

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

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

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual thru 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 113,610				\$ 138,722
Allowable discounts (4%)	(4,544)				(5,549)
Assessment levy: on-roll - net	109,066	\$ 56,000	\$ 53,066	\$ 109,066	133,173
Assessment levy: off-roll	71,533	89,906	-	89,906	41,693
Total revenues	180,599	145,906	53,066	198,972	174,866
EXPENDITURES					
Professional & administrative					
Supervisors	12,800	1,077	11,723	12,800	12,800
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	15,000	1,385	10,000	11,385	10,000
Engineering	7,500	786	5,000	5,786	5,000
Audit	11,000	-	11,000	11,000	11,000
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	2,000	1,000	1,000	2,000	2,000
Trustee	8,000	-	8,000	8,000	8,000
Telephone	200	100	100	200	200
Postage	1,000	154	846	1,000	1,000
Printing & binding	1,000	500	500	1,000	1,000
Legal advertising	2,500	972	1,528	2,500	2,500
Annual special district fee	175	175	-	175	175
Insurance	6,150	5,814	336	6,150	7,041
Contingencies/bank charges	750	569	181	750	750
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	210	-	210	210	210
Property appraiser	1,704	2,721	-	2,721	2,081
Tax collector	2,272	1,119	1,153	2,272	2,774
Total professional and administrative	121,716	40,372	77,032	117,404	115,986
Field operations					
Field management	2,000	1,000	1,000	2,000	2,000
Lake maintenance	51,880	15,388	36,492	51,880	51,880
Contingencies	5,000	-	5,000	5,000	5,000
Total field operations	58,880	16,388	42,492	58,880	58,880
Total expenditures	180,596	56,760	119,524	176,284	174,866
Net increase/(decrease) of fund balance	3	89,146	(66,458)	22,688	-
Fund balance - beginning (unaudited)	69,602	69,329	158,475	69,329	92,017
Fund balance - ending (projected)	\$ 69,605	\$ 158,475	\$ 92,017	\$ 92,017	\$ 92,017

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 12,800
Statutorily set at \$200 per supervisor for each meeting of the Board of Supervisors not to exceed \$4,800, per supervisor, for each fiscal year.	
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	10,000
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	5,000
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	11,000
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	2,000
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	8,000
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	1,000
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	1,000
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	2,500
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	7,041
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	750
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Website	
Hosting & maintenance	705
ADA compliance	210
Property appraiser	2,081
Tax collector	2,774
Field Operations	
Field Management Services	2,000
Covers the costs of periodic field visits to insure contractor(s) are meeting service levels expectations.	
Lake maintenance	51,880
Covers the cost of hiring a qualified high quality contractor to maintain 129.7 acres of stormwater ponds on an as needed basis. Anticipates twice a month visits.	
Contingencies	5,000
Total expenditures	<u><u>\$ 174,866</u></u>

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual thru 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 532,108				\$ 532,108
Allowable discounts (4%)	(21,284)				(21,284)
Net assessment levy - on-roll	510,824	\$ 261,278	\$ -	\$ 261,278	510,824
Assessment levy: off-roll	-	170,617	78,929	249,546	-
Interest	-	10,409	-	10,409	-
Total revenues	510,824	442,304	78,929	521,233	510,824
EXPENDITURES					
Debt service					
Principal	170,000	-	170,000	170,000	175,000
Interest	323,443	161,721	161,722	323,443	317,918
Property appraiser	7,982	-	2,255	2,255	7,982
Tax collector	10,642	5,221	-	5,221	10,642
Total expenditures	512,067	166,942	333,977	500,919	511,542
Excess/(deficiency) of revenues over/(under) expenditures	(1,243)	275,362	(255,048)	20,314	(718)
Fund balance:					
Beginning fund balance (unaudited)	430,331	450,277	725,639	450,277	470,591
Ending fund balance (projected)	\$ 429,088	\$ 725,639	\$ 470,591	\$ 470,591	469,873
Use of fund balance:					
Debt service reserve account balance (required)					(246,100)
Interest expense - November 1, 2026					(156,115)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 67,658

