



***Centre Lake***  
***Community Development District***

***Adopted Budget***  
***FY 2026***



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**Centre Lake**  
**Community Development District**  
**Adopted Budget**  
**General Fund**

| Description | Adopted Budget<br>FY2025 | Actuals Thru<br>5/31/25 | Projected Next<br>4 Months | Projected Thru<br>9/30/25 | Adopted Budget<br>FY 2026 |
|-------------|--------------------------|-------------------------|----------------------------|---------------------------|---------------------------|
|-------------|--------------------------|-------------------------|----------------------------|---------------------------|---------------------------|

**REVENUES:**

|                               |                  |                  |                 |                    |                  |
|-------------------------------|------------------|------------------|-----------------|--------------------|------------------|
| Special Assessments - On Roll | \$682,321        | \$662,934        | \$19,387        | \$682,321          | \$682,321        |
| State Board Interest Income   | 20,000           | 26,666           | 13,333          | 39,999             | 28,000           |
| Party Rentals                 | 2,500            | 4,120            | 2,060           | 6,180              | 2,500            |
| FOB - Access Cards            | -                | 360              | 180             | 540                | -                |
| Misc. Income                  | -                | 166              | -               | 166                | -                |
| Carry Forward Surplus         | 218,666          | 283,126          | 6,782           | 289,908            | 249,651          |
| <b>TOTAL REVENUES</b>         | <b>\$923,488</b> | <b>\$977,372</b> | <b>\$41,742</b> | <b>\$1,019,114</b> | <b>\$962,473</b> |

**EXPENDITURES:**

**Administrative:**

|                                |                  |                 |                 |                 |                  |
|--------------------------------|------------------|-----------------|-----------------|-----------------|------------------|
| Engineering                    | \$15,000         | \$3,179         | \$5,000         | \$8,179         | \$15,000         |
| Attorney                       | 25,000           | 7,298           | 5,213           | 12,510          | 24,000           |
| Annual Audit                   | 6,200            | 6,200           | -               | 6,200           | 6,300            |
| Assessment Roll                | 5,000            | 5,000           | -               | 5,000           | 5,000            |
| Arbitrage Rebate               | 2,750            | 550             | 550             | 1,100           | 2,750            |
| Dissemination Agent            | 2,675            | 1,783           | 892             | 2,675           | 2,862            |
| Trustee Fees                   | 6,500            | 6,500           | -               | 6,500           | 6,500            |
| Management Fees                | 40,118           | 26,745          | 13,373          | 40,118          | 42,926           |
| Computer Time                  | 1,200            | 800             | 400             | 1,200           | 1,200            |
| Website Maintenance            | 1,200            | 800             | 400             | 1,200           | 1,200            |
| Telephone                      | 40               | -               | 13              | 13              | 40               |
| Postage & Delivery             | 500              | 366             | 183             | 549             | 500              |
| Insurance General Liability    | 7,607            | 7,294           | -               | 7,294           | 8,987            |
| Printing & Binding             | 600              | 58              | 200             | 258             | 600              |
| Legal Advertising              | 1,000            | 1,029           | 1,000           | 2,029           | 2,500            |
| Other Current Charges          | 600              | 348             | 200             | 548             | 600              |
| Office Supplies                | 90               | 0               | 30              | 30              | 90               |
| Dues, Licenses & Subscriptions | 175              | 175             | -               | 175             | 175              |
| <b>TOTAL ADMINISTRATIVE</b>    | <b>\$116,255</b> | <b>\$68,125</b> | <b>\$27,453</b> | <b>\$95,579</b> | <b>\$121,230</b> |

***Operations & Maintenance***

**Field Expenditures**

|                       |          |         |         |          |          |
|-----------------------|----------|---------|---------|----------|----------|
| Field Management      | \$14,426 | \$9,617 | \$4,809 | \$14,426 | \$15,436 |
| Electric              | 9,000    | 5,212   | 2,606   | 7,818    | 9,000    |
| Water                 | 3,000    | -       | 1,000   | 1,000    | 3,000    |
| General Repairs       | 15,000   | 522     | 5,000   | 5,522    | 15,000   |
| Landscape Maintenance | 65,000   | 35,150  | 22,200  | 57,350   | 65,000   |
| Plant Replacement     | 8,000    | -       | 2,667   | 2,667    | 8,000    |
| Lake Maintenance      | 14,400   | 9,600   | 4,800   | 14,400   | 14,400   |
| Fountain Maintenance  | 7,200    | 4,247   | 2,953   | 7,200    | 7,200    |
| Midge Control         | 28,553   | 7,000   | 14,000  | 21,000   | 28,553   |
| Lake Debris Removal   | 2,000    | -       | 667     | 667      | 2,000    |
| Holiday Decorations   | 11,500   | 11,500  | -       | 11,500   | 11,500   |

