KELLY PARK
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026

KELLY PARK
COMMUNITY DEVELOPMENT DISTRICT
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KELLY PARK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 03/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	$ -				$ 244,934
Allowable discounts (4%)	-				(9,797)
Assessment levy: on-roll - net	-	$ -	$ -	$ -	235,137
Assessment levy: off-roll	248,354	155,097	93,257	248,354	211,655
Cost share DHIC	10,622	-	10,622	10,622	17,929
Cost share PRM	4,552	-	4,552	4,552	7,684
Total revenues	263,528	155,097	108,431	263,528	472,405
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	20,000	7,493	12,507	20,000	20,000
Engineering	15,000	1,981	13,019	15,000	15,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	5,500	4,246	1,254	5,500	5,500
Telephone	200	100	100	200	200
Postage	250	193	57	250	250
Printing & binding	500	250	250	500	500
Legal advertising	6,500	934	5,566	6,500	6,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,408	-	5,408	6,584
Contingencies/bank charges	750	537	213	750	750
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
EMMA DTS software	1,500	1,500	-	1,500	1,500
Tax collector	-	-	-	-	4,899
Total professional & administrative	111,790	47,317	64,381	111,698	117,773
Field operations					
Field management	5,000	-	5,000	5,000	12,000
O&M accounting	-	-	-	-	3,600
Stormwater management					
Dry pond mowing	37,767	-	37,767	37,767	37,767
Pond bank erosion repairs	5,000	-	5,000	5,000	5,000
Park operations					
Fountain service	-	-	-	-	4,200
Landscape maintenance contract	53,906	-	53,906	53,906	106,000
Reclaimed irrigation	31,065	-	31,065	31,065	31,065
Plant replacement	2,500	-	2,500	2,500	2,500
Tree maintenance	-	-	-	-	7,500
Irrigation repairs	1,000	-	1,000	1,000	1,000
Utilities water/sewer electrict	2,500	-	2,500	2,500	2,500
Janitorial trash and dog stations	7,500	-	7,500	7,500	15,000
Pressure washing	3,000	-	3,000	3,000	3,000
Miscellaneous repairs/maint	2,500	-	2,500	2,500	5,000
Property insurance	-	-	-	-	20,000
Total field operations	151,738	-	151,738	151,738	256,132

KELLY PARK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 03/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
Amenities					
Janitorial services	-	-	-	-	14,000
Pool services	-	-	-	-	15,000
Pool chemical	-	-	-	-	5,000
Trash collection	-	-	-	-	2,000
Access monitor	-	-	-	-	8,000
Alarm and camera monitor	-	-	-	-	25,000
Electricity	-	-	-	-	8,000
Wifi	-	-	-	-	4,000
Contingencies	-	-	-	-	10,000
Repairs/maitenance	-	-	-	-	7,500
Total amenities	-	-	-	-	98,500
Total expenditures	263,528	47,317	216,119	263,436	472,405
Excess/(deficiency) of revenues over/(under) expenditures	-	107,780	(107,688)	92	-
Fund balance - beginning (unaudited)	-	12,765	120,545	12,765	12,857
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Unassigned	-	120,545	12,857	12,857	12,857
Fund balance - ending	$ -	$ 120,545	$ 12,857	$ 12,857	$ 12,857

KELLY PARK
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	20,000
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	15,000
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	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
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.	
Trustee	5,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	250
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	6,500
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	6,584
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	750
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210
EMMA DTS software	1,500
Tax collector	4,899

KELLY PARK
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES (continued)	
Field operations	
Field management	12,000
Stormwater management	
Dry pond mowing	37,767
Pond bank erosion repairs	5,000
Park operations	
Fountain service	4,200
Landscape maintenance contract	106,000
Reclaimed irrigation	31,065
Plant replacement	2,500
Tree maintenance	7,500
Irrigation repairs	1,000
Utilities water/sewer electrict	2,500
Janitorial trash and dog stations	15,000
Pressure washing	3,000
Miscellaneous repairs/maint	5,000
Property insurance	20,000
O&M accounting	3,600
Amenities	
Janitorial services	14,000
Pool services	15,000
Pool chemical	5,000
Trash collection	2,000
Access monitor	8,000
Alarm and camera monitor	25,000
Electricity	8,000
Wifi	4,000
Contingencies	10,000
Repairs/maitenance	7,500
Total expenditures	$472,405