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			158,958.75	158,958.75	8,115,000.00
05/01/26	175,000.00	3.250%	158,958.75	333,958.75	7,940,000.00
11/01/26			156,115.00	156,115.00	7,940,000.00
05/01/27	180,000.00	3.250%	156,115.00	336,115.00	7,760,000.00
11/01/27			153,190.00	153,190.00	7,760,000.00
05/01/28	185,000.00	3.600%	153,190.00	338,190.00	7,575,000.00
11/01/28			149,860.00	149,860.00	7,575,000.00
05/01/29	195,000.00	3.600%	149,860.00	344,860.00	7,380,000.00
11/01/29			146,350.00	146,350.00	7,380,000.00
05/01/30	200,000.00	3.600%	146,350.00	346,350.00	7,180,000.00
11/01/30			142,750.00	142,750.00	7,180,000.00
05/01/31	210,000.00	3.600%	142,750.00	352,750.00	6,970,000.00
11/01/31			138,970.00	138,970.00	6,970,000.00
05/01/32	215,000.00	3.600%	138,970.00	353,970.00	6,755,000.00
11/01/32			135,100.00	135,100.00	6,755,000.00
05/01/33	225,000.00	4.000%	135,100.00	360,100.00	6,530,000.00
11/01/33			130,600.00	130,600.00	6,530,000.00
05/01/34	235,000.00	4.000%	130,600.00	365,600.00	6,295,000.00
11/01/34			125,900.00	125,900.00	6,295,000.00
05/01/35	245,000.00	4.000%	125,900.00	370,900.00	6,050,000.00
11/01/35			121,000.00	121,000.00	6,050,000.00
05/01/36	255,000.00	4.000%	121,000.00	376,000.00	5,795,000.00
11/01/36			115,900.00	115,900.00	5,795,000.00
05/01/37	265,000.00	4.000%	115,900.00	380,900.00	5,530,000.00
11/01/37			110,600.00	110,600.00	5,530,000.00
05/01/38	275,000.00	4.000%	110,600.00	385,600.00	5,255,000.00
11/01/38			105,100.00	105,100.00	5,255,000.00
05/01/39	285,000.00	4.000%	105,100.00	390,100.00	4,970,000.00
11/01/39			99,400.00	99,400.00	4,970,000.00
05/01/40	295,000.00	4.000%	99,400.00	394,400.00	4,675,000.00
11/01/40			93,500.00	93,500.00	4,675,000.00
05/01/41	310,000.00	4.000%	93,500.00	403,500.00	4,365,000.00
11/01/41			87,300.00	87,300.00	4,365,000.00
05/01/42	320,000.00	4.000%	87,300.00	407,300.00	4,045,000.00
11/01/42			80,900.00	80,900.00	4,045,000.00
05/01/43	335,000.00	4.000%	80,900.00	415,900.00	3,710,000.00
11/01/43			74,200.00	74,200.00	3,710,000.00
05/01/44	350,000.00	4.000%	74,200.00	424,200.00	3,360,000.00
11/01/44			67,200.00	67,200.00	3,360,000.00

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/45	365,000.00	4.000%	67,200.00	432,200.00	2,995,000.00
11/01/45			59,900.00	59,900.00	2,995,000.00
05/01/46	380,000.00	4.000%	59,900.00	439,900.00	2,615,000.00
11/01/46			52,300.00	52,300.00	2,615,000.00
05/01/47	395,000.00	4.000%	52,300.00	447,300.00	2,220,000.00
11/01/47			44,400.00	44,400.00	2,220,000.00
05/01/48	410,000.00	4.000%	44,400.00	454,400.00	1,810,000.00
11/01/48			36,200.00	36,200.00	1,810,000.00
05/01/49	425,000.00	4.000%	36,200.00	461,200.00	1,385,000.00
11/01/49			27,700.00	27,700.00	1,385,000.00
05/01/50	445,000.00	4.000%	27,700.00	472,700.00	940,000.00
11/01/50			18,800.00	18,800.00	940,000.00
05/01/51	460,000.00	4.000%	18,800.00	478,800.00	480,000.00
11/01/51			9,600.00	9,600.00	480,000.00
05/01/52	480,000.00	4.000%	9,600.00	489,600.00	-
Total	8,115,000.00		5,283,587.50	13,398,587.50	

