

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026**

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
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**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual Through 2/28/2025	Projected Through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ 107,945				\$ 138,715
Allowable discounts (4%)	(4,318)				(5,549)
Assessment levy: on-roll - net	103,627	\$ 102,831	\$ 796	\$ 103,627	133,166
Landowner contribution	29,265	-	16,150	16,150	-
Total revenues	132,892	102,831	16,946	119,777	133,166
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	25,000	2,213	2,500	4,713	23,500
Engineering	2,000	-	1,000	1,000	2,000
Audit*	5,000	-	5,000	5,000	5,100
Arbitrage rebate calculation	1,500	-	1,500	1,500	1,500
Dissemination agent	2,000	833	1,167	2,000	2,000
EMMA software system	1,000	1,000	-	1,000	1,000
Trustee	5,500	-	5,500	5,500	5,500
Telephone	200	83	117	200	200
Postage	500	62	438	500	500
Printing & binding	500	208	292	500	500
Legal advertising	1,500	252	1,248	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,720	5,408	-	5,408	5,720
Contingencies/bank charges	500	616	1,000	1,616	1,750
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Property appraiser	324	173	-	173	416
Tax collector	2,159	2,055	-	2,055	2,774
Total professional & administrative	102,493	33,078	48,677	81,755	103,050

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual Through 2/28/2025	Projected Through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
Field operations and maintenance					
Field operations manager	2,400	1,000	1,400	2,400	3,600
Landscaping contract labor	19,000	3,472	15,528	19,000	10,416
Irrigation maintenance/repair	-	-	-	-	1,000
General maintenance	1,000	4,071	-	4,071	1,000
Aquatic control - ponds	8,000	12,475	6,475	18,950	11,100
Pond fountain electric	-	-	-	-	2,000
Pond fountain maintenance	-	-	-	-	1,000
Total field operations	<u>30,400</u>	<u>21,018</u>	<u>23,403</u>	<u>44,421</u>	<u>30,116</u>
Total expenditures	<u>132,893</u>	<u>54,096</u>	<u>72,080</u>	<u>126,176</u>	<u>133,166</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (1)	 48,735	 (55,134)	 (6,399)	 -
 Fund balance - beginning (unaudited)	 <u>53,489</u>	 <u>6,399</u>	 <u>55,134</u>	 <u>6,399</u>	 <u>-</u>
Fund balance - ending (projected)					
Unassigned	53,488	55,134	-	-	-
Fund balance - ending	<u>\$ 53,488</u>	<u>\$ 55,134</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	23,500
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,100
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	1,500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	2,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
EMMA software service*	1,000
Disclosure Technology Services, LLC EMMA filing assistance software license agreement for quarterly disclosure reporting	
Trustee*	5,500
Annual fee for the service provided by trustee, paying agent and registrar for Series 2022.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,720
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	1,750
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210
Property appraiser	416
Tax collector	2,774

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Field operations and maintenance

Field operations manager	3,600
Landscaping contract labor	10,416
Irrigation maintenance/repair	1,000
General maintenance	1,000
Aquatic control - ponds	11,100
Pond fountain electric	2,000
Pond fountain maintenance	1,000
Total expenditures	<u>\$ 133,166</u>

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual Through 2/28/2025	Projected Through 9/30/2025	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 317,008				\$ 317,008
Allowable discounts (4%)	(12,680)				(12,680)
Assessment levy: net	304,328	302,001	2,327	304,328	304,328
Interest	-	3,640	-	3,640	-
Total revenues	304,328	305,641	2,327	307,968	304,328
EXPENDITURES					
Debt service					
Principal	75,000	-	75,000	75,000	75,000
Interest	224,400	112,200	112,200	224,400	221,400
Total debt service	299,400	112,200	187,200	299,400	296,400
Other fees & charges					
Tax collector	6,340	6,034	306	6,340	6,340
Total other fees & charges	6,340	6,034	306	6,340	6,340
Total expenditures	305,740	118,234	187,506	305,740	302,740
Excess/(deficiency) of revenues over/(under) expenditures	(1,412)	187,407	(185,179)	2,228	1,588
Fund balance:					
Beginning fund balance (unaudited)	268,316	218,797	406,204	218,797	221,025
Ending fund balance (projected)	<u>\$266,904</u>	<u>\$406,204</u>	<u>\$221,025</u>	<u>\$221,025</u>	<u>222,613</u>
Use of fund balance:					
Debt service reserve account balance (required)					(74,497)
Principal and Interest expense - November 1, 2026					(109,200)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 38,916</u>

