

**BLACKWELL
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**BLACKWELL
COMMUNITY DEVELOPMENT DISTRICT
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**BLACKWELL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Developer contribution	\$ 87,540	\$ 15,212	\$ 73,549	\$ 88,761	\$ 107,790
Total revenues	<u>87,540</u>	<u>15,212</u>	<u>73,549</u>	<u>88,761</u>	<u>107,790</u>
EXPENDITURES					
Professional & administrative					
Supervisors	-	646	-	646	-
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	1,381	23,619	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	-	-	-	-	5,000
Arbitrage rebate calculation	-	-	-	-	5,000
Dissemination agent	750	-	500	500	1,000
EMMA software service	-	-	-	-	5,000
Trustee	-	-	-	-	5,000
Telephone	200	100	100	200	200
Postage	500	65	435	500	500
Printing & binding	500	250	250	500	500
Legal advertising	2,500	1,861	639	2,500	2,500
Annual special district fee	175	-	175	175	175
Insurance	5,500	-	5,500	5,500	5,500
Contingencies/bank charges	1,500	967	533	1,500	1,500
Website hosting & maintenance	705	-	1,680	1,680	705
Website ADA compliance	210	-	210	210	210
Total expenditures	<u>87,540</u>	<u>29,270</u>	<u>59,641</u>	<u>88,911</u>	<u>107,790</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(14,058)	13,908	(150)	-
Fund balance - beginning (unaudited)	-	150	(13,908)	150	-
Fund balance - ending (projected)	-	(13,908)	-	-	-
Unassigned	-	(13,908)	-	-	-
Fund balance - ending	<u>\$ -</u>	<u>\$ (13,908)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**BLACKWELL
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
<p>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.</p>	
Legal	25,000
<p>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.</p>	
Engineering	2,000
<p>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.</p>	
Audit	5,000
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	5,000
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	1,000
<p>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.</p>	
EMMA software service	5,000
Trustee	5,000
Telephone	200
Postage	500
<p>Telephone and fax machine.</p>	
Printing & binding	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Legal advertising	2,500
<p>Letterhead, envelopes, copies, agenda packages</p>	
Annual special district fee	175
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Insurance	5,500
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Contingencies/bank charges	1,500
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	
Website hosting & maintenance	705
Website ADA compliance	210
Total expenditures	<u><u>\$ 107,790</u></u>

**BLACKWELL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2026
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 484,838
Interest	-	206	-	206	-
Total revenues	-	206	-	206	484,838
EXPENDITURES					
Debt service					
Principal	-	-	-	-	105,000
Interest	-	-	68,835	68,835	381,238
Underwriter's discount	-	140,200	-	140,200	-
Cost of issuance	-	202,559	-	202,559	-
Total expenditures	-	342,759	68,835	411,594	486,238
Excess/(deficiency) of revenues over/(under) expenditures	-	(342,553)	(68,835)	(411,388)	(1,400)
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	1,081,641	-	1,081,641	-
Transfers in	-	-	5,655	5,655	-
Total other financing sources/(uses)	-	1,081,641	5,655	1,087,296	-
Net increase/(decrease) in fund balance	-	739,088	(63,180)	675,908	(1,400)
Fund balance:					
Beginning fund balance (unaudited)	-	(246)	738,842	(246)	675,662
Ending fund balance (projected)	\$ -	\$ 738,842	\$ 675,662	\$ 675,662	674,262
Use of fund balance:					
Debt service reserve account balance (required)					(484,838)
Interest expense - November 1, 2027					(188,519)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 905</u>

