

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

**GREENBRIAR
COMMUNITY DEVELOPMENT DISTRICT
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**GREENBRIAR
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					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 139,894
Landowner contribution	103,740	34,521	69,219	103,740	-
Total revenues	<u>103,740</u>	<u>34,521</u>	<u>69,219</u>	<u>103,740</u>	<u>139,894</u>
EXPENDITURES					
Professional & administrative					
Supervisors	-	1,076	-	1,076	3,600
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	19,336	5,664	25,000	36,000
Engineering	2,000	-	2,000	2,000	2,000
Engineer's report	-	-	-	-	2,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	2,000	1,000	1,000	2,000	2,000
Trustee	5,500	-	5,500	5,500	5,500
Telephone	200	100	100	200	200
Postage	500	50	450	500	500
Printing & binding	500	288	212	500	500
Legal advertising	1,750	340	800	1,140	1,750
Annual special district fee	175	175	-	175	175
Insurance	6,200	5,565	-	5,565	6,200
Meeting room rental	2,000	-	2,000	2,000	2,000
Contingencies/bank charges	1,000	491	509	1,000	1,000
Website hosting & maintenance	705	850	-	850	850
Website ADA compliance	210	-	210	210	210
EMMA software service	2,000	1,750	250	2,000	2,000
Total expenditures	<u>103,740</u>	<u>55,021</u>	<u>48,695</u>	<u>103,716</u>	<u>120,485</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(20,500)	20,524	24	19,409
Fund balance - beginning (unaudited)	-	(19,433)	(39,933)	(19,433)	(19,409)
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Unassigned	-	(39,933)	(19,409)	(19,409)	-
Fund balance - ending	<u>\$ -</u>	<u>\$ (39,933)</u>	<u>\$ (19,409)</u>	<u>\$ (19,409)</u>	<u>\$ -</u>

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

EXPENDITURES

Professional & administrative

Supervisors	\$ 3,600
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 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	36,000
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	2,000
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.	
Engineer's report	2,000
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	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	5,500
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	1,750
The District advertises for monthly meetings, special meetings, public hearings, public	
Annual special district fee	175
EXPENDITURES (continued)	
Insurance	6,200
Meeting room rental	2,000
Annual fee paid to the Florida Department of Economic Opportunity.	
Contingencies/bank charges	1,000
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Tax Collector	
Website hosting & maintenance	850
Website ADA compliance	210
EMMA software service	2,000
Total expenditures	<u><u>\$ 120,485</u></u>

**GREENBRIAR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET SERIES 2025
FISCAL YEAR 2027**

	Fiscal Year 2026			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026		
REVENUES					
Assessment levy: off-roll	\$ 792,299	\$ 480,712	\$ 311,587	\$ 792,299	\$ 792,299
Interest	-	24,598	-	24,598	-
Total revenues	<u>792,299</u>	<u>505,310</u>	<u>311,587</u>	<u>816,897</u>	<u>792,299</u>
EXPENDITURES					
Debt service					
Principal	165,000	-	165,000	165,000	170,000
Interest	630,483	315,241	315,242	630,483	622,563
Total expenditures	<u>795,483</u>	<u>315,241</u>	<u>480,242</u>	<u>795,483</u>	<u>792,563</u>
Excess/(deficiency) of revenues over/(under) expenditures	(3,184)	190,069	(168,655)	21,414	(264)
Fund balance:					
Beginning fund balance (unaudited)	<u>1,507,475</u>	<u>1,115,591</u>	<u>1,305,660</u>	<u>1,115,591</u>	<u>1,137,005</u>
Ending fund balance (projected)	<u>\$1,504,291</u>	<u>\$1,305,660</u>	<u>\$1,137,005</u>	<u>\$1,137,005</u>	<u>1,136,741</u>
Use of fund balance:					
Debt service reserve account balance (required)					(792,155)
Interest expense - November 1, 2027					(307,201)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 37,385</u>

