685**
Physical Environment							

Leomas Landing Community Development District
Fiscal Year 2027 Annual Budget
General Fund (Operations & Maintenance)

Account Description	Actual FY 2024	Actual FY 2025	Amended FY 2026	Actual Thru 6/30/26	Projected July-9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
Utilities							
Electricity (Irrigation & Pond Pumps)	3,865	6,309	10,000	5,260	1,753	7,013	10,000
Streetpole Lighting	22,500	31,716	61,284	29,909	9,970	39,879	59,807
Water	379	285	3,000	10,431	3,477	13,908	3,000
Total Utilities	**26,743**	**38,310**	**74,284**	**45,600**	**15,200**	**60,800**	**72,807**
Common Areas & Right of Ways							
Professional Services - Comprehensive Field Services	10,433	15,000	15,000	12,067	3,750	15,817	15,000
Landscape Maintenance	59,112	64,246	115,000	-	17,978	17,978	-
Contracts - Landscape Maintenance	-	-	-	51,591	-	51,591	77,000
Contracts - Grounds Performance Monitoring	-	-	-	-	-	-	3,924
Contracts - Pet Waste Removal	-	-	-	-	-	-	5,000
Contracts - Rust Control	-	-	-	-	-	-	15,000
Landscape Replacement & Replenishment	-	7,745	25,000	4,066	1,355	5,421	35,000
Landscape - Mulch	-	-	-	-	-	-	20,000
Landscape - Tree/Palm Trimming	-	-	-	-	-	-	10,000
Landscape - Tree Removal & Replacement	-	-	-	-	-	-	10,000
R&M - Irrigation	9,255	1,157	18,000	692	231	922	10,000
R&M - Pressure Washing	-	-	-	-	-	-	3,000
R&M - Sidewalks / Hardscape	-	-	-	-	-	-	5,000
R&M - Signage	-	-	-	-	-	-	2,000
Misc - Pest Control & Wildlife Management	-	-	-	-	-	-	3,000
Misc - Holiday Lights & Decorations	-	-	-	-	-	-	25,000
Total Common Areas & Right of Ways	**78,800**	**88,148**	**173,000**	**68,415**	**23,314**	**91,730**	**238,924**
Flood Control/Stormwater Management							
Lake/Pond Maintenance	8,880	8,880	24,000	-	2,298	2,298	-
Contracts - Aquatic Maintenance	-	-	-	6,660	-	6,660	9,513
R&M - Pond	-	-	-	-	-	-	20,000
Total Flood Control/Stormwater Management	**8,880**	**8,880**	**24,000**	**6,660**	**2,298**	**8,958**	**29,513**
Security							
Contracts - Security Personnel	-	17,688	23,760	17,820	5,940	23,760	-
Contracts - Security Services & Monitoring Equipment	-	-	-	-	-	-	15,000
Contracts - Roving Patrols	-	-	-	-	-	-	23,760
R&M - Security Cameras & Equipment	-	-	-	-	-	-	15,000
R&M - Gates	-	-	-	-	-	-	5,000
R&M - Perimeter Fence	-	-	-	-	-	-	20,000
Key Fob / Entry System	-	-	-	-	-	-	10,000
Total Security	**-**	**17,688**	**23,760**	**17,820**	**5,940**	**23,760**	**88,760**
Capital & Contingency Reserves							
Physical Environment Contingency	-	1,849	33,614	6,403	27,211	33,614	50,000

Leomas Landing Community Development District
Fiscal Year 2027 Annual Budget
General Fund (Operations & Maintenance)

	Account Description	Actual FY 2024	Actual FY 2025	Amended FY 2026	Actual Thru 6/30/26	Projected July-9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
	Total Capital & Contingency Reserves	**-**	**1,849**	**33,614**	**6,403**	**27,211**	**33,614**	**50,000**
	Total Physical Environment	**114,424**	**154,875**	**328,657**	**144,899**	**73,963**	**218,862**	**480,004**
	Amenity Center Operations							
	Professional Services - Amenity Management	3,636	5,000	5,000	3,864	1,250	5,114	5,000
	Utility - Amenity Center Electricity	-	-	4,275	-	-	-	4,275
	Utility - Amenity Center Water	-	-	3,375	-	-	-	3,375
	Utility - Amenity Center Internet	-	-	1,575	-	-	-	2,101
	Contract - Pool Service	-	-	-	4,700	-	4,700	20,000
	Contract - Amenity Access & Security Camera	-	-	15,000	4,190	10,810	15,000	15,000
	Contract - Amenity Center Cleaning Services	-	-	20,000	-	-	-	15,000
	Contract - Amenity Center Pest Control	-	-	-	-	-	-	1,100
	Pool Permit	-	-	375	-	375	375	375
	R&M - Pool	-	-	30,000	-	30,000	30,000	20,000
	R&M - Amenity Security Camera & Monitoring Equipment	-	-	-	-	-	-	15,000
	R&M - Amenity Center Pressure Washing	-	-	-	-	-	-	6,500
	Misc. Amenity Center Repairs & Maintenance	-	-	-	-	-	-	5,000
	Amenity Center Capital Outlay	-	-	-	-	-	-	3,000
	Amenity Center Contingency	-	-	20,000	-	-	-	20,000
	Total Amenity Center Operations	**3,636**	**5,000**	**99,600**	**12,754**	**42,435**	**55,189**	**135,726**
	Total Expenditures	**214,103**	**293,225**	**598,436**	**262,517**	**168,011**	**430,528**	**785,370**
	Excess (Deficiency) of Revenues Over (Under) Expenditures	6,926	23,292	5,958	39,130	136,329	175,459	5,957
III.	**Other Financing Sources (Uses)**							
	Gap Loan Proceeds	-	-	155,565	155,565	-	155,565	155,565
	Gap Loan Repayment	-	-	(155,565)	(155,565)	-	(155,565)	(155,565)
	Gap Loan Reserve	-	-	(5,957)	(5,957)	5,957	-	(5,957)
	Total Other Financing Sources (Uses)	**-**	**-**	**(5,957)**	**(5,957)**	**5,957**	**-**	**(5,957)**
IV.	**Net Change in Fund Balance**	6,926	23,292	-	33,173	142,286	175,459	-
	Fund Balance - Beginning	26,399	33,325	56,617	56,617	-	56,617	232,076
	Transfer for Gap Loan Reserve	-	-	-	5,957	(5,957)	-	-
	Fund Balance - Ending	**$ 33,325**	**$ 56,617**	**$ 56,617**	**$ 95,747**	**$ 136,329**	**$ 232,076**	**$ 232,076**