**Centre Lake**  
**Community Development District**  
**Adopted Budget**  
**General Fund**

| Description                           | Adopted Budget<br>FY2025 | Actuals Thru<br>5/31/25 | Projected Next<br>4 Months | Projected Thru<br>9/30/25 | Adopted Budget<br>FY 2026 |
|---------------------------------------|--------------------------|-------------------------|----------------------------|---------------------------|---------------------------|
| <b>Field Expenditures (continued)</b> |                          |                         |                            | -                         |                           |
| Sidewalk Maintenance                  | 5,000                    | -                       | 1,667                      | 1,667                     | 5,000                     |
| Contingency                           | 15,000                   | 5,181                   | 2,591                      | 7,772                     | 15,000                    |
| Storm Drainage Maintenance            | -                        | 14,900                  | -                          | 14,900                    | 15,000                    |
| <b>TOTAL FIELD EXPENDITURES</b>       | <b>\$198,079</b>         | <b>\$102,930</b>        | <b>\$64,958</b>            | <b>\$167,888</b>          | <b>\$214,089</b>          |
| <b>Clubhouse Expenditures</b>         |                          |                         |                            |                           |                           |
| Management Fees                       | \$220,600                | \$143,409               | \$71,704                   | \$215,113                 | \$235,000                 |
| Janitorial Supplies                   | 3,600                    | -                       | 1,200                      | 1,200                     | 3,600                     |
| Property Insurance                    | 42,528                   | 31,951                  | -                          | 31,951                    | 42,528                    |
| Access Control                        | 14,800                   | 5,480                   | 2,740                      | 8,220                     | 14,800                    |
| Air Conditioning Maintenance          | 1,500                    | -                       | 500                        | 500                       | 1,500                     |
| Telephone                             | 2,200                    | 1,283                   | 642                        | 1,925                     | 2,200                     |
| Internet/Cable                        | 4,800                    | 2,785                   | 1,392                      | 4,177                     | 4,800                     |
| Electric                              | 55,000                   | 34,041                  | 17,020                     | 51,061                    | 55,000                    |
| Fire Alarm & Building Monitoring      | 2,400                    | -                       | 800                        | 800                       | 2,400                     |
| Refuse Services                       | 9,400                    | 7,427                   | 3,714                      | 11,141                    | 11,000                    |
| Water and Sewer                       | 52,000                   | 8,450                   | 25,351                     | 33,802                    | 52,000                    |
| Repairs and Maintenance               | 20,000                   | 8,102                   | 4,051                      | 12,153                    | 20,000                    |
| Pool Maintenance                      | 30,000                   | 20,000                  | 10,000                     | 30,000                    | 30,000                    |
| Pool Repairs                          | 20,000                   | 10,957                  | 5,478                      | 16,435                    | 20,000                    |
| Landscape Maintenance                 | 6,600                    | 4,400                   | 2,200                      | 6,600                     | 6,600                     |
| Landscape Replacement                 | 6,000                    | -                       | 2,000                      | 2,000                     | 6,000                     |
| Irrigation Repairs                    | 2,400                    | -                       | 800                        | 800                       | 2,400                     |
| Fitness Equipment Maintenance         | 1,800                    | 1,100                   | 700                        | 1,800                     | 1,800                     |
| Fitness Equipment Repair              | 8,000                    | 3,046                   | 3,046                      | 6,092                     | 8,000                     |
| Pest Control                          | 3,420                    | 2,690                   | 1,137                      | 3,827                     | 3,420                     |
| Special Events                        | 12,000                   | 9,658                   | 2,342                      | 12,000                    | 12,000                    |
| Operating Supplies                    | 8,000                    | 8,496                   | 2,667                      | 11,163                    | 10,000                    |
| Contingencies                         | 38,543                   | 4,500                   | 15,000                     | 19,500                    | 38,543                    |
| Holiday Decoration                    | 14,720                   | 8,270                   | -                          | 8,270                     | 14,720                    |
| Dues, Licenses & Subscription         | 1,000                    | 500                     | 500                        | 1,000                     | 1,000                     |
| Reserves                              | 27,843                   | -                       | 14,467                     | 14,467                    | 27,842                    |
| <b>TOTAL AMENITY EXPENDITURES</b>     | <b>\$609,154</b>         | <b>\$316,544</b>        | <b>\$189,452</b>           | <b>\$505,997</b>          | <b>\$627,153</b>          |
| <b>TOTAL EXPENDITURES</b>             | <b>\$923,488</b>         | <b>\$487,599</b>        | <b>\$281,864</b>           | <b>\$769,463</b>          | <b>\$962,473</b>          |
| <b>EXCESS REVENUES (EXPENDITURES)</b> | <b>\$-</b>               | <b>\$489,773</b>        | <b>\$(240,121)</b>         | <b>\$249,651</b>          | <b>\$(0)</b>              |

