

# **Park East**

Community Development District

## ***Annual Operating and Debt Service Budget***

**Fiscal Year 2026**

Prepared by:





**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2026 Budget

<b>ACCOUNT DESCRIPTION</b>	<b>ADOPTED</b>		<b>ANNUAL</b>	
	<b>BUDGET</b>		<b>BUDGET</b>	
	<b>FY 2025</b>		<b>FY 2026</b>	
<b>REVENUES</b>				
Special Assmnts- CDD Collected		383,725	\$	-
Special Assmnts- Tax Collector		-		602,869
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>383,725</b>	<b>\$</b>	<b>602,869</b>
 <b>Financial and Administrative</b>				
Supervisor Fees	\$	12,000	\$	12,000
District Management		25,000		30,000
Administration		4,500		4,500
Recording Secretary		2,400		2,400
Construction Accounting		9,000		9,000
Financial/Revenue Collections		1,200		1,200
Rental and Leases		600		600
Accounting Services		9,000		9,000
Dissemination Agent/Reporting		5,000		5,000
Website Admin Services		1,200		1,200
District Engineer		9,500		12,500
District Counsel		9,500		15,000
Trustees Fees		6,500		6,500
Auditing Services		6,000		6,000
Postage, Phone, Faxes, Copies		500		500
Legal Advertising		3,500		3,500
Bank Fees		200		200
Dues, Licenses & Fees		175		175
Onsite Office Supplies		100		100
Website ADA Compliance		1,800		1,800
Misc Admin		250		250
ProfServ-Info Technology		600		600
ProfServ-Tax Collector		1,200		1,200
Operating Loan - Principal Repayment		-		83,333
Operating Loan - Interest Expense		-		17,500
Meeting Expense		2,800		2,800
<b>Total Financial and Administrative</b>	<b>\$</b>	<b>112,525</b>	<b>\$</b>	<b>226,858</b>
 <b>Insurance</b>				
General Liability	\$	5,000	\$	3,346
Public Officials Insurance		5,000	\$	3,238
Property & Casualty Insurance		-		10,293
Deductible		-		2,500
<b>Total Insurance</b>	<b>\$</b>	<b>10,000</b>	<b>\$</b>	<b>19,377</b>
 <b>Utility Services</b>				
Electric Utility Services	\$	10,000	\$	69,000
Amenity Internet		1,800		1,800
Water/Waste		10,000		19,500
<b>Total Utility Services</b>	<b>\$</b>	<b>21,800</b>	<b>\$</b>	<b>90,300</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED		ANNUAL	
	BUDGET		BUDGET	
	FY 2025		FY 2026	
<b>Amenity</b>				
Field Servicees	\$	27,000	\$	18,000
Janitorial - Contract		9,000		7,200
Janitorial - Supplies/Other		1,000		1,000
Amenity Pest Control		1,000		1,000
Amenity R&M		10,000		10,000
Amenity Furniture R&M		1,000		1,000
Access Control R&M		6,000		6,000
Key Card Distribution		2,500		2,500
Dog Waste Station Service and Supplies		4,000		4,000
Pool Maintenance - Contract		20,000		18,000
Pool Treatments & Other R&M		2,000		2,000
Pool Permits		500		500
Community Events		10,000		10,000
Miscellaneous Maintenance		10,000		10,000
<b>Total Amenity</b>	<b>\$</b>	<b>104,000</b>	<b>\$</b>	<b>91,200</b>
<b>Landscape and Pond Maintenance</b>				
Landscape Maintenance - Contract	\$	52,000	\$	88,734
Landscaping - Plant Replacement Program		5,000		5,000
Pond Bank Maintenance		5,000		5,000
Irrigation Maintenance		5,000		5,000
Aquatics - Contract		38,000		15,000
Aquatics - Other		5,000		5,000
Debris Cleanup		9,000		-
Wildlife Control		6,400		6,400
Storm Cleanup		-		35,000
<b>Total Landscape and Pond Maintenance</b>	<b>\$</b>	<b>125,400</b>	<b>\$</b>	<b>165,134</b>
<b>Contingency</b>				
Contingency Fund		10,000		10,000
<b>Total Contingency</b>	<b>\$</b>	<b>10,000</b>	<b>\$</b>	<b>10,000</b>
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>383,725</b>	<b>\$</b>	<b>602,869</b>

# Park East

Community Development District

All Funds

## Assessment Summary Fiscal Year 2026 vs. Fiscal Year 2025

### ASSESSMENT ALLOCATION

Series 2021										
Product	Units	O&M Assessment			Debt Service Series 2021			Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025		FY 2026	FY 2025	Dollar Change
Single Family 40'	486	\$ 1,188.79	\$ 767.69	\$ 421.10	\$ 1,276.60	\$ 1,276.60	\$ -	\$ 2,465.39	\$ 2,044.29	\$ 421.10
	486									

Series 2024										
Product	Units	O&M Assessment			Debt Service Series 2024			Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025		FY 2026	FY 2025	Dollar Change
Single Family 50'	14	\$ 1,485.98	\$ 959.61	\$ 526.37	\$ 1,728.72	\$ 1,728.72	\$ -	\$ 3,214.71	\$ 2,688.33	\$ 526.37
Single Family 60'	24	\$ 1,783.18	\$ 1,151.53	\$ 631.65	\$ 2,074.47	\$ 2,074.47	\$ -	\$ 3,857.65	\$ 3,226.00	\$ 631.65
	38									