LEOMAS LANDING COMMUNITY DEVELOPMENT DISTRICT
FY 2026 - 2027 BUDGET NARRATIVE

REVENUES

SPECIAL ASSESSMENTS - ON-ROLL

The District levies annual Non-Ad Valorem assessments on all assessable property within the District. These assessments are collected through the County Tax Roll and provide the primary funding source for Operations and Maintenance (O&M) expenditures.

SPECIAL ASSESSMENTS - OFF-ROLL

Off-Roll assessments are billed directly to landowners that have not yet been placed on the County Tax Roll. These assessments fund the same O&M activities as On-Roll assessments and are invoiced according to the adopted assessment roll and applicable collection schedule.

PHYSICAL ENVIRONMENT DEFICIT

Developer funding covers Physical Environment deficits when assessment revenues are insufficient to fund related operating costs.

EXPENDITURES

GENERAL ADMINISTRATIVE

P/R - BOARD OF SUPERVISORS

Chapter 190 of the Florida Statutes permits Board Supervisors to receive $200 per meeting attended. The budget assumes full attendance at all scheduled meetings for the fiscal year.

PAYROLL TAXES

Provides funding for required taxes associated with administrative, operational, or field staff payroll. This includes taxes on regular wages, overtime, and bonuses.

PAYROLL PROCESSING

Covers the cost of administering payroll for Supervisor compensation. This includes routine processing for each payroll cycle and additional year-end reporting and compliance filings.

PROFESSIONAL SERVICES - MANAGEMENT CONSULTING SERVICES

The District receives Management, Accounting, Administrative, and Assessment services as part of the KAI Management Agreement. This line also includes IT-related costs for processing the District's financial activities such as accounts payable, financial reporting, and budgeting. Services are performed by Kai Connected, LLC.

PROFESSIONAL SERVICES - AUDITING SERVICES

Covers the cost for the District's annual independent audit, required by Florida Statutes and the Rules of the Auditor General. The audit is conducted by the District's contracted audit firm in accordance with government auditing standards.

PROFESSIONAL SERVICES - ENGINEERING SERVICES

Provides funding for general engineering support to the District, including review of construction and maintenance activities, preparation for Board meetings, and general consultation. Services are performed by Stantec Consulting Services Inc.

PROFESSIONAL SERVICES - LEGAL SERVICES

Covers the cost of general counsel services, including attendance at Board meetings, review of contracts and agreements, and legal guidance on District operations. Services are performed by Straley Robin Vericker.

LEGAL ADVERTISEMENTS

Provides funding for legally required notices such as public meetings, budget hearings, and other formal disclosures. These notices are published in a local newspaper in accordance with statutory requirements to ensure public transparency and compliance with Florida law.

INSURANCE

Covers premiums for the District's general liability, public officials, and property coverage as required to protect District assets and operations. Coverage is placed with Egis Insurance Advisors and premiums are renewed annually based on current rates and exposures.

REGULATORY & PERMIT FEES

Covers the State of Florida's annual filing fee required to maintain the District's active status. This statutory fee is paid to the Department of Economic Opportunity or its successor agency.

BANK FEES

Charges associated with the District's bank accounts. These fees cover monthly account maintenance, transaction processing, and other banking services necessary for financial operations.

TRAVEL PER DIEM

Provides reimbursement for District-related travel expenses incurred by Board Members or staff. Eligible costs may include mileage, lodging, meals, and other expenses consistent with Florida Statutes and District policies.

MEETING ROOM RENTAL

Provides for the rental of facilities to host public Board of Supervisors meetings. This line item accounts for anticipated costs based on meeting frequency and location availability.

POSTAGE & PRINTING

Provides for the printing, postage, mailing, and courier costs associated with official District communications, including meeting notices, budget documents, compliance correspondence, and other required materials distributed to residents, Board members, government agencies, vendors, etc.

WEBSITE COMPLIANCE

The District is required by Florida law to post adopted budgets, meeting agendas, and other public records on a compliant website.

COUNTY ASSESSMENT COLLECTION FEE

The County Tax Collector charges an administrative fee for processing and remitting Non-Ad Valorem assessments collected on the Tax Roll. The amount is calculated as a percentage of total assessments collected.

ADMINISTRATIVE CONTINGENCY

Provides a reserve for unexpected administrative expenses or shortfalls in other administrative line items. This funding allows the District flexibility to address unforeseen needs without requiring a formal budget amendment.