|                                  |           |                |
|----------------------------------|-----------|----------------|
| Gross Assessments                | \$        | 718,233        |
| Less: Discounts & Collections 5% |           | (35,912)       |
| Net Assessments                  | <b>\$</b> | <b>682,321</b> |

| Product       | Assessable<br>Units | Total Gross<br>Assessment | FY25<br>Gross<br>Per Unit | FY26<br>Gross<br>Per Unit | Increase/<br>(Decrease) |
|---------------|---------------------|---------------------------|---------------------------|---------------------------|-------------------------|
| Single Family | 256                 | \$ 381,468.16             | \$ 1,490.11               | \$ 1,490.11               | \$ -                    |
| Townhomes     | 226                 | \$ 336,764.86             | \$ 1,490.11               | \$ 1,490.11               | \$ -                    |
| <b>Total</b>  | <b>482</b>          | <b>\$ 718,233.02</b>      |                           |                           |                         |

**Centre Lake**  
**Community Development District**  
**Budget Narrative**

|                 |
|-----------------|
| <b>REVENUES</b> |
|-----------------|

**Maintenance Assessments**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

**Interest**

The District earns interest on the monthly average collected balance for each of their operating accounts.

|                                      |
|--------------------------------------|
| <b>Expenditures - Administrative</b> |
|--------------------------------------|

**Engineering**

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

**Attorney**

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

**Annual Audit**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

**Assessment Roll Administration**

GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

**Arbitrage Rebate**

The District has contracted with its independent auditors to annually calculate the arbitrage rebate liability on its bonds.

**Dissemination Agent**

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

**Trustee Fees**

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

**Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

**Information Technology**

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – South Florida, LLC.

**Website Maintenance**

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

**Communication - Telephone**

New internet and Wi-Fi service for Office.

**Postage and Delivery**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Centre Lake**  
**Community Development District**  
**Budget Narrative**

|                                                  |
|--------------------------------------------------|
| <b>Expenditures - Administrative (continued)</b> |
|--------------------------------------------------|

**Insurance General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

**Printing and Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

**Other Current Charges**

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

**Office Supplies**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

**Due, Licenses & Subscriptions**

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

|                             |
|-----------------------------|
| <b>Expenditures - Field</b> |
|-----------------------------|

**Field Management**

The District has a contract with Governmental Management Services, South Florida, LLC for on-site management. The responsibilities include reviewing contracts and other maintenance related items.

**Electricity**

FPL provides electricity for Common Area Lighting.

**Water**

Water cost for the for common areas such as fountains and entrances.

**General Repairs**

Includes maintenance and repair work that may come up during the Fiscal Year.

**Landscape Maintenance**

Common area lawn maintenance. Includes grass cutting and edging, quarterly fertilization, bi-monthly pest control and weed control.

**Plant Replacement**

The District will go into contract for the replacement of plants needed along the common areas.

**Lake Maintenance**

Includes monthly Lake Management Services for the Lakes in the District.

**Fountain Maintenance**

This is the estimated cost for the maintenance of the fountains within the district.

**Midge Control**

The District will hire a company to provide midge management services.

**Lake Debris**

Removal Includes monthly cleaning and debris removal of all CDD lakes.

**Holiday Decorations**

The District will hire a company to decorate the common grounds for the holidays.

**Sidewalk Maintenance**

This line item is the estimated cost for the maintenance of the sidewalks.

**Contingency**

Any unscheduled repairs and maintenance that the District should incur during the fiscal year.

**Storm Drainage Maintenance**

The district will contract a vendor to inspect, maintain and clean all drains within the district.

**Centre Lake**  
**Community Development District**  
**Budget Narrative**

|                                 |
|---------------------------------|
| <b>Expenditures – Clubhouse</b> |
|---------------------------------|

**Management Fees**

The District has contracted Miami Management Services to staff the Clubhouse and manage the day to day operations in accordance with their contract.

**Janitorial Supplies**

Includes additional janitorial and cleaning supplies needed to maintain the club.

**Insurance**

The District's property insurance is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

**Access Control**

Includes camera monthly fee, also includes access cards and repairs.

**Air Conditioning Maintenance**

Estimated cost to maintain the air conditioning system.

**Telephone**

Cost of telephone lines for telephone, internet, fax and alarm systems.

**Cable and Internet**

Estimated cost of cable TV and internet for the Club with AT&T and Direct TV as needed.

**Electric**

FPL provides electricity for the club house.

**Fire Alarm & Building Monitoring**

Estimated cost of the fire alarm and building alarm monitoring services.

