

**LAKESWOOD PARK
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026**

**LAKWOOD PARK
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

Description	Page Number(s)
General Fund Budget	1
Definitions of General Fund Expenditures	2
Debt Service Fund Budget - Series 2021	3
Amortization Schedule - Series 2021	4 - 5
Debt Service Fund Budget - Series 2023	6
Amortization Schedule - Series 2023	7 - 8
Assessment Summary	9

**LAKEWOOD PARK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 02/28/25	Projected through 09/30/25	Total Actual & Projected	Adopted Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ 90,787				\$ 90,787
Allowable discounts (4%)	(3,631)				(3,631)
Assessment levy: on-roll - net	87,156	\$ 74,972	\$ 12,184	\$ 87,156	87,156
Total revenues	87,156	74,972	12,184	87,156	87,156
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	15,000	-	15,000	15,000	15,000
Engineering	1,800	-	1,800	1,800	1,000
Audit	4,500	-	4,500	4,500	4,500
Arbitrage rebate calculation*	500	-	500	500	500
Dissemination agent*	1,000	833	167	1,000	1,000
Trustee*	4,050	-	4,050	4,050	4,050
Telephone	200	83	117	200	200
Postage	500	-	500	500	500
Printing & binding	500	208	292	500	500
Legal advertising	2,000	888	1,112	2,000	2,000
Annual special district fee	175	175	-	175	175
Insurance	5,700	5,814	-	5,814	6,000
Contingencies	500	522	-	522	1,000
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	-	210	210	210
Tax collector	1,816	109	1,707	1,816	1,816
Total expenditures	87,156	29,337	57,955	87,292	87,156
Excess/(deficiency) of revenues over/(under) expenditures	-	45,635	(45,771)	45,635	-
Fund balance - beginning (unaudited)	13,057	25,130	70,765	70,765	116,400
Fund balance - ending (projected)	13,057	70,765	70,765	116,400	116,400
Unassigned	13,057	70,765	70,765	116,400	116,400
Fund balance - ending	\$ 13,057	\$ 70,765	\$ 70,765	\$ 116,400	\$ 116,400

*These items will be realized when bonds are issued

***These items will be realized when the CDD takes ownership of the related assets.

**LAKEWOOD 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	15,000
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	1,000
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	4,500
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	4,050
Annual fee for the service provided by trustee, paying agent and registrar.	
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	2,000
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	

EXPENDITURES (continued)

Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,000
The District will obtain public officials and general liability insurance.	
Contingencies	1,000
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210
Tax collector	1,816
Total expenditures	<u><u>\$ 87,156</u></u>

**LAKWOOD PARK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 02/28/25	Projected through 09/30/25	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 190,837				\$ 190,837
Allowable discounts (4%)	(7,633)				(7,633)
Net assessment levy - on-roll	183,204	\$ 157,602	\$ 25,602	\$ 183,204	183,204
Interest	-	5,445	-	5,445	-
Total revenues	183,204	163,047	25,602	188,649	183,204
EXPENDITURES					
Debt service					
Principal	65,000	-	65,000	65,000	70,000
Interest	115,128	57,564	57,564	115,128	113,421
Tax collector	3,817	229	3,588	3,817	3,817
Total expenditures	183,945	57,793	126,152	183,945	187,238
Excess/(deficiency) of revenues over/(under) expenditures	(741)	105,254	(100,550)	4,704	(4,034)
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(2,684)	2,684	-	-
Total other financing sources/(uses)	-	(2,684)	2,684	-	-
Net increase/(decrease) in fund balance	(741)	102,570	(97,866)	4,704	(4,034)
Fund balance:					
Beginning fund balance (unaudited)	257,853	264,510	367,080	264,510	269,214
Ending fund balance (projected)	\$257,112	\$367,080	\$ 269,214	\$ 269,214	265,180
Use of fund balance:					
Debt service reserve account balance (required)					(183,203)
Interest expense - November 1, 2026					(55,792)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 26,185