DEBT ADMINISTRATION EXPENDITURES

DISSEMINATION AGENT

Provides for the continuing disclosure services required under Rule 15c2-12 of the Securities and Exchange Commission for District bonds. Services are performed by Kai and DTS and include preparation and filing of required annual financial information and material event notices.

TRUSTEE FEES

Provides for the fees charged by the bond Trustee for administration of the District's bond indebtedness. Services are performed by US Bank and include trust accounting, disbursement, and reporting functions.

ARBITRAGE

Provides for arbitrage rebate calculation services required by the Internal Revenue Code for the District's tax-exempt bonds. These services are performed by Arbitrage Rebate Counselors, LLC on a recurring schedule over the life of the bonds.

GAP LOAN INTEREST

Provides for interest accrued on the outstanding balance of the gap loan during the period between issuance and repayment from annual tax collection proceeds.

PHYSICAL ENVIRONMENT EXPENDITURES

UTILITIES

ELECTRICITY

Provides for electric utility service to power District-owned facilities such as irrigation systems, entry features, fountains, or other common area infrastructure. Service is billed by Duke Energy based on usage and applicable utility rates.

STREETPOLE LIGHTING

Provides for electric service and maintenance associated with streetlight poles located throughout the District. Service is billed by Gig Fiber, LLC based on the number of fixtures and applicable rate schedules.

WATER

Covers the cost of water utility services necessary to operate irrigation systems, fountains, and other common area features maintained by the District. Service is provided by the applicable utility provider and charges are based on usage and prevailing rates.

COMMON AREAS & RIGHT OF WAYS

PROFESSIONAL SERVICES - COMPREHENSIVE FIELD SERVICES

Provides for a dedicated field services contractor to perform routine inspections of the District's assets. Services are performed by Kai Connected, LLC and include coordinating with vendors, monitoring service levels, and reporting maintenance concerns.

CONTRACTS - LANDSCAPE MAINTENANCE

Provides for the contracted landscape maintenance services for the District. Includes routine mowing, fertilization, plant and turf care, and irrigation system inspections and minor repairs as outlined in the contract. Services are performed by Floralawn Inc for an annual amount of $77,000.00.

CONTRACTS - GROUNDS PERFORMANCE MONITORING

Provides recurring evaluations of overall grounds conditions, including landscape and pond areas, through scheduled monitoring and reporting. Supports early identification of maintenance needs to ensure consistent service quality and community appearance. Services are performed by Optic Systems for an annual amount of $3,924.00.

CONTRACT - PET WASTE

Provides for the servicing and maintenance of pet waste stations located throughout the District. Services include waste removal, bag replenishment, and disposal on a recurring schedule. The District expects to employ pet waste removal services for an annual amount of $5,000.00.

CONTRACT - RUST CONTROL

Provides for contracted services to prevent and remove rust staining on District hardscape and structures. Staining is typically caused by irrigation water with elevated iron content; services include inhibitor application and corrective cleaning. The District expects to employ rust control services for an annual amount of $15,000.00.

LANDSCAPE REPLACEMENT & REPLENISHMENT

Covers costs for the repair or replacement of landscaping materials outside of regular contractual services.

LANDSCAPE - MULCH

Covers the cost of repairing or replenishing mulch in common area landscape beds, separate from regularly scheduled landscape services.

LANDSCAPE - TREE/PALM TRIMMING

Covers the cost of trimming, pruning, and removing trees within the District's common areas as needed to maintain safety, visibility, and aesthetic standards.

LANDSCAPE - TREE REMOVAL & REPLACEMENT

This category includes the cost of removing damaged or declining trees and installing approved replacement trees in accordance with community landscape standards and safety requirements.

R&M - IRRIGATION

Provides funding for ongoing repair and maintenance of the District's irrigation system, including valve replacement, line repairs, controller adjustments, and related service needs. This amount has been estimated based on historical trends, projected service levels, and anticipated cost changes.

R&M - PRESSURE WASHING

Provides for the cleaning and pressure washing of community infrastructure such as sidewalks, curbs, monument signs, entry features, and perimeter walls to maintain appearance and safety.

R&M - SIGNAGE

Covers the cost of repairing, replacing, or maintaining community signage, including entry monuments, directional signs, and regulatory or informational signs located throughout the District.

MISC - PEST CONTROL & WILDLIFE MANAGEMENT

Provides for non-recurring pest and wildlife management services, including response to nuisance animals, rodents, or insect issues outside the scope of the routine pest-control contract. Services are performed on an as-needed basis by a qualified pest and wildlife management vendor.

MISC - HOLIDAY LIGHTS & DECORATIONS

Provides funding for the purchase, installation, and removal of seasonal and holiday decorations throughout the District's common areas to enhance community appearance and celebrate festive occasions.

FLOOD CONTROL/STORMWATER MANAGEMENT

CONTRACTS - AQUATIC MAINTENANCE

Provides for the contracted treatment and maintenance of the District's stormwater ponds, lakes, and aquatic vegetation. Services may include algae control, shoreline management, water quality monitoring, and midge fly or invasive species treatment. Services are performed by Steadfast Environmental for an annual amount of $9,512.52.

R&M - PONDS

Supports repairs, maintenance, and remediation of District stormwater ponds, including shoreline stabilization, minor erosion repairs, sediment buildup correction, and upkeep necessary to preserve proper function and appearance.

SECURITY

CONTRACTS - SECURITY SERVICES & MONITORING EQUIPMENT

Provides for contracted roving patrols of the District's common areas. Also covers operation and maintenance of perimeter gates and resident access infrastructure. The District expects to security services for an annual amount of $15,000.00.