**Trash Collection/Refuse**

The cost of trash and recycling removal.

**Water & Sewer**

Water and sewer cost for the Club.

**Repairs/Maintenance**

Maintenance expenditures required to repair and maintain the Club.

**Pool Maintenance**

Cost to maintain the pool, does not include repairs.

**Pool Repairs**

Cost to make unanticipated repairs to the pool.

**Landscape Maintenance**

Maintaining the lawn and plants around the clubhouse area.

**Landscape Replacements**

Includes replacing plants and mulch around the clubhouse area.

**Irrigation Repairs**

Irrigation repairs within the clubhouse areas and irrigation system repair materials.

**Fitness Equipment Maintenance**

Estimated cost to maintain the circuit training equipment.

**Fitness Equipment Repairs**

Estimated cost to repair the circuit training equipment.

**Pest Control**

Preventative maintenance for bugs and rodents.

**Centre Lake**  
**Community Development District**  
**Budget Narrative**

**Expenditures – Clubhouse (continued)**

**Special Events**

Expenses related to Social Events hosted for residents.

**Operating Supplies**

Supplies needed to operate day to day functions for the Club and Club Office.

**Contingency**

Any unscheduled repairs and maintenance that the District should incur during the fiscal year

**Holiday Decorations**

The District will hire a company to decorate the clubhouse for the holidays

**Dues, Licenses & Subscriptions**

The club is required to renew pool permits and licenses annually.

**Reserves**

Any future unforeseen expenditures the clubhouse the Clubhouse will encounter during the fiscal year.

# Centre Lake

## Community Development District

### Adopted Budget

#### Debt Service Series 2016 Special Assessment Revenue Refunding Bonds

| Description | Adopted Budget<br>FY2025 | Actuals Thru<br>5/31/25 | Projected Next<br>4 Months | Projected Thru<br>9/30/25 | Adopted Budget<br>FY 2026 |
|-------------|--------------------------|-------------------------|----------------------------|---------------------------|---------------------------|
|-------------|--------------------------|-------------------------|----------------------------|---------------------------|---------------------------|

#### REVENUES:

|                                      |           |           |          |           |           |
|--------------------------------------|-----------|-----------|----------|-----------|-----------|
| Special Assessments-On Roll          | \$676,618 | \$657,393 | \$19,225 | \$676,618 | \$676,618 |
| Interest Earnings                    | 15,000    | 31,364    | 15,682   | 47,046    | 15,000    |
| Carry Forward Surplus <sup>(1)</sup> | 636,443   | 636,596   | -        | 636,596   | 691,843   |

|                       |                    |                    |                 |                    |                    |
|-----------------------|--------------------|--------------------|-----------------|--------------------|--------------------|
| <b>TOTAL REVENUES</b> | <b>\$1,328,061</b> | <b>\$1,325,354</b> | <b>\$34,907</b> | <b>\$1,360,261</b> | <b>\$1,383,461</b> |
|-----------------------|--------------------|--------------------|-----------------|--------------------|--------------------|

#### EXPENDITURES:

|                   |           |           |         |           |           |
|-------------------|-----------|-----------|---------|-----------|-----------|
| Interest - 12/15  | \$216,684 | \$216,684 | \$-     | \$216,684 | \$211,734 |
| Principal - 12/15 | 240,000   | 240,000   | -       | 240,000   | 250,000   |
| Interest - 06/15  | 211,734   | -         | 211,734 | 211,734   | 206,578   |

|                           |                  |                  |                  |                  |                  |
|---------------------------|------------------|------------------|------------------|------------------|------------------|
| <b>TOTAL EXPENDITURES</b> | <b>\$668,418</b> | <b>\$456,684</b> | <b>\$211,734</b> | <b>\$668,418</b> | <b>\$668,311</b> |
|---------------------------|------------------|------------------|------------------|------------------|------------------|

|                           |                  |                  |                  |                  |                  |
|---------------------------|------------------|------------------|------------------|------------------|------------------|
| <b>TOTAL EXPENDITURES</b> | <b>\$668,418</b> | <b>\$456,684</b> | <b>\$211,734</b> | <b>\$668,418</b> | <b>\$668,311</b> |
|---------------------------|------------------|------------------|------------------|------------------|------------------|

|                                       |                  |                  |                    |                  |                  |
|---------------------------------------|------------------|------------------|--------------------|------------------|------------------|
| <b>EXCESS REVENUES (EXPENDITURES)</b> | <b>\$659,644</b> | <b>\$868,670</b> | <b>\$(176,827)</b> | <b>\$691,843</b> | <b>\$715,150</b> |
|---------------------------------------|------------------|------------------|--------------------|------------------|------------------|