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024A
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual thru 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ -				\$ 454,406
Allowable discounts (4%)	-				(18,176)
Net assessment levy - on-roll	-	\$ -	\$ -	\$ -	436,230
Assessment levy: off-roll	-	-	-	-	445,463
Assessment prepayments	-	27,812	-	27,812	-
Interest	-	29,380	-	29,380	-
Total revenues	-	57,192	-	57,192	881,693
EXPENDITURES					
Debt service					
Principal - S2024A	-	-	-	-	85,000
Principal prepayment - S2024B	-	-	25,000	25,000	-
Interest - S2024A	-	72,282	166,805	239,087	333,610
Interest - S2024B	-	96,801	223,388	320,189	445,463
Cost of issuance	-	5,925	-	5,925	-
Property appraiser	-	-	-	-	6,816
Tax collector	-	-	-	-	9,088
Total expenditures	-	175,008	415,193	590,201	879,977
Excess/(deficiency) of revenues over/(under) expenditures	-	(117,816)	(415,193)	(533,009)	1,716
OTHER FINANCING SOURCES/(USES)					
Transfer out	-	(5,980)	-	(5,980)	-
Total other financing sources/(uses)	-	(5,980)	-	(5,980)	-
Fund balance:					
Net increase/(decrease) in fund balance	-	(123,796)	(415,193)	(538,989)	1,716
Beginning fund balance (unaudited)	-	1,398,486	1,274,690	1,398,486	859,497
Ending fund balance (projected)	\$ -	\$ 1,274,690	\$ 859,497	\$ 859,497	861,213
Use of fund balance:					
Debt service reserve account balance (required) - S2024A					(210,163)
Debt service reserve account balance (required) - S2024B					(223,388)
Interest expense - November 1, 2026 - S2024A					(164,786)
Interest expense - November 1, 2026 - S2024B					(222,731)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 40,145

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024A AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			166,805.00	166,805.00	6,125,000.00
05/01/26	85,000.00	4.750%	166,805.00	251,805.00	6,040,000.00
11/01/26			164,786.25	164,786.25	6,040,000.00
05/01/27	90,000.00	4.750%	164,786.25	254,786.25	5,950,000.00
11/01/27			162,648.75	162,648.75	5,950,000.00
05/01/28	95,000.00	4.750%	162,648.75	257,648.75	5,855,000.00
11/01/28			160,392.50	160,392.50	5,855,000.00
05/01/29	100,000.00	4.750%	160,392.50	260,392.50	5,755,000.00
11/01/29			158,017.50	158,017.50	5,755,000.00
05/01/30	105,000.00	4.750%	158,017.50	263,017.50	5,650,000.00
11/01/30			155,523.75	155,523.75	5,650,000.00
05/01/31	110,000.00	4.750%	155,523.75	265,523.75	5,540,000.00
11/01/31			152,911.25	152,911.25	5,540,000.00
05/01/32	115,000.00	5.350%	152,911.25	267,911.25	5,425,000.00
11/01/32			149,835.00	149,835.00	5,425,000.00
05/01/33	120,000.00	5.350%	149,835.00	269,835.00	5,305,000.00
11/01/33			146,625.00	146,625.00	5,305,000.00
05/01/34	130,000.00	5.350%	146,625.00	276,625.00	5,175,000.00
11/01/34			143,147.50	143,147.50	5,175,000.00
05/01/35	135,000.00	5.350%	143,147.50	278,147.50	5,040,000.00
11/01/35			139,536.25	139,536.25	5,040,000.00
05/01/36	145,000.00	5.350%	139,536.25	284,536.25	4,895,000.00
11/01/36			135,657.50	135,657.50	4,895,000.00
05/01/37	150,000.00	5.350%	135,657.50	285,657.50	4,745,000.00
11/01/37			131,645.00	131,645.00	4,745,000.00
05/01/38	160,000.00	5.350%	131,645.00	291,645.00	4,585,000.00
11/01/38			127,365.00	127,365.00	4,585,000.00
05/01/39	170,000.00	5.350%	127,365.00	297,365.00	4,415,000.00
11/01/39			122,817.50	122,817.50	4,415,000.00
05/01/40	175,000.00	5.350%	122,817.50	297,817.50	4,240,000.00
11/01/40			118,136.25	118,136.25	4,240,000.00
05/01/41	185,000.00	5.350%	118,136.25	303,136.25	4,055,000.00
11/01/41			113,187.50	113,187.50	4,055,000.00
05/01/42	195,000.00	5.350%	113,187.50	308,187.50	3,860,000.00
11/01/42			107,971.25	107,971.25	3,860,000.00
05/01/43	210,000.00	5.350%	107,971.25	317,971.25	3,650,000.00
11/01/43			102,353.75	102,353.75	3,650,000.00
05/01/44	220,000.00	5.350%	102,353.75	322,353.75	3,430,000.00
11/01/44			96,468.75	96,468.75	3,430,000.00
05/01/45	230,000.00	5.625%	96,468.75	326,468.75	3,200,000.00
11/01/45			90,000.00	90,000.00	3,200,000.00
05/01/46	245,000.00	5.625%	90,000.00	335,000.00	2,955,000.00
11/01/46			83,109.38	83,109.38	2,955,000.00
05/01/47	260,000.00	5.625%	83,109.38	343,109.38	2,695,000.00
11/01/47			75,796.88	75,796.88	2,695,000.00