**BLACKWELL
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2026 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/26			68,834.55	68,834.55	7,010,000.00
11/01/26			190,618.75	190,618.75	7,010,000.00
05/01/27	105,000.00	4.000%	190,618.75	295,618.75	6,905,000.00
11/01/27			188,518.75	188,518.75	6,905,000.00
05/01/28	110,000.00	4.000%	188,518.75	298,518.75	6,795,000.00
11/01/28			186,318.75	186,318.75	6,795,000.00
05/01/29	110,000.00	4.000%	186,318.75	296,318.75	6,685,000.00
11/01/29			184,118.75	184,118.75	6,685,000.00
05/01/30	115,000.00	4.000%	184,118.75	299,118.75	6,570,000.00
11/01/30			181,818.75	181,818.75	6,570,000.00
05/01/31	120,000.00	4.000%	181,818.75	301,818.75	6,450,000.00
11/01/31			179,418.75	179,418.75	6,450,000.00
05/01/32	125,000.00	4.000%	179,418.75	304,418.75	6,325,000.00
11/01/32			176,918.75	176,918.75	6,325,000.00
05/01/33	130,000.00	4.000%	176,918.75	306,918.75	6,195,000.00
11/01/33			174,318.75	174,318.75	6,195,000.00
05/01/34	140,000.00	5.450%	174,318.75	314,318.75	6,055,000.00
11/01/34			170,503.75	170,503.75	6,055,000.00
05/01/35	145,000.00	5.450%	170,503.75	315,503.75	5,910,000.00
11/01/35			166,552.50	166,552.50	5,910,000.00
05/01/36	155,000.00	5.450%	166,552.50	321,552.50	5,755,000.00
11/01/36			162,328.75	162,328.75	5,755,000.00
05/01/37	160,000.00	5.450%	162,328.75	322,328.75	5,595,000.00
11/01/37			157,968.75	157,968.75	5,595,000.00
05/01/38	170,000.00	5.450%	157,968.75	327,968.75	5,425,000.00
11/01/38			153,336.25	153,336.25	5,425,000.00
05/01/39	180,000.00	5.450%	153,336.25	333,336.25	5,245,000.00
11/01/39			148,431.25	148,431.25	5,245,000.00
05/01/40	190,000.00	5.450%	148,431.25	338,431.25	5,055,000.00
11/01/40			143,253.75	143,253.75	5,055,000.00
05/01/41	200,000.00	5.450%	143,253.75	343,253.75	4,855,000.00
11/01/41			137,803.75	137,803.75	4,855,000.00
05/01/42	210,000.00	5.450%	137,803.75	347,803.75	4,645,000.00
11/01/42			132,081.25	132,081.25	4,645,000.00
05/01/43	225,000.00	5.450%	132,081.25	357,081.25	4,420,000.00
11/01/43			125,950.00	125,950.00	4,420,000.00
05/01/44	235,000.00	5.450%	125,950.00	360,950.00	4,185,000.00
11/01/44			119,546.25	119,546.25	4,185,000.00
05/01/45	250,000.00	5.450%	119,546.25	369,546.25	3,935,000.00
11/01/45			112,733.75	112,733.75	3,935,000.00
05/01/46	265,000.00	5.450%	112,733.75	377,733.75	3,670,000.00
11/01/46			105,512.50	105,512.50	3,670,000.00
05/01/47	280,000.00	5.750%	105,512.50	385,512.50	3,390,000.00
11/01/47			97,462.50	97,462.50	3,390,000.00
05/01/48	295,000.00	5.750%	97,462.50	392,462.50	3,095,000.00
11/01/48			88,981.25	88,981.25	3,095,000.00
05/01/49	315,000.00	5.750%	88,981.25	403,981.25	2,780,000.00
11/01/49			79,925.00	79,925.00	2,780,000.00

**BLACKWELL
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2026 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/50	330,000.00	5.750%	79,925.00	409,925.00	2,450,000.00
11/01/50			70,437.50	70,437.50	2,450,000.00
05/01/51	350,000.00	5.750%	70,437.50	420,437.50	2,100,000.00
11/01/51			60,375.00	60,375.00	2,100,000.00
05/01/52	370,000.00	5.750%	60,375.00	430,375.00	1,730,000.00
11/01/52			49,737.50	49,737.50	1,730,000.00
05/01/53	395,000.00	5.750%	49,737.50	444,737.50	1,335,000.00
11/01/53			38,381.25	38,381.25	1,335,000.00
05/01/54	420,000.00	5.750%	38,381.25	458,381.25	915,000.00
11/01/54			26,306.25	26,306.25	915,000.00
05/01/55	445,000.00	5.750%	26,306.25	471,306.25	470,000.00
11/01/55			13,512.50	13,512.50	470,000.00
05/01/56	470,000.00	5.750%	13,512.50	483,512.50	-
11/01/56			-	-	-
Total	7,010,000.00		7,715,177.05	14,725,177.05	

**BLACKWELL
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2027 ASSESSMENTS**

Landowner Contribution (GF)/ Off-Roll Assessments (DSF)					
<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2027 O&M Assessment per Unit</u>	<u>FY 2027 DS Assessment per Unit</u>	<u>FY 2027 Total Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>
SF 45'	149	\$ -	\$ 1,349.69	\$ 1,349.69	n/a
SF 55'	172	-	1,649.62	1,649.62	n/a
Total	321				