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

|                          |                     |
|--------------------------|---------------------|
| Interest Due 12/15/2026  | \$206,577.50        |
| Principal Due 12/15/2026 | \$260,000.00        |
|                          | <u>\$466,577.50</u> |

|                                  |                          |
|----------------------------------|--------------------------|
| Gross Assessments                | \$ 712,230               |
| Less: Discounts & Collections 5% | (35,611)                 |
| Net Assessments                  | <u><b>\$ 676,618</b></u> |

| Product       | Assessable<br>Units | Total Gross<br>Assessment | FY25<br>Gross<br>Per Unit | FY26<br>Gross<br>Per Unit | Increase/<br>(Decrease) |
|---------------|---------------------|---------------------------|---------------------------|---------------------------|-------------------------|
| Single Family | 256                 | \$ 452,546.56             | \$ 1,767.76               | \$ 1,767.76               | \$ -                    |
| Townhomes     | 226                 | \$ 259,683.04             | \$ 1,149.04               | \$ 1,149.04               | \$ -                    |
| <b>Total</b>  | <b>482</b>          | <b>\$ 712,229.60</b>      |                           |                           |                         |

**Centre Lake**  
**Community Development District**  
**AMORTIZATION SCHEDULE**  
**Debt Service Series 2016**

| Period          | Outstanding Balance | Coupons       | Principal          | Interest            | Annual Debt Service |
|-----------------|---------------------|---------------|--------------------|---------------------|---------------------|
| <b>12/15/25</b> | <b>9,120,000</b>    | <b>4.125%</b> | <b>250,000</b>     | <b>\$211,733.75</b> | <b>673,467.50</b>   |
| <b>06/15/26</b> | <b>8,870,000</b>    | <b>4.125%</b> | <b>-</b>           | <b>\$206,577.50</b> |                     |
| 12/15/26        | 8,870,000           | 4.125%        | 260,000            | \$206,577.50        | 673,155.00          |
| 06/15/27        | 8,610,000           | 4.125%        | -                  | \$201,215.00        |                     |
| 12/15/27        | 8,610,000           | 4.125%        | 270,000            | \$201,215.00        | 672,430.00          |
| 06/15/28        | 8,340,000           | 4.500%        | -                  | \$195,646.25        |                     |
| 12/15/28        | 8,340,000           | 4.500%        | 285,000            | \$195,646.25        | 676,292.50          |
| 06/15/29        | 8,055,000           | 4.500%        | -                  | \$189,233.75        |                     |
| 12/15/29        | 8,055,000           | 4.500%        | 295,000            | \$189,233.75        | 673,467.50          |
| 06/15/30        | 7,760,000           | 4.500%        | -                  | \$182,596.25        |                     |
| 12/15/30        | 7,760,000           | 4.500%        | 310,000            | \$182,596.25        | 675,192.50          |
| 06/15/31        | 7,450,000           | 4.500%        | -                  | \$175,621.25        |                     |
| 12/15/31        | 7,450,000           | 4.500%        | 325,000            | \$175,621.25        | 676,242.50          |
| 06/15/32        | 7,125,000           | 4.500%        | -                  | \$168,308.75        |                     |
| 12/15/32        | 7,125,000           | 4.500%        | 340,000            | \$168,308.75        | 676,617.50          |
| 06/15/33        | 6,785,000           | 4.700%        | -                  | \$160,658.75        |                     |
| 12/15/33        | 6,785,000           | 4.700%        | 355,000            | \$160,658.75        | 676,317.50          |
| 06/15/34        | 6,430,000           | 4.700%        | -                  | \$152,316.25        |                     |
| 12/15/34        | 6,430,000           | 4.700%        | 370,000            | \$152,316.25        | 674,632.50          |
| 06/15/35        | 6,060,000           | 4.700%        | -                  | \$143,621.25        |                     |
| 12/15/35        | 6,060,000           | 4.700%        | 385,000            | \$143,621.25        | 672,242.50          |
| 06/15/36        | 5,675,000           | 4.700%        | -                  | \$134,573.75        |                     |
| 12/15/36        | 5,675,000           | 4.700%        | 405,000            | \$134,573.75        | 674,147.50          |
| 06/15/37        | 5,270,000           | 4.700%        | -                  | \$125,056.25        |                     |
| 12/15/37        | 5,270,000           | 4.700%        | 425,000            | \$125,056.25        | 675,112.50          |
| 06/15/38        | 4,845,000           | 4.750%        | -                  | \$115,068.75        |                     |
| 12/15/38        | 4,845,000           | 4.750%        | 445,000            | \$115,068.75        | 675,137.50          |
| 06/15/39        | 4,400,000           | 4.750%        | -                  | \$104,500.00        |                     |
| 12/15/39        | 4,400,000           | 4.750%        | 465,000            | \$104,500.00        | 674,000.00          |
| 06/15/40        | 3,935,000           | 4.750%        | -                  | \$93,456.25         |                     |
| 12/15/40        | 3,935,000           | 4.750%        | 485,000            | \$93,456.25         | 671,912.50          |
| 06/15/41        | 3,450,000           | 4.750%        | -                  | \$81,937.50         |                     |
| 12/15/41        | 3,450,000           | 4.750%        | 510,000            | \$81,937.50         | 673,875.00          |
| 06/15/42        | 2,940,000           | 4.750%        | -                  | \$69,825.00         |                     |
| 12/15/42        | 2,940,000           | 4.750%        | 535,000            | \$69,825.00         | 674,650.00          |
| 06/15/43        | 2,405,000           | 4.750%        | -                  | \$57,118.75         |                     |
| 12/15/43        | 2,405,000           | 4.750%        | 560,000            | \$57,118.75         | 674,237.50          |
| 06/15/44        | 1,845,000           | 4.750%        | -                  | \$43,818.75         |                     |
| 12/15/44        | 1,845,000           | 4.750%        | 585,000            | \$43,818.75         | 672,637.50          |
| 06/15/45        | 1,260,000           | 4.750%        | -                  | \$29,925.00         |                     |
| 12/15/45        | 1,260,000           | 4.750%        | 615,000            | \$29,925.00         | 674,850.00          |
| 06/15/46        | 645,000             | 4.750%        | -                  | \$15,318.75         |                     |
| 12/15/46        | 645,000             | 4.750%        | 645,000            | \$15,318.75         | 675,637.50          |
| <b>TOTAL</b>    |                     |               | <b>\$9,120,000</b> | <b>\$5,504,521</b>  | <b>\$14,836,255</b> |