KELLY PARK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 03/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
REVENUES					
Assessment levy: on-roll					$ 464,597
Allowable discounts (4%)					(18,584)
Net assessment levy - on-roll					446,013
Assessment levy: off-roll	$ 610,325	$ 191,760	$ 418,565	$ 610,325	
Assesment prepayments	-	2,238,826	-	2,238,826	-
Interest	-	31,175	-	31,175	-
Total revenues	610,325	2,461,761	418,565	2,880,326	446,013
EXPENDITURES					
Debt service					
Principal	100,000	100,000	-	100,000	85,000
Principal prepayment	-	2,205,000	-	2,205,000	-
Interest	495,431	282,356	213,075	495,431	356,628
Tax collector	-	-	-	-	9,292
Total expenditures	595,431	2,587,356	213,075	2,800,431	450,920
Excess/(deficiency) of revenues over/(under) expenditures	14,894	(125,595)	205,490	79,895	(4,907)
Fund balance:					
Beginning fund balance (unaudited)	-	957,098	831,503	957,098	1,036,993
Ending fund balance (projected)	$ 14,894	$ 831,503	$1,036,993	$1,036,993	1,032,086
Use of fund balance:					
Debt service reserve account balance (required)					(610,325)
Principal expense - November 1, 2026					(90,000)
Interest expense - November 1, 2026					(177,225)
Projected fund balance surplus/(deficit) as of September 30, 2026					$ 154,536

KELLY PARK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE

	Principal	Prepayment	Coupon	Interest	Debt Service	Bond Balance
11/01/25	85,000.00		5.125%	179,403.13	264,403.13	5,845,000.00
05/01/26				177,225.00	177,225.00	5,845,000.00
11/01/26	90,000.00		5.125%	177,225.00	267,225.00	5,755,000.00
05/01/27				174,918.75	174,918.75	5,755,000.00
11/01/27	95,000.00		5.125%	174,918.75	269,918.75	5,660,000.00
05/01/28				172,484.38	172,484.38	5,660,000.00
11/01/28	95,000.00		5.125%	172,484.38	267,484.38	5,565,000.00
05/01/29				170,050.00	170,050.00	5,565,000.00
11/01/29	100,000.00		5.125%	170,050.00	270,050.00	5,465,000.00
05/01/30				167,487.50	167,487.50	5,465,000.00
11/01/30	110,000.00		5.125%	167,487.50	277,487.50	5,355,000.00
05/01/31				164,668.75	164,668.75	5,355,000.00
11/01/31	115,000.00		6.000%	164,668.75	279,668.75	5,240,000.00
05/01/32				161,218.75	161,218.75	5,240,000.00
11/01/32	120,000.00		6.000%	161,218.75	281,218.75	5,120,000.00
05/01/33				157,618.75	157,618.75	5,120,000.00
11/01/33	125,000.00		6.000%	157,618.75	282,618.75	4,995,000.00
05/01/34				153,868.75	153,868.75	4,995,000.00
11/01/34	135,000.00		6.000%	153,868.75	288,868.75	4,860,000.00
05/01/35				149,818.75	149,818.75	4,860,000.00
11/01/35	145,000.00		6.000%	149,818.75	294,818.75	4,715,000.00
05/01/36				145,468.75	145,468.75	4,715,000.00
11/01/36	150,000.00		6.000%	145,468.75	295,468.75	4,565,000.00
05/01/37				140,968.75	140,968.75	4,565,000.00
11/01/37	160,000.00		6.000%	140,968.75	300,968.75	4,405,000.00
05/01/38				136,168.75	136,168.75	4,405,000.00
11/01/38	170,000.00		6.000%	136,168.75	306,168.75	4,235,000.00
05/01/39				131,068.75	131,068.75	4,235,000.00
11/01/39	180,000.00		6.000%	131,068.75	311,068.75	4,055,000.00
05/01/40				125,668.75	125,668.75	4,055,000.00
11/01/40	190,000.00		6.000%	125,668.75	315,668.75	3,865,000.00
05/01/41				119,968.75	119,968.75	3,865,000.00
11/01/41	205,000.00		6.000%	119,968.75	324,968.75	3,660,000.00
05/01/42				113,818.75	113,818.75	3,660,000.00
11/01/42	215,000.00		6.000%	113,818.75	328,818.75	3,445,000.00
05/01/43				107,368.75	107,368.75	3,445,000.00
11/01/43	230,000.00		6.000%	107,368.75	337,368.75	3,215,000.00
05/01/44				100,468.75	100,468.75	3,215,000.00
11/01/44	240,000.00		6.250%	100,468.75	340,468.75	2,975,000.00
05/01/45				92,968.75	92,968.75	2,975,000.00
11/01/45	255,000.00		6.250%	92,968.75	347,968.75	2,720,000.00
05/01/46				85,000.00	85,000.00	2,720,000.00
11/01/46	275,000.00		6.250%	85,000.00	360,000.00	2,445,000.00
05/01/47				76,406.25	76406.25	2,445,000.00
11/01/47	290,000.00		6.250%	76,406.25	366,406.25	2,155,000.00
05/01/48				67,343.75	67,343.75	2,155,000.00