CONTRACTS - ROVING PATROLS

Provides for contracted mobile patrol services to monitor and protect the District's common areas. Services are performed by JCS Investigation & Security for an annual amount of $23,760.00 and may include after -hours patrols, incident reporting. Coordination with local law enforcement as needed.

R&M CAMERAS & MONITORING

Provides for the routine maintenance, repair, and monitoring of the District's security camera systems. This may include replacement of damaged equipment, software updates to ensure continued functionality and safety coverage throughout the community.

R&M - GATES

Covers the cost of maintaining, repairing, and servicing the District's entry gates, including entry/exit arms, keypads, card readers, and related gate equipment to ensure reliable operation and resident access.

R&M - PERIMETER FENCE

Covers repairs and maintenance of the District's perimeter fencing, including structural repairs, panel and post replacement, gate hardware associated with perimeter access points, and related weather or impact damage remediation. Work is performed by the District's contracted fencing vendor and is scheduled or prioritized based on condition assessments.

KEY FOB / ENTRY SYSTEM

Provides for the purchase and issuance of individual key fobs and barcodes for residents and authorized users to access District facilities and gated areas.

CAPITAL & CONTINGENCY RESERVES

PHYSICAL ENVIRONMENT CONTINGENCY

Sets aside reserve funds to cover unforeseen or emergency repairs, cost overruns, or other unbudgeted physical environment expenses that may arise during the fiscal year.

AMENITY CENTER OPERATIONS

PROFESSIONAL SERVICES - AMENITY MANAGEMENT

Covers onsite management, staffing, and coordination of daily amenity operations. Responsibilities include tracking and managing facility access keys, coordinating janitorial services, overseeing facility rental activities, and implementing general operating rules for the amenity center. Services are performed by Kai Connected, LLC.

UTILITY - AMENITY CENTER ELECTRICITY

Provides for electric utility costs associated with powering the clubhouse, fitness center, pool equipment, lighting, HVAC, and other amenity-center systems. Service is billed by the applicable utility provider based on usage and applicable rates.

UTILITY - AMENITY CENTER WATER

Provides for water utility costs associated with the amenity center, including restrooms, kitchens, pool fill, and landscape irrigation at the amenity site. Service is billed by the applicable utility provider based on usage and prevailing rates.

UTILITY - AMENITY CENTER INTERNET

Provides for internet and data-communication services supporting amenity-center operations such as point-of-sale systems, access control, and resident-accessible Wi-Fi. Service is provided by the applicable internet service provider on a recurring subscription.

CONTRACT - POOL SERVICE

Provides for a professional service vendor to clean, treat, and inspect the community pool on a routine basis to ensure compliance with health and safety standards.

CONTRACT - AMENITY ACCESS & SECURITY CAMERA

Provides for contracted services supporting amenity access control systems and security cameras, including monitoring, maintenance, and software or hardware support.

CONTRACT - AMENITY CENTER CLEANING SERVICES

Provides for contracted cleaning and routine maintenance services at the amenity center.

CONTRACT - AMENITY CENTER PEST CONTROL

Provides for recurring pest prevention and treatment services at the amenity center and supporting structures.

POOL PERMIT

Covers the annual regulatory permit required for operation of the community pool, including inspections and compliance fees mandated by the county health department.

R&M - POOL

Covers repairs and non-routine maintenance needed for the pool structure and equipment, including pumps, filters, heaters, lighting, and safety systems.

R&M - AMENITY SECURITY CAMERA & MONITORING

Covers the cost of maintaining, repairing, or replacing security camera equipment and related monitoring systems at the amenity center. This may include system diagnostics, software updates, storage device replacements, or service calls related to connectivity or hardware issues.

R&M - AMENITY CENTER PRESSURE WASHING

Provides for pressure cleaning of walkways, patios, pool decks, and building exteriors within the amenity area to maintain cleanliness and curb appeal.

MISC. AMENITY CENTER REPAIRS & MAINTENANCE

Funds unexpected or minor repairs necessary to maintain the functionality and aesthetics of the amenity center. This may include light plumbing, HVAC repairs, minor painting, fixture replacements, and other small-scale tasks not otherwise categorized.

AMENITY CENTER CAPITAL OUTLAY RESERVE

Sets aside funds for future replacement or upgrade of major capital assets within the amenity center, such as HVAC systems, pool resurfacing, structural repairs, or technology improvements.

AMENITY CENTER CONTINGENCY

Reserves funds for unforeseen or emergency expenditures associated with the operation and maintenance of the amenity center.

OTHER FINANCING SOURCES (USES)

GAP LOAN PROCEEDS - OTHER FINANCING SOURCE

Represents proceeds received from a short-term gap loan issued to provide interim funding for District operations prior to the receipt of annual assessment revenues. These funds are repaid with tax collection proceeds once received.

GAP LOAN REPAYMENT

Provides for the repayment of principal associated with the short-term gap loan issued to fund District operations prior to the receipt of annual assessment revenues. The loan is repaid using tax collection proceeds once received and is expected to be fully satisfied within the fiscal year.

GAP LOAN REQUIRED RESERVE

Provides for the required reserve established in connection with the gap loan, as required by the loan agreement, to ensure timely payment of debt service and related obligations during the period the loan is outstanding.