**Centre Lake**  
**Community Development District**  
**Adopted Budget**

**Debt Service Series 2021 Special Assessment Revenue Refunding Bonds**

| Description | Adopted Budget<br>FY2025 | Actuals Thru<br>5/31/25 | Projected Next<br>4 Months | Projected Thru<br>9/30/25 | Adopted Budget<br>FY 2026 |
|-------------|--------------------------|-------------------------|----------------------------|---------------------------|---------------------------|
|-------------|--------------------------|-------------------------|----------------------------|---------------------------|---------------------------|

**REVENUES:**

|                                      |           |           |          |           |           |
|--------------------------------------|-----------|-----------|----------|-----------|-----------|
| Special Assessments-On Roll          | \$554,100 | \$538,356 | \$15,744 | \$554,100 | \$554,100 |
| Interest Earnings                    | 8,000     | 12,186    | 4,570    | 16,756    | 8,000     |
| Carry Forward Surplus <sup>(1)</sup> | 212,319   | 211,942   | -        | 211,942   | 230,073   |

|                       |                  |                  |                 |                  |                  |
|-----------------------|------------------|------------------|-----------------|------------------|------------------|
| <b>TOTAL REVENUES</b> | <b>\$774,419</b> | <b>\$762,485</b> | <b>\$20,314</b> | <b>\$782,798</b> | <b>\$792,174</b> |
|-----------------------|------------------|------------------|-----------------|------------------|------------------|

**EXPENDITURES:**

|                 |           |           |     |           |           |
|-----------------|-----------|-----------|-----|-----------|-----------|
| Interest - 11/1 | \$166,363 | \$166,363 | \$- | \$166,363 | \$163,338 |
| Interest - 5/1  | 166,363   | 166,363   | -   | 166,363   | 163,338   |
| Principal - 5/1 | 220,000   | 220,000   | -   | 220,000   | 230,000   |

|                           |                  |                  |            |                  |                  |
|---------------------------|------------------|------------------|------------|------------------|------------------|
| <b>TOTAL EXPENDITURES</b> | <b>\$552,725</b> | <b>\$552,725</b> | <b>\$-</b> | <b>\$552,725</b> | <b>\$556,675</b> |
|---------------------------|------------------|------------------|------------|------------------|------------------|

|                           |                  |                  |            |                  |                  |
|---------------------------|------------------|------------------|------------|------------------|------------------|
| <b>TOTAL EXPENDITURES</b> | <b>\$552,725</b> | <b>\$552,725</b> | <b>\$-</b> | <b>\$552,725</b> | <b>\$556,675</b> |
|---------------------------|------------------|------------------|------------|------------------|------------------|

|                                       |                  |                  |                 |                  |                  |
|---------------------------------------|------------------|------------------|-----------------|------------------|------------------|
| <b>EXCESS REVENUES (EXPENDITURES)</b> | <b>\$221,694</b> | <b>\$209,760</b> | <b>\$20,314</b> | <b>\$230,073</b> | <b>\$235,499</b> |
|---------------------------------------|------------------|------------------|-----------------|------------------|------------------|

