

Palm Beach Plantation
Community Development District

**Proposed Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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PROPOSED BUDGET
PALM BEACH PLANTATION COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
O & M Assessments	166,902
Debt Assessments	476,193
Other Revenues	0
Interest Income	1,200
TOTAL REVENUES	\$ 644,295
Discounts For Early Payments	(25,725)
TOTAL NET REVENUES	\$ 618,570
EXPENDITURES	
Supervisor Fees	7,000
Payroll Taxes	560
Maintenance	7,500
Engineering/Inspections	10,000
Management	39,240
Secretarial	4,200
Legal	8,500
Assessment Roll	3,000
Audit Fees	3,600
Arbitrage Calculation Report Fee	650
Insurance	7,700
Legal Advertisements	1,500
Miscellaneous	800
Postage	250
Office Supplies	600
Dues & Subscriptions	175
Trustee Fees	4,100
Website Management	1,250
Reserve/Contingency	53,300
County Appraiser & Tax Collector Fee	7,500
TOTAL EXPENDITURES	\$ 161,425
REVENUES LESS EXPENDITURES	\$ 457,145
Bond Payments	(457,145)
EXCESS/ (SHORTFALL)	\$ -

Notes

Fund Balance As Of 9-30-24: \$86,000 Plus Reserve/Contingency \$54,600

Estimated Fund Balance As Of 9-30-25: \$86,000 Plus Reserve/Contingency (Estimated At \$105,900)

DETAILED PROPOSED BUDGET
PALM BEACH PLANTATION COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
O & M Assessments	167,821	163,668	166,902	Expenditures Less Interest/.96
Debt Assessments	478,838	479,724	476,193	Bond Payments/.96
Other Revenues	0	0	0	
Interest Income	8,477	600	1,200	Projected At \$100 Per Month
TOTAL REVENUES	\$ 655,136	\$ 643,992	\$ 644,295	
Discounts For Early Payments	(23,931)	(25,736)	(25,725)	Four Percent Of Total Assessment Roll
TOTAL NET REVENUES	\$ 631,205	\$ 618,256	\$ 618,570	
EXPENDITURES				
Supervisor Fees	1,800	7,000	7,000	Supervisor Fees
Payroll Taxes	156	560	560	Projected At 8 Percent Of Supervisor Fees
Maintenance	5,000	7,500	7,500	No Change From 2024/2025 Budget
Engineering/Inspections	0	10,000	10,000	No Change From 2024/2025 Budget
Management	37,032	38,136	39,240	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2024/2025 Budget
Legal	7,090	8,500	8,500	No Change From 2024/2025 Budget
Assessment Roll	3,000	3,000	3,000	No Change From 2024/2025 Budget
Audit Fees	3,400	3,500	3,600	Accepted Amount For 2024/2025 Audit
Arbitrage Calculation Report Fee	650	650	650	No Change From 2024/2025 Budget
Insurance	6,925	7,400	7,700	Fiscal Year 2024/2025 Expenditure Was For \$7,202
Legal Advertisements	1,612	1,200	1,500	\$300 Increase From 2024/2025 Budget
Miscellaneous	353	850	800	\$50 Decrease From 2024/2025 Budget
Postage	91	275	250	\$25 Decrease From 2024/2025 Budget
Office Supplies	259	625	600	\$25 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fees	4,080	4,100	4,100	No Change From 2024/2025 Budget
Website Management	1,250	1,250	1,250	No Change From 2024/2025 Budget
Reserve/Contingency	0	51,300	53,300	Reserve/Contingency
County Appraiser & Tax Collector Fee	7,403	7,500	7,500	County Appraiser & Tax Collector Fee
TOTAL EXPENDITURES	\$ 84,476	\$ 157,721	\$ 161,425	
REVENUES LESS EXPENDITURES	\$ 546,729	\$ 460,535	\$ 457,145	
Bond Payments	(458,713)	(460,535)	(457,145)	2026 P & I Payments Less Earned Interest
EXCESS/ (SHORTFALL)	\$ 88,016	\$ -	\$ -	

Notes

Fund Balance As Of 9-30-24: \$86,000 Plus Reserve/Contingency \$54,600

Estimated Fund Balance As Of 9-30-25: \$86,000 Plus Reserve/Contingency (Estimated At \$105,900)

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
PALM BEACH PLANTATION COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	15,481	400	1,000	Interest For FY 2025/2026
NAV Tax Collection	458,713	460,535	457,145	2026 P & I Payments Less Earned Interest
	0	0	0	
Total Revenues	\$ 474,194	\$ 460,935	\$ 458,145	
EXPENDITURES				
Principal Payments	340,000	345,000	355,000	Principal Payment Due In 2026
Interest Payments	135,930	115,935	103,145	Interest Payments Due In 2026
Total Expenditures	\$ 475,930	\$ 460,935	\$ 458,145	
Excess/ (Shortfall)	\$ (1,736)	\$ -	\$ -	

Series 2014 Bond Refunding Information

Original Par Amount =	\$5,940,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.940%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	March 2014		
Maturity Date =	May 2029		

Par Amount As Of 1-1-25 = \$3,115,000

Principal Amount Due In May 2029: \$1,655,000 (\$405,000 - Regular Payment & \$1,250,000 - Balloon Payment)

Palm Beach Plantation Community Development District Assessment Comparison

	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
O & M For Lot Size 45	\$ 206.46	\$ 201.03	\$ 278.21	\$ 272.79	\$ 278.18
Debt For Lot Size 45	\$ 760.94	\$ 765.43	\$ 760.62	\$ 762.30	\$ 756.68
Total	\$ 967.40	\$ 966.46	\$ 1,038.83	\$ 1,035.09	\$ 1,034.86
O & M For Lot Size 65+70	\$ 206.46	\$ 201.03	\$ 278.21	\$ 272.79	\$ 278.18
Debt For Lot Size 65+70	\$ 845.15	\$ 850.14	\$ 847.89	\$ 852.87	\$ 846.60
Total	\$ 1,051.61	\$ 1,051.17	\$ 1,126.10	\$ 1,125.66	\$ 1,124.78

* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

45 Foot Lots	326
<u>65/70 Foot Lots</u>	<u>274</u>
Total Units	600

45 Foot Lots Information

Total Units	326
<u>Prepayments</u>	<u>1</u>
Billed For Debt	325

65/70 Foot Lots Information

Total Units	274
<u>Prepayments</u>	<u>2</u>
Billed For Debt	272