**LAKEWOOD PARK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2021 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			56,710.63	56,710.63	3,025,000.00
05/01/26	70,000.00	2.625%	56,710.63	126,710.63	2,955,000.00
11/01/26			55,791.88	55,791.88	2,955,000.00
05/01/27	70,000.00	3.200%	55,791.88	125,791.88	2,885,000.00
11/01/27			54,671.88	54,671.88	2,885,000.00
05/01/28	70,000.00	3.200%	54,671.88	124,671.88	2,815,000.00
11/01/28			53,551.88	53,551.88	2,815,000.00
05/01/29	75,000.00	3.200%	53,551.88	128,551.88	2,740,000.00
11/01/29			52,351.88	52,351.88	2,740,000.00
05/01/30	75,000.00	3.200%	52,351.88	127,351.88	2,665,000.00
11/01/30			51,151.88	51,151.88	2,665,000.00
05/01/31	80,000.00	3.200%	51,151.88	131,151.88	2,585,000.00
11/01/31			49,871.88	49,871.88	2,585,000.00
05/01/32	85,000.00	3.625%	49,871.88	134,871.88	2,500,000.00
11/01/32			48,331.25	48,331.25	2,500,000.00
05/01/33	85,000.00	3.625%	48,331.25	133,331.25	2,415,000.00
11/01/33			46,790.63	46,790.63	2,415,000.00
05/01/34	90,000.00	3.625%	46,790.63	136,790.63	2,325,000.00
11/01/34			45,159.38	45,159.38	2,325,000.00
05/01/35	90,000.00	3.625%	45,159.38	135,159.38	2,235,000.00
11/01/35			43,528.13	43,528.13	2,235,000.00
05/01/36	95,000.00	3.625%	43,528.13	138,528.13	2,140,000.00
11/01/36			41,806.25	41,806.25	2,140,000.00
05/01/37	100,000.00	3.625%	41,806.25	141,806.25	2,040,000.00
11/01/37			39,993.75	39,993.75	2,040,000.00
05/01/38	100,000.00	3.625%	39,993.75	139,993.75	1,940,000.00
11/01/38			38,181.25	38,181.25	1,940,000.00
05/01/39	105,000.00	3.625%	38,181.25	143,181.25	1,835,000.00
11/01/39			36,278.13	36,278.13	1,835,000.00
05/01/40	110,000.00	3.625%	36,278.13	146,278.13	1,725,000.00
11/01/40			34,284.38	34,284.38	1,725,000.00
05/01/41	115,000.00	3.625%	34,284.38	149,284.38	1,610,000.00
11/01/41			32,200.00	32,200.00	1,610,000.00
05/01/42	120,000.00	4.000%	32,200.00	152,200.00	1,490,000.00
11/01/42			29,800.00	29,800.00	1,490,000.00
05/01/43	125,000.00	4.000%	29,800.00	154,800.00	1,365,000.00
11/01/43			27,300.00	27,300.00	1,365,000.00
05/01/44	130,000.00	4.000%	27,300.00	157,300.00	1,235,000.00
11/01/44			24,700.00	24,700.00	1,235,000.00
05/01/45	135,000.00	4.000%	24,700.00	159,700.00	1,100,000.00
11/01/45			22,000.00	22,000.00	1,100,000.00
05/01/46	140,000.00	4.000%	22,000.00	162,000.00	960,000.00

**LAKESWOOD PARK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2021 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/46			19,200.00	19,200.00	960,000.00
05/01/47	145,000.00	4.000%	19,200.00	164,200.00	815,000.00
11/01/47			16,300.00	16,300.00	815,000.00
05/01/48	150,000.00	4.000%	16,300.00	166,300.00	665,000.00
11/01/48			13,300.00	13,300.00	665,000.00
05/01/49	155,000.00	4.000%	13,300.00	168,300.00	510,000.00
11/01/49			10,200.00	10,200.00	510,000.00
05/01/50	165,000.00	4.000%	10,200.00	175,200.00	345,000.00
11/01/50			6,900.00	6,900.00	345,000.00
05/01/51	170,000.00	4.000%	6,900.00	176,900.00	175,000.00
11/01/51			3,500.00	3,500.00	175,000.00
05/01/52	175,000.00	4.000%	3,500.00	178,500.00	-
Total	3,025,000.00		1,907,710.00	4,932,710.00	

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

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 02/28/25	Projected through 09/30/25	Total Actual & Projected	Adopted Budget FY 2026
REVENUES					
Assessment levy: on-roll	\$ 257,493				\$ 257,493
Allowable discounts (4%)	(10,300)				(10,300)
Net assessment levy - on-roll	247,193	\$ 212,629	\$ 34,564	\$ 247,193	247,193
Interest	-	6,957	-	6,957	-
Total revenues	247,193	219,586	34,564	254,150	247,193
EXPENDITURES					
Debt service					
Principal	50,000	-	50,000	50,000	50,000
Interest	190,831	95,416	95,415	190,831	188,456
Tax collector	5,150	310	4,840	5,150	5,150
Total expenditures	245,981	95,726	150,255	245,981	243,606
Excess/(deficiency) of revenues over/(under) expenditures	1,212	123,860	(115,691)	8,169	3,587
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(4,404)	-	(4,404)	-
Total other financing sources/(uses)	-	(4,404)	-	(4,404)	-
Net increase/(decrease) in fund balance	1,212	119,456	(115,691)	3,765	3,587
Fund balance:					
Beginning fund balance (unaudited)	355,891	361,701	481,157	361,701	365,466
Ending fund balance (projected)	\$357,103	\$481,157	\$ 365,466	\$ 365,466	369,053
Use of fund balance:					
Debt service reserve account balance (required)					(242,044)
Interest expense - November 1, 2026					(93,041)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 33,968