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement Interest Due 11/1/2026 \$160,175

|                                  |                          |
|----------------------------------|--------------------------|
| Gross Assessments                | \$ 583,263               |
| Less: Discounts & Collections 5% | (29,163)                 |
| Net Assessments                  | <u><u>\$ 554,100</u></u> |

| Product       | Assessable<br>Units | Total Gross<br>Assessment | FY25<br>Gross<br>Per Unit | FY26<br>Gross<br>Per Unit | Increase/<br>(Decrease) |
|---------------|---------------------|---------------------------|---------------------------|---------------------------|-------------------------|
| Single Family | 256                 | \$ 309,783.04             | \$ 1,210.09               | \$ 1,210.09               | \$ -                    |
| Townhomes     | 226                 | \$ 273,480.34             | \$ 1,210.09               | \$ 1,210.09               | \$ -                    |
| <b>Total</b>  | <b>482</b>          | <b>\$ 583,263.38</b>      |                           |                           |                         |

**Centre Lake**  
**Community Development District**  
**AMORTIZATION SCHEDULE**  
**Debt Service Series 2016**

| Period          | Outstanding Balance | Coupons       | Principal          | Interest            | Annual Debt Service |
|-----------------|---------------------|---------------|--------------------|---------------------|---------------------|
| <b>11/01/25</b> | <b>9,495,000</b>    | <b>2.750%</b> | -                  | <b>\$163,337.50</b> | <b>549,700.00</b>   |
| <b>05/01/26</b> | <b>9,495,000</b>    | <b>2.750%</b> | <b>230,000</b>     | <b>\$163,337.50</b> |                     |
| 11/01/26        | 9,265,000           | 2.750%        | -                  | \$160,175.00        | 553,512.50          |
| 05/01/27        | 9,265,000           | 2.750%        | 235,000            | \$160,175.00        |                     |
| 11/01/27        | 9,030,000           | 2.750%        | -                  | \$156,943.75        | 552,118.75          |
| 05/01/28        | 9,030,000           | 2.750%        | 240,000            | \$156,943.75        |                     |
| 11/01/28        | 8,790,000           | 2.750%        | -                  | \$153,643.75        | 550,587.50          |
| 05/01/29        | 8,790,000           | 2.750%        | 250,000            | \$153,643.75        |                     |
| 11/01/29        | 8,540,000           | 2.750%        | -                  | \$150,206.25        | 553,850.00          |
| 05/01/30        | 8,540,000           | 2.750%        | 255,000            | \$150,206.25        |                     |
| 11/01/30        | 8,285,000           | 2.750%        | -                  | \$146,700.00        | 551,906.25          |
| 05/01/31        | 8,285,000           | 2.750%        | 260,000            | \$146,700.00        |                     |
| 11/01/31        | 8,025,000           | 2.750%        | -                  | \$143,125.00        | 549,825.00          |
| 05/01/32        | 8,025,000           | 3.000%        | 270,000            | \$143,125.00        |                     |
| 11/01/32        | 7,755,000           | 3.000%        | -                  | \$139,075.00        | 552,200.00          |
| 05/01/33        | 7,755,000           | 3.000%        | 280,000            | \$139,075.00        |                     |
| 11/01/33        | 7,475,000           | 3.000%        | -                  | \$134,875.00        | 553,950.00          |
| 05/01/34        | 7,475,000           | 3.000%        | 285,000            | \$134,875.00        |                     |
| 11/01/34        | 7,190,000           | 3.000%        | -                  | \$130,600.00        | 550,475.00          |
| 05/01/35        | 7,190,000           | 3.000%        | 295,000            | \$130,600.00        |                     |
| 11/01/35        | 6,895,000           | 3.000%        | -                  | \$126,175.00        | 551,775.00          |
| 05/01/36        | 6,895,000           | 3.000%        | 305,000            | \$126,175.00        |                     |
| 11/01/36        | 6,590,000           | 3.000%        | -                  | \$121,600.00        | 552,775.00          |
| 05/01/37        | 6,590,000           | 3.000%        | 315,000            | \$121,600.00        |                     |
| 11/01/37        | 6,275,000           | 3.000%        | -                  | \$116,875.00        | 553,475.00          |
| 05/01/38        | 6,275,000           | 3.000%        | 325,000            | \$116,875.00        |                     |
| 11/01/38        | 5,950,000           | 3.000%        | -                  | \$112,000.00        | 553,875.00          |
| 05/01/39        | 5,950,000           | 3.000%        | 335,000            | \$112,000.00        |                     |
| 11/01/39        | 5,615,000           | 3.000%        | -                  | \$106,975.00        | 553,975.00          |
| 05/01/40        | 5,615,000           | 3.000%        | 345,000            | \$106,975.00        |                     |
| 11/01/40        | 5,270,000           | 3.000%        | -                  | \$101,800.00        | 553,775.00          |
| 05/01/41        | 5,270,000           | 3.000%        | 355,000            | \$101,800.00        |                     |
| 11/01/41        | 4,915,000           | 3.000%        | -                  | \$96,475.00         | 553,275.00          |
| 05/01/42        | 4,915,000           | 3.000%        | 365,000            | \$96,475.00         |                     |
| 11/01/42        | 4,550,000           | 3.000%        | -                  | \$91,000.00         | 552,475.00          |
| 05/01/43        | 4,550,000           | 4.000%        | 375,000            | \$91,000.00         |                     |
| 11/01/43        | 4,175,000           | 4.000%        | -                  | \$83,500.00         | 549,500.00          |
| 05/01/44        | 4,175,000           | 4.000%        | 395,000            | \$83,500.00         |                     |
| 11/01/44        | 3,780,000           | 4.000%        | -                  | \$75,600.00         | 554,100.00          |
| 05/01/45        | 3,780,000           | 4.000%        | 410,000            | \$75,600.00         |                     |
| 11/01/45        | 3,370,000           | 4.000%        | -                  | \$67,400.00         | 553,000.00          |
| 05/01/46        | 3,370,000           | 4.000%        | 425,000            | \$67,400.00         |                     |
| 11/01/46        | 2,945,000           | 4.000%        | -                  | \$58,900.00         | 551,300.00          |
| 05/01/47        | 2,945,000           | 4.000%        | 445,000            | \$58,900.00         |                     |
| 11/01/47        | 2,500,000           | 4.000%        | -                  | \$50,000.00         | 553,900.00          |
| 05/01/48        | 2,500,000           | 4.000%        | 460,000            | \$50,000.00         |                     |
| 11/01/48        | 2,040,000           | 4.000%        | -                  | \$40,800.00         | 550,800.00          |
| 05/01/49        | 2,040,000           | 4.000%        | 480,000            | \$40,800.00         |                     |
| 11/01/49        | 1,560,000           | 4.000%        | -                  | \$31,200.00         | 552,000.00          |
| 05/01/50        | 1,560,000           | 4.000%        | 500,000            | \$31,200.00         |                     |
| 11/01/50        | 1,060,000           | 4.000%        | -                  | \$21,200.00         | 552,400.00          |
| 05/01/51        | 1,060,000           | 4.000%        | 520,000            | \$21,200.00         |                     |
| 11/01/51        | 540,000             | 4.000%        | -                  | \$10,800.00         | 552,000.00          |
| 05/01/52        | 540,000             | 4.000%        | 540,000            | \$10,800.00         |                     |
| <b>TOTAL</b>    |                     |               | <b>\$9,495,000</b> | <b>\$5,581,963</b>  | <b>\$14,912,525</b> |