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024A AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/48	275,000.00	5.625%	75,796.88	350,796.88	2,420,000.00
11/01/48			68,062.50	68,062.50	2,420,000.00
05/01/49	290,000.00	5.625%	68,062.50	358,062.50	2,130,000.00
11/01/49			59,906.25	59,906.25	2,130,000.00
05/01/50	305,000.00	5.625%	59,906.25	364,906.25	1,825,000.00
11/01/50			51,328.13	51,328.13	1,825,000.00
05/01/51	325,000.00	5.625%	51,328.13	376,328.13	1,500,000.00
11/01/51			42,187.50	42,187.50	1,500,000.00
05/01/52	345,000.00	5.625%	42,187.50	387,187.50	1,155,000.00
11/01/52			32,484.38	32,484.38	1,155,000.00
05/01/53	365,000.00	5.625%	32,484.38	397,484.38	790,000.00
11/01/53			22,218.75	22,218.75	790,000.00
05/01/54	385,000.00	5.625%	22,218.75	407,218.75	405,000.00
11/01/54			11,390.63	11,390.63	405,000.00
05/01/55	405,000.00	5.625%	11,390.63	416,390.63	-
11/01/55					
Total	6,125,000.00		6,584,631.25	12,709,631.25	

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024B AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			222,731.25	222,731.25	8,485,000.00
05/01/26			222,731.25	222,731.25	8,485,000.00
11/01/26			222,731.25	222,731.25	8,485,000.00
05/01/27			222,731.25	222,731.25	8,485,000.00
11/01/27			222,731.25	222,731.25	8,485,000.00
05/01/28			222,731.25	222,731.25	8,485,000.00
11/01/28			222,731.25	222,731.25	8,485,000.00
05/01/29			222,731.25	222,731.25	8,485,000.00
11/01/29			222,731.25	222,731.25	8,485,000.00
05/01/30			222,731.25	222,731.25	8,485,000.00
11/01/30			222,731.25	222,731.25	8,485,000.00
05/01/31			222,731.25	222,731.25	8,485,000.00
11/01/31			222,731.25	222,731.25	8,485,000.00
05/01/32			222,731.25	222,731.25	8,485,000.00
11/01/32			222,731.25	222,731.25	8,485,000.00
05/01/33			222,731.25	222,731.25	8,485,000.00
11/01/33			222,731.25	222,731.25	8,485,000.00
05/01/34	8,485,000.00	5.250%	222,731.25	8,707,731.25	-
11/01/34				-	-
Total	8,485,000.00		4,009,162.50	12,494,162.50	

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

On-Roll Assessments

<u>Phase 1</u>		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
Product Type	Units				
SF 33'	68	\$ 302.89	\$ 1,765.85	\$ 2,068.74	\$ 2,220.29
SF 40'	98	302.89	2,140.42	2,443.31	2,594.86
SF 45'	84	302.89	2,407.97	2,710.86	2,862.41
Total	250				

On-Roll Assessments

<u>Phase 2</u>		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
Product Type	Units				
Villa	24	\$ 302.89	\$ 1,459.59	\$ 1,762.48	\$ 184.84
SF 33'	44	302.89	1,762.51	2,065.40	184.84
SF 40'	59	302.89	2,099.42	2,402.31	184.84
SF 45'	44	302.89	2,364.34	2,667.23	184.84
SF 60'	37	302.89	3,079.14	3,382.03	184.84
Total	208				

Off-Roll Assessments

<u>Future Phase</u>		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
Product Type	Units				
SF 40'	117	\$ 151.61	\$ -	\$ 151.61	\$ 184.84
SF 45'	135	151.61	-	151.61	184.84
SF 60'	23	151.61	-	151.61	184.84
Total	275				