**LAKEWOOD PARK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			94,228.13	94,228.13	3,355,000.00
05/01/26	50,000.00	4.750%	94,228.13	144,228.13	3,305,000.00
11/01/26			93,040.63	93,040.63	3,305,000.00
05/01/27	55,000.00	4.750%	93,040.63	148,040.63	3,250,000.00
11/01/27			91,734.38	91,734.38	3,250,000.00
05/01/28	60,000.00	4.750%	91,734.38	151,734.38	3,190,000.00
11/01/28			90,309.38	90,309.38	3,190,000.00
05/01/29	60,000.00	4.750%	90,309.38	150,309.38	3,130,000.00
11/01/29			88,884.38	88,884.38	3,130,000.00
05/01/30	65,000.00	4.750%	88,884.38	153,884.38	3,065,000.00
11/01/30			87,340.63	87,340.63	3,065,000.00
05/01/31	65,000.00	5.625%	87,340.63	152,340.63	3,000,000.00
11/01/31			85,512.50	85,512.50	3,000,000.00
05/01/32	70,000.00	5.625%	85,512.50	155,512.50	2,930,000.00
11/01/32			83,543.75	83,543.75	2,930,000.00
05/01/33	75,000.00	5.625%	83,543.75	158,543.75	2,855,000.00
11/01/33			81,434.38	81,434.38	2,855,000.00
05/01/34	80,000.00	5.625%	81,434.38	161,434.38	2,775,000.00
11/01/34			79,184.38	79,184.38	2,775,000.00
05/01/35	85,000.00	5.625%	79,184.38	164,184.38	2,690,000.00
11/01/35			76,793.75	76,793.75	2,690,000.00
05/01/36	90,000.00	5.625%	76,793.75	166,793.75	2,600,000.00
11/01/36			74,262.50	74,262.50	2,600,000.00
05/01/37	95,000.00	5.625%	74,262.50	169,262.50	2,505,000.00
11/01/37			71,590.63	71,590.63	2,505,000.00
05/01/38	100,000.00	5.625%	71,590.63	171,590.63	2,405,000.00
11/01/38			68,778.13	68,778.13	2,405,000.00
05/01/39	105,000.00	5.625%	68,778.13	173,778.13	2,300,000.00
11/01/39			65,825.00	65,825.00	2,300,000.00
05/01/40	110,000.00	5.625%	65,825.00	175,825.00	2,190,000.00
11/01/40			62,731.25	62,731.25	2,190,000.00
05/01/41	115,000.00	5.625%	62,731.25	177,731.25	2,075,000.00
11/01/41			59,496.88	59,496.88	2,075,000.00
05/01/42	125,000.00	5.625%	59,496.88	184,496.88	1,950,000.00
11/01/42			55,981.25	55,981.25	1,950,000.00
05/01/43	130,000.00	5.625%	55,981.25	185,981.25	1,820,000.00
11/01/43			52,325.00	52,325.00	1,820,000.00
05/01/44	140,000.00	5.750%	52,325.00	192,325.00	1,680,000.00
11/01/44			48,300.00	48,300.00	1,680,000.00
05/01/45	145,000.00	5.750%	48,300.00	193,300.00	1,535,000.00
11/01/45			44,131.25	44,131.25	1,535,000.00
05/01/46	155,000.00	5.750%	44,131.25	199,131.25	1,380,000.00

**LAKESWOOD PARK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/46			39,675.00	39,675.00	1,380,000.00
05/01/47	165,000.00	5.750%	39,675.00	204,675.00	1,215,000.00
11/01/47			34,931.25	34,931.25	1,215,000.00
05/01/48	175,000.00	5.750%	34,931.25	209,931.25	1,040,000.00
11/01/48			29,900.00	29,900.00	1,040,000.00
05/01/49	185,000.00	5.750%	29,900.00	214,900.00	855,000.00
11/01/49			24,581.25	24,581.25	855,000.00
05/01/50	195,000.00	5.750%	24,581.25	219,581.25	660,000.00
11/01/50			18,975.00	18,975.00	660,000.00
05/01/51	205,000.00	5.750%	18,975.00	223,975.00	455,000.00
11/01/51			13,081.25	13,081.25	455,000.00
05/01/52	220,000.00	5.750%	13,081.25	233,081.25	235,000.00
11/01/52			6,756.25	6,756.25	235,000.00
05/01/53	235,000.00	5.750%	6,756.25	241,756.25	-
Total	3,355,000.00		3,446,656.25	6,801,656.25	

**LAKWOOD PARK
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments					
Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 20256 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
<u>Series 2021</u>					
SF 40'	71	\$ 209.19	\$ 1,020.52	\$ 1,229.71	\$ 1,229.71
SF 50'	116	209.19	1,020.52	1,229.71	1,229.71
SF 65'	-	209.19	-	209.19	209.19
Total	187				
<u>Series 2023</u>					
SF 40'	93	\$ 209.19	\$ 1,042.48	\$ 1,251.67	\$ 1,251.67
SF 50'	141	209.19	1,042.48	1,251.67	1,251.67
SF 65'	13	209.19	1,042.48	1,251.67	1,251.67
Total	247				