KELLY PARK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE

	Principal	Prepayment	Coupon	Interest	Debt Service	Bond Balance
11/01/48	310,000.00		6.250%	67,343.75	377,343.75	1,845,000.00
05/01/49				57,656.25	57,656.25	1,845,000.00
11/01/49	325,000.00		6.250%	57,656.25	382,656.25	1,520,000.00
05/01/50				47,500.00	47,500.00	1,520,000.00
11/01/50	345,000.00		6.250%	47,500.00	392,500.00	1,175,000.00
05/01/51				36,718.75	36,718.75	1,175,000.00
11/01/51	370,000.00		6.250%	36,718.75	406,718.75	805,000.00
05/01/52				25,156.25	25,156.25	805,000.00
11/01/52	390,000.00		6.250%	25,156.25	415,156.25	415,000.00
05/01/53				12,968.75	12,968.75	415,000.00
11/01/53	415,000.00		6.250%	12,968.75	427,968.75	-
Total	**5,930,000.00**			**6,723,496.88**	**12,653,496.88**	

KELLY PARK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2025
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 03/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
REVENUES					
Assessment levy: off-roll	$ -	-	$ 146,674	$ 146,674	$ 375,450
Interest	-	202	-	202	-
Total revenues	-	202	146,674	146,876	375,450
EXPENDITURES					
Debt service					
Principal	-	-	-	-	80,000
Interest	-	-	53,780	53,780	293,348
Cost of issuance	-	214,675	-	214,675	-
Underwriter's discount	-	110,800	-	110,800	-
Total expenditures	-	325,475	53,780	379,255	373,348
Excess/(deficiency) of revenues over/(under) expenditures	-	(325,273)	92,894	(232,379)	2,102
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	785,966	-	785,966	-
Original issue discount	-	(31,260)	-	(31,260)	-
Total other financing sources/(uses)	-	754,706	-	754,706	-
Net increase/(decrease) in fund balance	-	429,433	92,894	522,327	2,102
Fund balance:					
Beginning fund balance (unaudited)	-	-	429,433	-	522,327
Ending fund balance (projected)	$ -	$ 429,433	$522,327	$522,327	524,429
Use of fund balance:					
Debt service reserve account balance (required)					(375,450)
Principal expense - November 1, 2026					-
Interest expense - November 1, 2026					(144,924)
Projected fund balance surplus/(deficit) as of September 30, 2026					$ 4,055