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			110,700.00	110,700.00	4,210,000.00
05/01/26	75,000.00	4.000%	110,700.00	185,700.00	4,135,000.00
11/01/26			109,200.00	109,200.00	4,135,000.00
05/01/27	80,000.00	4.000%	109,200.00	189,200.00	4,055,000.00
11/01/27			107,600.00	107,600.00	4,055,000.00
05/01/28	80,000.00	4.500%	107,600.00	187,600.00	3,975,000.00
11/01/28			105,800.00	105,800.00	3,975,000.00
05/01/29	85,000.00	4.500%	105,800.00	190,800.00	3,890,000.00
11/01/29			103,887.50	103,887.50	3,890,000.00
05/01/30	90,000.00	4.500%	103,887.50	193,887.50	3,800,000.00
11/01/30			101,862.50	101,862.50	3,800,000.00
05/01/31	95,000.00	4.500%	101,862.50	196,862.50	3,705,000.00
11/01/31			99,725.00	99,725.00	3,705,000.00
05/01/32	100,000.00	4.500%	99,725.00	199,725.00	3,605,000.00
11/01/32			97,475.00	97,475.00	3,605,000.00
05/01/33	105,000.00	5.250%	97,475.00	202,475.00	3,500,000.00
11/01/33			94,718.75	94,718.75	3,500,000.00
05/01/34	110,000.00	5.250%	94,718.75	204,718.75	3,390,000.00
11/01/34			91,831.25	91,831.25	3,390,000.00
05/01/35	115,000.00	5.250%	91,831.25	206,831.25	3,275,000.00
11/01/35			88,812.50	88,812.50	3,275,000.00
05/01/36	120,000.00	5.250%	88,812.50	208,812.50	3,155,000.00
11/01/36			85,662.50	85,662.50	3,155,000.00
05/01/37	130,000.00	5.250%	85,662.50	215,662.50	3,025,000.00
11/01/37			82,250.00	82,250.00	3,025,000.00
05/01/38	135,000.00	5.250%	82,250.00	217,250.00	2,890,000.00
11/01/38			78,706.25	78,706.25	2,890,000.00
05/01/39	140,000.00	5.250%	78,706.25	218,706.25	2,750,000.00
11/01/39			75,031.25	75,031.25	2,750,000.00
05/01/40	150,000.00	5.250%	75,031.25	225,031.25	2,600,000.00
11/01/40			71,093.75	71,093.75	2,600,000.00
05/01/41	160,000.00	5.250%	71,093.75	231,093.75	2,440,000.00
11/01/41			66,893.75	66,893.75	2,440,000.00
05/01/42	165,000.00	5.250%	66,893.75	231,893.75	2,275,000.00
11/01/42			62,562.50	62,562.50	2,275,000.00
05/01/43	175,000.00	5.500%	62,562.50	237,562.50	2,100,000.00
11/01/43			57,750.00	57,750.00	2,100,000.00
05/01/44	185,000.00	5.500%	57,750.00	242,750.00	1,915,000.00
11/01/44			52,662.50	52,662.50	1,915,000.00
05/01/45	195,000.00	5.500%	52,662.50	247,662.50	1,720,000.00
11/01/45			47,300.00	47,300.00	1,720,000.00
05/01/46	205,000.00	5.500%	47,300.00	252,300.00	1,515,000.00
11/01/46			41,662.50	41,662.50	1,515,000.00