Leomas Landing Community Development District
Fiscal Year 2027 Annual Budget
Series 2021 AA1 Debt Service Fund

	Account Description	Actual FY 2025	Adopted FY 2026	Actual Thru 6/30/26	Projected July-9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I.	**Revenue**						
	Debt Service Assessments - On-Roll	$ 100,313	$ 99,500	$ 100,153	$ -	$ 100,153	$ 99,500
	Debt Service Assessments - Off-Roll	35,368	-	-	-	-	-
	Tax Collector Excess Fees	266	-	-	-	-	-
	Interest	3,180	-	1,930	-	1,930	-
	Total Revenue	**139,126**	**99,500**	**102,084**	**-**	**102,084**	**99,500**
II.	**Expenditures**						
	Debt Service						
	Principal Debt Retirement	35,000	35,000	35,000	-	35,000	40,000
	Interest Expense	58,480	57,120	57,540	-	57,540	56,700
	Prepayment Expense	5,000	-	-	-	-	-
	Total Debt Service	**98,480**	**92,120**	**92,540**	**-**	**92,540**	**96,700**
	Total Expenditures	**98,480**	**92,120**	**92,540**	**-**	**92,540**	**96,700**
	Excess (Deficiency) of Revenues Over (Under) Expenditures	40,646	7,380	9,544	-	9,544	2,800
III.	**Other Financing Sources (Uses)**						
	Interfund Transfer-Out	(27,147)	-	-	-	-	-
	Total Other Sources (Uses)	**(27,147)**	**-**	**-**	**-**	**-**	**-**
IV.	**Net Change In Fund Balance**	**13,500**	**7,380**	**9,544**	**-**	**9,544**	**2,800**
	Fund Balance - Beginning	75,480	88,980	88,980	-	88,980	**98,523**
	Fund Balance - Ending	**$ 88,980**	**$ 96,360**	**$ 98,523**	**$ -**	**$ 98,523**	**$ 101,323**

Leomas Landing Community Development District
$2,750,000 Capital Improvement Revenue Assessment Bonds, Series 2021 (AA1)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Total Bond Value
5/1/25						
11/1/25			28,770	28,770		1,590,000
5/1/26	35,000	2.40%	28,770	63,770	92,540	1,555,000
11/1/26			28,350	28,350		1,555,000
5/1/27	40,000	2.95%	28,350	68,350	96,700	1,515,000
11/1/27			27,760	27,760		1,515,000
5/1/28	40,000	2.95%	27,760	67,760	95,520	1,475,000
11/1/28			27,170	27,170		1,475,000
5/1/29	40,000	2.95%	27,170	67,170	94,340	1,435,000
11/1/29			26,580	26,580		1,435,000
5/1/30	40,000	2.95%	26,580	66,580	93,160	1,395,000
11/1/30			25,990	25,990		1,395,000
5/1/31	45,000	2.95%	25,990	70,990	96,980	1,350,000
11/1/31			25,326	25,326		1,350,000
5/1/32	45,000	3.35%	25,326	70,326	95,652	1,305,000
11/1/32			24,573	24,573		1,305,000
5/1/33	45,000	3.35%	24,573	69,573	94,146	1,260,000
11/1/33			23,819	23,819		1,260,000
5/1/34	45,000	3.35%	23,819	68,819	92,638	1,215,000
11/1/34			23,065	23,065		1,215,000
5/1/35	50,000	3.35%	23,065	73,065	96,130	1,165,000
11/1/35			22,228	22,228		1,165,000
5/1/36	50,000	3.35%	22,228	72,228	94,456	1,115,000
11/1/36			21,390	21,390		1,115,000
5/1/37	50,000	3.35%	21,390	71,390	92,780	1,065,000
11/1/37			20,553	20,553		1,065,000
5/1/38	55,000	3.35%	20,553	75,553	96,106	1,010,000
11/1/38			19,631	19,631		1,010,000
5/1/39	55,000	3.35%	19,631	74,631	94,262	955,000
11/1/39			18,710	18,710		955,000
5/1/40	60,000	3.35%	18,710	78,710	97,420	895,000
11/1/40			17,705	17,705		895,000
5/1/41	60,000	3.35%	17,705	77,705	95,410	835,000
11/1/41			16,700	16,700		835,000
5/1/42	60,000	4.00%	16,700	76,700	93,400	775,000
11/1/42			15,500	15,500		775,000
5/1/43	65,000	4.00%	15,500	80,500	96,000	710,000
11/1/43			14,200	14,200		710,000
5/1/44	65,000	4.00%	14,200	79,200	93,400	645,000
11/1/44			12,900	12,900		645,000
5/1/45	70,000	4.00%	12,900	82,900	95,800	575,000
11/1/45			11,500	11,500		575,000
5/1/46	75,000	4.00%	11,500	86,500	98,000	500,000
11/1/46			10,000	10,000		500,000
5/1/47	75,000	4.00%	10,000	85,000	95,000	425,000
11/1/47			8,500	8,500		425,000
5/1/48	80,000	4.00%	8,500	88,500	97,000	345,000
11/1/48			6,900	6,900		345,000
5/1/49	80,000	4.00%	6,900	86,900	93,800	265,000
11/1/49			5,300	5,300		265,000
5/1/50	85,000	4.00%	5,300	90,300	95,600	180,000
11/1/50			3,600	3,600		180,000
5/1/51	90,000	4.00%	3,600	93,600	97,200	90,000
11/1/51			1,800	1,800		90,000
5/1/52	90,000	4.00%	1,800	91,800	93,600	0
Total	**1,590,000**		**977,040**	**2,567,040**	**2,567,040**	

Leomas Landing Community Development District
Fiscal Year 2027 Annual Budget
Series 2021 AA2 Debt Service Fund