KELLY PARK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE

	Principal	Prepayment	Coupon	Interest	Debt Service	Bond Balance
11/01/25				146,673.75	146,673.75	5,540,000.00
05/01/26	80,000.00		4.375%	146,673.75	226,673.75	5,460,000.00
11/01/26				144,923.75	144,923.75	5,460,000.00
05/01/27	85,000.00		4.375%	144,923.75	229,923.75	5,375,000.00
11/01/27				143,064.38	143,064.38	5,375,000.00
05/01/28	90,000.00		4.375%	143,064.38	233,064.38	5,285,000.00
11/01/28				141,095.63	141,095.63	5,285,000.00
05/01/29	95,000.00		4.375%	141,095.63	236,095.63	5,190,000.00
11/01/29				139,017.50	139,017.50	5,190,000.00
05/01/30	95,000.00		4.375%	139,017.50	234,017.50	5,095,000.00
11/01/30				136,939.38	136,939.38	5,095,000.00
05/01/31	100,000.00		4.375%	136,939.38	236,939.38	4,995,000.00
11/01/31				134,751.88	134,751.88	4,995,000.00
05/01/32	105,000.00		4.375%	134,751.88	239,751.88	4,890,000.00
11/01/32				132,455.00	132,455.00	4,890,000.00
05/01/33	110,000.00		5.300%	132,455.00	242,455.00	4,780,000.00
11/01/33				129,540.00	129,540.00	4,780,000.00
05/01/34	115,000.00		5.300%	129,540.00	244,540.00	4,665,000.00
11/01/34				126,492.50	126,492.50	4,665,000.00
05/01/35	125,000.00		5.300%	126,492.50	251,492.50	4,540,000.00
11/01/35				123,180.00	123,180.00	4,540,000.00
05/01/36	130,000.00		5.300%	123,180.00	253,180.00	4,410,000.00
11/01/36				119,735.00	119,735.00	4,410,000.00
05/01/37	135,000.00		5.300%	119,735.00	254,735.00	4,275,000.00
11/01/37				116,157.50	116,157.50	4,275,000.00
05/01/38	145,000.00		5.300%	116,157.50	261,157.50	4,130,000.00
11/01/38				112,315.00	112,315.00	4,130,000.00
05/01/39	150,000.00		5.300%	112,315.00	262,315.00	3,980,000.00
11/01/39				108,340.00	108,340.00	3,980,000.00
05/01/40	160,000.00		5.300%	108,340.00	268,340.00	3,820,000.00
11/01/40				104,100.00	104,100.00	3,820,000.00
05/01/41	170,000.00		5.300%	104,100.00	274,100.00	3,650,000.00
11/01/41				99,595.00	99,595.00	3,650,000.00
05/01/42	180,000.00		5.300%	99,595.00	279,595.00	3,470,000.00
11/01/42				94,825.00	94,825.00	3,470,000.00
05/01/43	190,000.00		5.300%	94,825.00	284,825.00	3,280,000.00
11/01/43				89,790.00	89,790.00	3,280,000.00
05/01/44	200,000.00		5.300%	89,790.00	289,790.00	3,080,000.00
11/01/44				84,490.00	84,490.00	3,080,000.00
05/01/45	210,000.00		5.300%	84,490.00	294,490.00	2,870,000.00
11/01/45				78,925.00	78,925.00	2,870,000.00
05/01/46	220,000.00		5.500%	78,925.00	298,925.00	2,650,000.00
11/01/46				72,875.00	72,875.00	2,650,000.00
05/01/47	235,000.00		5.500%	72,875.00	307,875.00	2,415,000.00
11/01/47				66,412.50	66,412.50	2,415,000.00
05/01/48	245,000.00		5.500%	66,412.50	311,412.50	2,170,000.00
11/01/48				59,675.00	59,675.00	2,170,000.00
05/01/49	260,000.00		5.500%	59,675.00	319,675.00	1,910,000.00
11/01/49				52,525.00	52,525.00	1,910,000.00
05/01/50	275,000.00		5.500%	52,525.00	327,525.00	1,635,000.00

KELLY PARK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE

	Principal	Prepayment	Coupon	Interest	Debt Service	Bond Balance
11/01/50				44,962.50	44,962.50	1,635,000.00
05/01/51	290,000.00		5.500%	44,962.50	334,962.50	1,345,000.00
11/01/51				36,987.50	36,987.50	1,345,000.00
05/01/52	310,000.00		5.500%	36,987.50	346,987.50	1,035,000.00
11/01/52				28,462.50	28,462.50	1,035,000.00
05/01/53	325,000.00		5.500%	28,462.50	353,462.50	710,000.00
11/01/53				19,525.00	19,525.00	710,000.00
05/01/54	345,000.00		5.500%	19,525.00	364,525.00	365,000.00
11/01/54				10,037.50	10,037.50	365,000.00
05/01/55	365,000.00		5.500%	10,037.50	375,037.50	-
Total	**5,540,000.00**			**5,795,737.50**	**11,335,737.50**	

KELLY PARK
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS

On-Roll Assessments

Series 2023 Phase 1A

Product/Parcel	Units	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
SF 40'	64	$ 777.57	$ 1,251.06	$ 2,028.63	$ 1,755.67
SF 52'	111	777.57	1,626.38	2,403.95	2,108.47
SF 60'	-	-	-	-	-
Total	**175**				

Series 2023 Phase 1B*

Product/Parcel	Units	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
SF 40'	74	$ 777.57	$ 1,276.60	$ 2,054.16	$ 1,779.67
SF 52'	66	777.57	1,659.57	2,437.14	2,139.67
SF 56'	-	-	-	-	-
Total	**140**				

*Note: On December 3, 2024, a principal reduction payment was made at closing for Phase 1B. The annual debt service amounts above reflect that this prepayment has been made.

Off-Roll Assessments

Series 2025 Phase 2A

Product/Parcel	Units	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
SF 40'	14	$ 730.91	$ 1,175.12	$ 1,906.03	$ 146.13
SF 52'	145	730.91	1,527.65	2,258.57	146.13
Total	**159**				

Series 2025 Phase 2B

Product/Parcel	Units	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
SF 40'	-	$ 730.91	$ -	$ 730.91	$ 146.13
SF 52'	90	730.91	1,527.65	2,258.57	146.13
Total	**90**				

Future Phase(s)

Product/Parcel	Units	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
SF 40'	80	$ 147.55	$ -	$ 147.55	$ 146.13
SF 52'	84	147.55	-	147.55	146.13
SF 56'	37	147.55	-	147.55	146.13
Total	**201**				