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/47	220,000.00	5.500%	41,662.50	261,662.50	1,295,000.00
11/01/47			35,612.50	35,612.50	1,295,000.00
05/01/48	230,000.00	5.500%	35,612.50	265,612.50	1,065,000.00
11/01/48			29,287.50	29,287.50	1,065,000.00
05/01/49	245,000.00	5.500%	29,287.50	274,287.50	820,000.00
11/01/49			22,550.00	22,550.00	820,000.00
05/01/50	260,000.00	5.500%	22,550.00	282,550.00	560,000.00
11/01/50			15,400.00	15,400.00	560,000.00
05/01/51	270,000.00	5.500%	15,400.00	285,400.00	290,000.00
11/01/51			7,975.00	7,975.00	290,000.00
05/01/52	290,000.00	5.500%	7,975.00	297,975.00	-
Total	4,210,000.00		3,888,025.00	8,098,025.00	

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2026**

	Fiscal Year 2024				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual Through 2/28/2025	Projected Through 9/30/2025	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 152,571				\$ 326,587
Allowable discounts (4%)	(6,103)				(13,063)
Assessment levy: net	146,468	\$ 145,361	\$ 1,107	\$ 146,468	313,524
Special assessment: off-roll	163,576	122,682	40,894	163,576	-
Interest	-	4,022	-	4,022	-
Total revenues	310,044	272,065	42,001	314,066	313,524
EXPENDITURES					
Debt service					
Principal	65,000	-	65,000	65,000	70,000
Interest	184,663	64,231	120,433	184,664	237,810
Total debt service	249,663	64,231	185,433	249,664	307,810
Other fees & charges					
Costs of issuance	-	5,925	-	5,925	-
Tax collector	3,051	2,904	147	3,051	6,532
Total other fees & charges	3,051	8,829	147	8,976	6,532
Total expenditures	252,714	73,060	185,580	258,640	314,342
Excess/(deficiency) of revenues over/(under) expenditures	57,330	199,005	(143,579)	55,426	(818)
OTHER FINANCING SOURCES/(USES)					
Transfer out	-	(80)			
Total other financing sources/(uses)	-	(80)	-	-	-
Fund balance:					
Net increase/(decrease) in fund balance	57,330	198,925	(143,579)	55,426	(818)
Beginning fund balance (unaudited)	217,727	224,866	423,791	224,866	280,292
Ending fund balance (projected)	\$ 275,057	\$ 423,791	\$ 280,212	\$ 280,292	279,474
Use of fund balance:					
Debt service reserve account balance (required)					(153,496)
Principal and Interest expense - November 1, 2026					(117,260)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 8,718