	Account Description	Actual FY 2025	Adopted FY 2026	Actual Thru 6/30/26	Projected July-9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I.	**Revenue**						
	Debt Service Assessments - On-Roll	$ -	$ -	$ 19,696	$ -	$ 19,696	$ 43,162
	Debt Service Assessments - Off-Roll	96,241	146,945.00	91,468	10,654	102,123	103,816
	Debt Service Assessments - Lot Closings	19,555	-	17,321	-	17,321	-
	Interest	6,518	-	4,158	-	4,158	-
	Total Revenue	**122,314**	**146,945**	**132,643**	**10,654**	**143,297**	**146,978**
II.	**Expenditures**						
	Debt Service						
	Principal Debt Retirement	55,000	55,000	55,000	-	55,000	60,000
	Interest Expense	89,618	87,638	88,298	-	88,298	86,978
	Total Debt Service	**144,618**	**142,637.50**	**143,298**	**-**	**143,298**	**146,978**
	Total Expenditures	**144,618**	**142,638**	**143,298**	**-**	**143,298**	**146,978**
	Excess (Deficiency) of Revenues Over (Under) Expenditures	(22,303)	4,308	(10,655)	10,654	-	-
III.	**Other Financing Sources (Uses)**						
	Interfund Transfer-In	27,420	-	10	-	10	-
	Total Other Sources (Uses)	**27,420**	**-**	**10**	**-**	**10**	**-**
IV.	**Net Change In Fund Balance**	**5,117**	**4,308**	**(10,645)**	**10,654**	**10**	**-**
	Fund Balance - Beginning	164,607	169,724	169,724	-	169,724	**169,734**
	Fund Balance - Ending	**$ 169,724**	**$ 174,031**	**$ 159,079**	**$ 10,654**	**$ 169,734**	**$ 169,734**

Leomas Landing Community Development District
$2,605,000 Capital Improvement Revenue Assessment Bonds, Series 2021 (AA2)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Total Bond Value
5/1/25	55,000	2.400%	44,809			2,440,000
11/1/25			44,149	44,149		2,440,000
5/1/26	55,000	2.40%	44,149	99,149	143,298	2,385,000
11/1/26			43,489	43,489		2,385,000
5/1/27	60,000	2.95%	43,489	103,489	146,978	2,325,000
11/1/27			42,604	42,604		2,325,000
5/1/28	60,000	2.95%	42,604	102,604	145,208	2,265,000
11/1/28			41,719	41,719		2,265,000
5/1/29	60,000	2.95%	41,719	101,719	143,438	2,205,000
11/1/29			40,834	40,834		2,205,000
5/1/30	65,000	2.95%	40,834	105,834	146,668	2,140,000
11/1/30			39,875	39,875		2,140,000
5/1/31	65,000	2.95%	39,875	104,875	144,750	2,075,000
11/1/31			38,916	38,916		2,075,000
5/1/32	70,000	3.35%	38,916	108,916	147,832	2,005,000
11/1/32			37,744	37,744		2,005,000
5/1/33	70,000	3.35%	37,744	107,744	145,488	1,935,000
11/1/33			36,571	36,571		1,935,000
5/1/34	70,000	3.35%	36,571	106,571	143,142	1,865,000
11/1/34			35,399	35,399		1,865,000
5/1/35	75,000	3.35%	35,399	110,399	145,798	1,790,000
11/1/35			34,143	34,143		1,790,000
5/1/36	80,000	3.35%	34,143	114,143	148,286	1,710,000
11/1/36			32,803	32,803		1,710,000
5/1/37	80,000	3.35%	32,803	112,803	145,606	1,630,000
11/1/37			31,463	31,463		1,630,000
5/1/38	85,000	3.35%	31,463	116,463	147,926	1,545,000
11/1/38			30,039	30,039		1,545,000
5/1/39	85,000	3.35%	30,039	115,039	145,078	1,460,000
11/1/39			28,615	28,615		1,460,000
5/1/40	90,000	3.35%	28,615	118,615	147,230	1,370,000
11/1/40			27,108	27,108		1,370,000
5/1/41	90,000	3.35%	27,108	117,108	144,216	1,280,000
11/1/41			25,600	25,600		1,280,000
5/1/42	95,000	4.00%	25,600	120,600	146,200	1,185,000
11/1/42			23,700	23,700		1,185,000
5/1/43	100,000	4.00%	23,700	123,700	147,400	1,085,000
11/1/43			21,700	21,700		1,085,000
5/1/44	105,000	4.00%	21,700	126,700	148,400	980,000
11/1/44			19,600	19,600		980,000
5/1/45	105,000	4.00%	19,600	124,600	144,200	875,000
11/1/45			17,500	17,500		875,000
5/1/46	110,000	4.00%	17,500	127,500	145,000	765,000
11/1/46			15,300	15,300		765,000
5/1/47	115,000	4.00%	15,300	130,300	145,600	650,000
11/1/47			13,000	13,000		650,000
5/1/48	120,000	4.00%	13,000	133,000	146,000	530,000
11/1/48			10,600	10,600		530,000
5/1/49	125,000	4.00%	10,600	135,600	146,200	405,000
11/1/49			8,100	8,100		405,000
5/1/50	130,000	4.00%	8,100	138,100	146,200	275,000
11/1/50			5,500	5,500		275,000
5/1/51	135,000	4.00%	5,500	140,500	146,000	140,000
11/1/51			2,800	2,800		140,000
5/1/52	140,000	4.00%	2,800	142,800	145,600	0
Total	**2,495,000**		**1,542,551**	**3,937,742**	**3,937,742**	