**Centre Lake**  
**Community Development District**  
**Non-Ad Valorem Assessments Comparison**  
**2025-2026**

| Product Type  | O&M Units | Bonds Units | Annual Maintenance Assessments |           |            |               |           |            |          | Annual Debt Assessments |             |             |             |          | Total Assessed Per Unit |            |          |
|---------------|-----------|-------------|--------------------------------|-----------|------------|---------------|-----------|------------|----------|-------------------------|-------------|-------------|-------------|----------|-------------------------|------------|----------|
|               |           |             | FY 2026                        |           |            | FY 2025       |           |            | Increase | FY 2026                 |             | FY 2025     |             | Increase | FY 2026                 | FY 2025    | Increase |
|               |           |             | Admin & Field                  | Clubhouse | Total      | Admin & Field | Clubhouse | Total      |          | Series 2016             | Series 2021 | Series 2016 | Series 2021 |          |                         |            |          |
| Single Family | 256       | 256         | \$526.32                       | \$963.79  | \$1,490.11 | \$526.32      | \$963.79  | \$1,490.11 | \$0.00   | \$1,767.76              | \$1,210.09  | \$1,767.76  | \$1,210.09  | \$0.00   | \$4,467.96              | \$4,467.96 | \$0.00   |
| Townhomes     | 226       | 226         | \$526.32                       | \$963.79  | \$1,490.11 | \$526.32      | \$963.79  | \$1,490.11 | \$0.00   | \$1,149.04              | \$1,210.09  | \$1,149.04  | \$1,210.09  | \$0.00   | \$3,849.24              | \$3,849.24 | \$0.00   |
| Total         | 482       | 482         |                                |           |            |               |           |            |          |                         |             |             |             |          |                         |            |          |