**GREENBRIAR
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			315,241.25	315,241.25	11,140,000.00
05/01/26	165,000.00	4.800%	315,241.25	480,241.25	10,975,000.00
11/01/26			311,281.25	311,281.25	10,975,000.00
05/01/27	170,000.00	4.800%	311,281.25	481,281.25	10,805,000.00
11/01/27			307,201.25	307,201.25	10,805,000.00
05/01/28	180,000.00	4.800%	307,201.25	487,201.25	10,625,000.00
11/01/28			302,881.25	302,881.25	10,625,000.00
05/01/29	190,000.00	4.800%	302,881.25	492,881.25	10,435,000.00
11/01/29			298,321.25	298,321.25	10,435,000.00
05/01/30	200,000.00	4.800%	298,321.25	498,321.25	10,235,000.00
11/01/30			293,521.25	293,521.25	10,235,000.00
05/01/31	210,000.00	4.800%	293,521.25	503,521.25	10,025,000.00
11/01/31			288,481.25	288,481.25	10,025,000.00
05/01/32	220,000.00	4.800%	288,481.25	508,481.25	9,805,000.00
11/01/32			283,201.25	283,201.25	9,805,000.00
05/01/33	230,000.00	5.650%	283,201.25	513,201.25	9,575,000.00
11/01/33			276,703.75	276,703.75	9,575,000.00
05/01/34	245,000.00	5.650%	276,703.75	521,703.75	9,330,000.00
11/01/34			269,782.50	269,782.50	9,330,000.00
05/01/35	255,000.00	5.650%	269,782.50	524,782.50	9,075,000.00
11/01/35			262,578.75	262,578.75	9,075,000.00
05/01/36	270,000.00	5.650%	262,578.75	532,578.75	8,805,000.00
11/01/36			254,951.25	254,951.25	8,805,000.00
05/01/37	290,000.00	5.650%	254,951.25	544,951.25	8,515,000.00
11/01/37			246,758.75	246,758.75	8,515,000.00
05/01/38	305,000.00	5.650%	246,758.75	551,758.75	8,210,000.00
11/01/38			238,142.50	238,142.50	8,210,000.00
05/01/39	320,000.00	5.650%	238,142.50	558,142.50	7,890,000.00
11/01/39			229,102.50	229,102.50	7,890,000.00
05/01/40	340,000.00	5.650%	229,102.50	569,102.50	7,550,000.00
11/01/40			219,497.50	219,497.50	7,550,000.00
05/01/41	360,000.00	5.650%	219,497.50	579,497.50	7,190,000.00
11/01/41			209,327.50	209,327.50	7,190,000.00
05/01/42	380,000.00	5.650%	209,327.50	589,327.50	6,810,000.00
11/01/42			198,592.50	198,592.50	6,810,000.00
05/01/43	405,000.00	5.650%	198,592.50	603,592.50	6,405,000.00
11/01/43			187,151.25	187,151.25	6,405,000.00
05/01/44	430,000.00	5.650%	187,151.25	617,151.25	5,975,000.00
11/01/44			175,003.75	175,003.75	5,975,000.00
05/01/45	455,000.00	5.650%	175,003.75	630,003.75	5,520,000.00
11/01/45			162,150.00	162,150.00	5,520,000.00
05/01/46	480,000.00	5.875%	162,150.00	642,150.00	5,040,000.00
11/01/46			148,050.00	148,050.00	5,040,000.00
05/01/47	510,000.00	5.875%	148,050.00	658,050.00	4,530,000.00
11/01/47			133,068.75	133,068.75	4,530,000.00
05/01/48	540,000.00	5.875%	133,068.75	673,068.75	3,990,000.00
11/01/48			117,206.25	117,206.25	3,990,000.00

**GREENBRIAR
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/49	570,000.00	5.875%	117,206.25	687,206.25	3,420,000.00
11/01/49			100,462.50	100,462.50	3,420,000.00
05/01/50	605,000.00	5.875%	100,462.50	705,462.50	2,815,000.00
11/01/50			82,690.63	82,690.63	2,815,000.00
05/01/51	645,000.00	5.875%	82,690.63	727,690.63	2,170,000.00
11/01/51			63,743.75	63,743.75	2,170,000.00
05/01/52	680,000.00	5.875%	63,743.75	743,743.75	1,490,000.00
11/01/52			43,768.75	43,768.75	1,490,000.00
05/01/53	725,000.00	5.875%	43,768.75	768,768.75	765,000.00
11/01/53			22,471.88	22,471.88	765,000.00
05/01/54	765,000.00	5.875%	22,471.88	787,471.88	-
11/01/54			-	-	-
Total	11,140,000.00		12,082,670.00	23,222,670.00	

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

Off-Roll Assessments

<u>Product/Parcel</u>	<u>Units</u>	FY 2027 O&M Assessment				FY 2026 Total Assessment
		<u>per Unit</u>	<u>per Unit</u>	<u>per Unit</u>	<u>per Unit</u>	
SF 40'	159	\$ 67.88	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	
SF 50'	183	67.88	1,500.00	1,500.00	1,500.00	
SF 60'	121	67.88	1,800.00	1,800.00	1,800.00	
SF 70'	52	67.88	2,100.00	2,100.00	2,100.00	
Total	515					

Off-Roll Assessments - Future Phase(s)

<u>Product</u>	<u>Units</u>	FY 2027 O&M Assessment			FY 2026 Total Assessment
		<u>per Unit</u>	<u>per Unit</u>	<u>per Unit</u>	<u>per Unit</u>
Market Rate					
SF 40'	-	\$ 67.88	\$ -	\$ 67.88	n/a
SF 50'	125	67.88	-	67.88	n/a
SF 60'	191	67.88	-	67.88	n/a
SF 70'	123	67.88	-	67.88	n/a
SF 73'	108	67.88	-	67.88	n/a
Townhomes	91	67.88	-	67.88	n/a
	638				
Active Adult					
SF 37.5'	284	67.88	-	67.88	n/a
SF 45'	204	67.88	-	67.88	n/a
SF 50'	286	67.88	-	67.88	n/a
SF 60'	134	67.88	-	67.88	n/a
Total	908				
	2,061				