Leomas Landing Community Development District
Fiscal Year 2027 Annual Budget
Series 2025 Debt Service Fund

	Account Description	Actual FY 2025	Adopted FY 2026	Actual Thru 6/30/26	Projected July-9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I.	**Revenue**						
	Debt Service Assessments - On-Roll	$ -	$ -	$ 22,586	$ -	$ 22,586	$ 49,516
	Debt Service Assessments - Off-Roll	25,907	168,580	146,054	12,243	158,297	113,561
	Debt Service Assessments - Lot Closings	22,435	-	19,871	-	19,871	-
	Interest	3,893	-	4,799	-	4,799	-
	Total Revenue	**52,234**	**168,580**	**193,309**	**12,243**	**205,553**	**163,078**
II.	**Expenditures**						
	Debt Service						
	Principal Debt Retirement	-	35,000	75,000	-	75,000	35,000
	Interest Expense	26,081	128,865	130,553	-	130,553	128,078
	Total Debt Service	**26,081**	**163,865**	**205,553**	**-**	**205,553**	**163,078**
	Total Expenditures	**26,081**	**163,865**	**205,553**	**-**	**205,553**	**163,078**
	Excess (Deficiency) of Revenues Over (Under) Expenditures	26,154	4,715	(12,243)	12,243	-	-
III.	**Other Financing Sources (Uses)**						
	Interfund Transfer-Out	(1,008)	-	-	-	-	-
	Bond Proceeds	397,030	-	-	-	-	-
	Cost of Issuance	(178,850)	-	-	-	-	-
	Underwriter's Discount	(48,600)	-	-	-	-	-
	Total Other Sources (Uses)	**168,572**	**-**	**-**	**-**	**-**	**-**
IV.	**Net Change In Fund Balance**	**194,726**	**4,715**	**(12,243)**	**12,243**	**-**	**-**
	Fund Balance - Beginning	-	194,726	194,726	-	194,726	**194,726**
	Fund Balance – Ending	**$ 194,726**	**$ 199,441**	**$ 182,482**	**$ 12,243**	**$ 194,726**	**$ 194,726**

Leomas Landing Community Development District
$2,430,000 Capital Improvement Revenue Assessment Bonds, Series 2025

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Total Bond Value
5/1/25			26,081			2,430,000
11/1/25	75,000	4.50%	66,120	141,120		2,355,000
5/1/26			64,433	64,433	205,553	2,355,000
11/1/26	35,000	4.50%	64,433	99,433		2,320,000
5/1/27			63,645	63,645	163,078	2,320,000
11/1/27	40,000	4.50%	63,645	103,645		2,280,000
5/1/28			62,745	62,745	166,390	2,280,000
11/1/28	40,000	4.50%	62,745	102,745		2,240,000
5/1/29			61,845	61,845	164,590	2,240,000
11/1/29	40,000	4.50%	61,845	101,845		2,200,000
5/1/30			60,945	60,945	162,790	2,200,000
11/1/30	45,000	4.50%	60,945	105,945		2,155,000
5/1/31			59,933	59,933	165,878	2,155,000
11/1/31	45,000	4.50%	59,933	104,933		2,110,000
5/1/32			58,920	58,920	163,853	2,110,000
11/1/32	50,000	4.50%	58,920	108,920		2,060,000
5/1/33			57,795	57,795	166,715	2,060,000
11/1/33	50,000	5.50%	57,795	107,795		2,010,000
5/1/34			56,420	56,420	164,215	2,010,000
11/1/34	55,000	5.50%	56,420	111,420		1,955,000
5/1/35			54,908	54,908	166,328	1,955,000
11/1/35	55,000	5.50%	54,908	109,908		1,900,000
5/1/36			53,395	53,395	163,303	1,900,000
11/1/36	60,000	5.50%	53,395	113,395		1,840,000
5/1/37			51,745	51,745	165,140	1,840,000
11/1/37	60,000	5.50%	51,745	111,745		1,780,000
5/1/38			50,095	50,095	161,840	1,780,000
11/1/38	65,000	5.50%	50,095	115,095		1,715,000
5/1/39			48,308	48,308	163,403	1,715,000
11/1/39	70,000	5.50%	48,308	118,308		1,645,000
5/1/40			46,383	46,383	164,690	1,645,000
11/1/40	75,000	5.50%	46,383	121,383		1,570,000
5/1/41			44,320	44,320	165,703	1,570,000
11/1/41	75,000	5.50%	44,320	119,320		1,495,000
5/1/42			42,258	42,258	161,578	1,495,000
11/1/42	80,000	5.50%	42,258	122,258		1,415,000
5/1/43			40,058	40,058	162,315	1,415,000
11/1/43	85,000	5.50%	40,058	125,058		1,330,000
5/1/44			37,720	37,720	162,778	1,330,000
11/1/44	90,000	5.50%	37,720	127,720		1,240,000
5/1/45			35,245	35,245	162,965	1,240,000
11/1/45	95,000	5.50%	35,245	130,245		1,145,000
5/1/46			32,633	32,633	162,878	1,145,000
11/1/46	100,000	5.70%	32,633	132,633		1,045,000
5/1/47			29,783	29,783	162,415	1,045,000
11/1/47	105,000	5.70%	29,783	134,783		940,000
5/1/48			26,790	26,790	161,573	940,000
11/1/48	115,000	5.70%	26,790	141,790		825,000
5/1/49			23,513	23,513	165,303	825,000
11/1/49	120,000	5.70%	23,513	143,513		705,000
5/1/50			20,093	20,093	163,605	705,000
11/1/50	125,000	5.70%	20,093	145,093		580,000
5/1/51			16,530	16,530	161,623	580,000
11/1/51	135,000	5.70%	16,530	151,530		445,000
5/1/52			12,683	12,683	164,213	445,000
11/1/52	140,000	5.70%	12,683	152,683		305,000
5/1/53			8,693	8,693	161,375	305,000
11/1/53	150,000	5.70%	8,693	158,693		155,000
5/1/54			4,418	4,418	163,110	155,000
11/1/54	155,000	5.70%	4,418	159,418	159,418	0
Total	**2,430,000**		**2,544,691**	**4,948,610**	**4,948,610**	