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			118,905.00	118,905.00	11,905,000.00
05/01/26	70,000.00	4.700%	118,905.00	188,905.00	11,835,000.00
11/01/26			117,260.00	117,260.00	11,835,000.00
05/01/27	70,000.00	4.700%	117,260.00	187,260.00	11,765,000.00
11/01/27			115,615.00	115,615.00	11,765,000.00
05/01/28	75,000.00	4.700%	115,615.00	190,615.00	11,690,000.00
11/01/28			113,852.50	113,852.50	11,690,000.00
05/01/29	80,000.00	4.700%	113,852.50	193,852.50	11,610,000.00
11/01/29			111,972.50	111,972.50	11,610,000.00
05/01/30	85,000.00	4.700%	111,972.50	196,972.50	11,525,000.00
11/01/30			109,975.00	109,975.00	11,525,000.00
05/01/31	85,000.00	4.700%	109,975.00	194,975.00	11,440,000.00
11/01/31			107,977.50	107,977.50	11,440,000.00
05/01/32	90,000.00	5.250%	107,977.50	197,977.50	11,350,000.00
11/01/32			105,615.00	105,615.00	11,350,000.00
05/01/33	95,000.00	5.250%	105,615.00	200,615.00	11,255,000.00
11/01/33			103,121.25	103,121.25	11,255,000.00
05/01/34	100,000.00	5.250%	103,121.25	203,121.25	11,155,000.00
11/01/34			100,496.25	100,496.25	11,155,000.00
05/01/35	105,000.00	5.250%	100,496.25	205,496.25	11,050,000.00
11/01/35			97,740.00	97,740.00	11,050,000.00
05/01/36	110,000.00	5.250%	97,740.00	207,740.00	10,940,000.00
11/01/36			94,852.50	94,852.50	10,940,000.00
05/01/37	120,000.00	5.250%	94,852.50	214,852.50	10,820,000.00
11/01/37			91,702.50	91,702.50	10,820,000.00
05/01/38	125,000.00	5.250%	91,702.50	216,702.50	10,695,000.00
11/01/38			88,421.25	88,421.25	10,695,000.00
05/01/39	130,000.00	5.250%	88,421.25	218,421.25	10,565,000.00
11/01/39			85,008.75	85,008.75	10,565,000.00
05/01/40	140,000.00	5.250%	85,008.75	225,008.75	10,425,000.00
11/01/40			81,333.75	81,333.75	10,425,000.00
05/01/41	145,000.00	5.250%	81,333.75	226,333.75	10,280,000.00
11/01/41			77,527.50	77,527.50	10,280,000.00
05/01/42	155,000.00	5.250%	77,527.50	232,527.50	10,125,000.00
11/01/42			73,458.75	73,458.75	10,125,000.00
05/01/43	160,000.00	5.250%	73,458.75	233,458.75	9,965,000.00
11/01/43			69,258.75	69,258.75	9,965,000.00
05/01/44	170,000.00	5.250%	69,258.75	239,258.75	9,795,000.00
11/01/44			64,796.25	64,796.25	9,795,000.00
05/01/45	180,000.00	5.550%	64,796.25	244,796.25	9,615,000.00
11/01/45			59,801.25	59,801.25	9,615,000.00
05/01/46	190,000.00	5.550%	59,801.25	249,801.25	9,425,000.00
11/01/46			54,528.75	54,528.75	9,425,000.00
05/01/47	200,000.00	5.550%	54,528.75	254,528.75	9,225,000.00
11/01/47			48,978.75	48,978.75	9,225,000.00
05/01/48	215,000.00	5.550%	48,978.75	263,978.75	9,010,000.00
11/01/48			43,012.50	43,012.50	9,010,000.00

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/49	225,000.00	5.550%	43,012.50	268,012.50	8,785,000.00
11/01/49			36,768.75	36,768.75	8,785,000.00
05/01/50	235,000.00	5.550%	36,768.75	271,768.75	8,550,000.00
11/01/50			30,247.50	30,247.50	8,550,000.00
05/01/51	250,000.00	5.550%	30,247.50	280,247.50	8,300,000.00
11/01/51			23,310.00	23,310.00	8,300,000.00
05/01/52	265,000.00	5.550%	23,310.00	288,310.00	8,035,000.00
11/01/52			15,956.25	15,956.25	8,035,000.00
05/01/53	280,000.00	5.550%	15,956.25	295,956.25	7,755,000.00
11/01/53			8,186.25	8,186.25	7,755,000.00
05/01/54	295,000.00	5.550%	8,186.25	303,186.25	7,460,000.00
Total	4,445,000.00		4,499,360.00	8,944,360.00	

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll

Series 2022

		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
Product/Parcel	Units				
TH	72	\$ 254.52	\$ 427.57	\$ 682.09	\$ 682.76
SF 50'	242	254.52	1,182.74	1,437.26	1,437.93
Total	314				

On-Roll

Series 2024

		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
Product/Parcel	Units				
SF 50'	109	\$ 254.52	\$ 1,399.73	\$ 1,654.25	1,654.92
Total	109				

On-Roll

Series 2024

		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
Product/Parcel	Units				
SF 50'	109	\$ 254.52	\$ 1,399.73	\$ 1,654.25	\$ 1,555.63
SF 100'	13	254.52	1,649.68	1,904.20	1,790.58
Total	122				