Leomas Landing Community Development District
Fiscal Year 2027 ERU Allocation & Assessment Summary Comparison

	General Admin, Debt Service Admin, Stormwater Mgmt.	Physical Environment	Total
AR = Total Expenditures - Net:	$199,152.76	$282,326.51	$481,479.27
Plus: Early Payment Discount (4.0%)	$8,474.59	$12,013.89	$20,488.48
Plus: County Collection Charges (2.0%)	$4,237.29	$6,006.95	$10,244.24
Total Expenditures - GROSS	$211,864.63	$300,347.35	$512,211.99
Total ERU:	300.40	151.20	
Total AR / ERU - GROSS (as if all On-Roll):	**$705.28**	**$1,986.42**	
Total AR / ERU - NET:	$662.96	$1,867.24	

1. Equivalent Residential Unit (ERU) Allocation of Annual Operations and Maintenance Assessments

A. General Administration, Debt Service Administration, and Stormwater Management Assessment Allocation

Product [1]	Units	ERU	Total ERU	% ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
40'-45'	178	0.80	142.40	47.40%	$530.37	$94,405.30	$564.22	$100,431.17
50'-55'	158	1.00	158.00	52.60%	$662.96	$104,747.45	$705.28	$111,433.46
Total	**336**		**300.40**	**100.00%**		**$199,152.76**		**$211,864.63**

B. Physical Environment Assessment Allocation

Product [1]	Units	ERU	Total ERU	% ERU	Net	Total Net Assmt	Gross	Total Gross
40'-45'	89	0.80	71.20	47.09%	$1,493.79	$132,947.40	$1,589.14	$141,433.41
50'-55'	80	1.00	80.00	52.91%	$1,867.24	$149,379.11	$1,986.42	$158,913.94
Total	**169**		**151.20**	**100.00%**		**$282,326.51**		**$300,347.35**

C. Total Operations & Maintenance Assessment Allocation

Product [1]	Units	ERU	Total ERU	% ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
40'-45'	89	0.80	71.20	23.70%	$530.37	$47,202.65	$564.22	$50,215.59
40'-45'	89	0.80	71.20	23.70%	$2,024.16	$180,150.05	$2,153.36	$191,648.99
50'-55'	78	1.00	78.00	25.97%	$662.96	$51,710.77	$705.28	$55,011.46
50'-55'	80	1.00	80.00	26.63%	$2,530.20	$202,415.79	$2,691.70	$215,335.95
Total	**336**		**300.40**	**100.00%**		**$481,479.27**		**$512,211.99**

3. Assessment Comparison Summary by Fiscal Year

Assessment Area One - Phase 1

		Operations & Maintenance [2]			Series 2021 (AA1) Debt Service [2]			Total [2]			
Product	Units	FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	$ Change	% Change
45'	58	$2,153.36	$1,712.31	26%	$957.45	$957.45	0%	$3,110.81	$2,669.76	$441.05	17%
55'	43	$2,691.70	$2,140.39	26%	$1,170.21	$1,170.21	0%	$3,861.91	$3,310.60	$551.31	17%
Total	**101**										

Assessment Area Two - Phase 2 & 3

Product	Units	Operations & Maintenance [2]			Series 2021 (AA1) Debt Service [2]			Series 2025 Debt Service [2]			Total [2]			
		FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	$ Change	% Change
40'	31	$2,153.36	$1,712.31	26%	$594.39	$594.39	0%	$681.90	$681.90	0%	$3,429.65	$2,988.60	$441.05	15%
50'	37	$2,691.70	$2,140.39	26%	$742.99	$742.99	0%	$852.38	$852.38	0%	$4,287.07	$3,735.76	$551.31	15%
Total	**68**													

Undeveloped Lands - Limited O&M Benefit Allocation

Product	Units	Operations & Maintenance [2]			Series 2021 (AA1) Debt Service [2]			Series 2025 Debt Service [2]			Total [2]			
		FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	$ Change	% Change
40'	89	$564.22	$1,713.31	-67%	$594.39	$594.39	0%	$681.90	$681.90	0%	$1,840.51	$2,989.60	-$1,149.09	-38%
50'	78	$705.28	$2,141.39	-67%	$742.99	$742.99	0%	$852.38	$852.38	0%	$2,300.65	$3,736.76	-$1,436.11	-38%
Total	**167**													

	Net[3]
Physical Environment Deficit	**$309,848.11**

Footnotes:

1. The product mix is subject to change at the Developer's discretion. Assessment categories shown as zero in a given Fiscal Year reflect product types that did not exist in the prior year or were created in the current year.

2. The amounts shown are presented as if on roll and grossed up to account for collection costs and early payment discounts.

3. Developer will enter into an O&M deficit funding agreement for the FY 2026/2027 budget to cover any shortfalls in the FY 2026/2027 budget. Developer will fund budget deficits based on actual expenditures that exceed actual revenues as needed.