

**BROOKSTONE  
COMMUNITY DEVELOPMENT DISTRICT  
Proposed BUDGET  
FISCAL YEAR 2026**

**BROOKSTONE  
COMMUNITY DEVELOPMENT DISTRICT  
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1
Definitions of General Fund Expenditures	2
Debt Service Fund Budget - Series 2018	3
Amortization Schedule - Series 2018	4 - 5
Debt Service Fund Budget - Series 2022	6
Amortization Schedule - Series 2022	7 - 8
Assessment Summary	9

**BROOKSTONE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025			Total Actual & Projected	Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025		
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 127,898				\$ 127,898
Allowable discounts (4%)	(5,116)				(5,116)
Assessment levy: on-roll - net	122,782	\$121,315	\$ 1,467	\$ 122,782	122,782
Interest Income	-	6,841	-	6,841	-
Total revenues	122,782	128,156	1,467	129,623	122,782
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	5,167	-	5,167	5,167	5,167
Management/accounting/recording	48,223	24,111	24,112	48,223	48,223
DSF accounting/assessment collections	5,500	2,750	2,750	5,500	5,500
Legal	10,000	809	4,500	5,309	10,000
Engineering	5,000	-	5,000	5,000	5,000
Audit	6,800	-	6,800	6,800	6,900
Arbitrage rebate calculation	1,500	500	1,000	1,500	1,500
Dissemination agent <sup>1</sup>	2,000	1,000	1,000	2,000	2,000
Trustee	10,000	3,750	6,250	10,000	10,000
EMMA Software Service	1,000	1,000	-	1,000	1,000
Telephone	200	100	100	200	200
Postage	500	50	450	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,750	-	1,750	1,750	1,750
Annual special district fee	175	175	-	175	175
Insurance	6,851	6,477	-	6,477	7,787
Contingencies/bank charges	500	-	500	500	1,100
Website					
Hosting & maintenance	705	705	-	705	705
ADA compliance	210	210	-	210	210
Property appraiser & tax collector	3,836	3,634	-	3,634	3,699
Total professional & administrative	110,417	45,521	59,629	105,150	111,916
Total expenditures	110,417	45,521	59,629	105,150	111,916
Excess/(deficiency) of revenues over/(under) expenditures	12,365	82,635	(58,162)	24,473	10,866
Fund balance - beginning (unaudited)	71,052	132,469	215,104	132,469	156,942
Fund balance - ending					
Committed:					
3 months working capital	32,743	32,581	32,743	32,743	33,819
Unassigned	50,674	182,523	124,199	124,199	133,989
Fund balance - ending (projected)	\$ 83,417	\$ 215,104	\$ 156,942	\$ 156,942	\$ 167,808

<sup>1</sup> \$1,000 per bond issuance.

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

**EXPENDITURES**

**Professional & administrative**

Supervisors	\$ 5,167
Management/accounting/recording	48,223
<b>Wrathell, Hunt and Associates, LLC</b> (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.	
DSF accounting/assessment collections Series 2018 and Series 2022 bonds	5,500
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	6,900
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	1,500
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	10,000
Annual fee for the service provided by trustee, paying agent and registrar.	
EMMA	1,000
Disclosure Technology Services, LLC EMMA filing assistance software license agreement for quarterly disclosure reporting	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,750
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	7,787
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	1,100
Bank charges, automated AP routing, and other miscellaneous expenses incurred during the year.	
Website	
Hosting & maintenance	705
ADA compliance	210
Property appraiser & tax collector	3,699
Total expenditures	<u><u>\$111,916</u></u>

**BROOKSTONE  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2018  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 858,379				\$ 858,379
Allowable discounts (4%)	(34,335)				(34,335)
Net assessment levy - on-roll	824,044	\$ 812,972	\$ 11,072	\$ 824,044	824,044
Interest	-	28,810	-	28,810	-
Total revenues	824,044	841,782	11,072	852,854	824,044
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	230,000	230,000	-	230,000	240,000
Interest	560,225	282,509	277,716	560,225	549,356
Property appraiser & tax collector	25,752	24,351	1,401	25,752	25,752
Total expenditures	815,977	536,860	279,117	815,977	815,108
Excess/(deficiency) of revenues over/(under) expenditures	8,067	304,922	(268,045)	36,877	8,936
Fund balance:					
Beginning fund balance (unaudited)	\$1,564,198	1,588,050	1,892,972	1,588,050	1,624,927
Ending fund balance (projected)	\$ 1,572,265	\$1,892,972	\$ 1,624,927	\$ 1,624,927	1,633,863
Use of fund balance:					
Debt service reserve account balance (required)					(800,600)
Principal expense - November 1, 2026					(255,000)
Interest expense - November 1, 2026					(271,903)
Projected fund balance surplus/(deficit) as of September 30, 2025					\$ 306,360

**BROOKSTONE  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2018 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/25	240,000.00	4.625%	277,453.13	517,453.13	10,540,000.00
05/01/26			271,903.13	271,903.13	10,540,000.00
11/01/26	255,000.00	4.625%	271,903.13	526,903.13	10,285,000.00
05/01/27			266,006.25	266,006.25	10,285,000.00
11/01/27	265,000.00	4.625%	266,006.25	531,006.25	10,020,000.00
05/01/28			259,878.13	259,878.13	10,020,000.00
11/01/28	275,000.00	4.625%	259,878.13	534,878.13	9,745,000.00
05/01/29			253,518.75	253,518.75	9,745,000.00
11/01/29	290,000.00	5.125%	253,518.75	543,518.75	9,455,000.00
05/01/30			246,087.50	246,087.50	9,455,000.00
11/01/30	305,000.00	5.125%	246,087.50	551,087.50	9,150,000.00
05/01/31			238,271.88	238,271.88	9,150,000.00
11/01/31	320,000.00	5.125%	238,271.88	558,271.88	8,830,000.00
05/01/32			230,071.88	230,071.88	8,830,000.00
11/01/32	335,000.00	5.125%	230,071.88	565,071.88	8,495,000.00
05/01/33			221,487.50	221,487.50	8,495,000.00
11/01/33	355,000.00	5.125%	221,487.50	576,487.50	8,140,000.00
05/01/34			212,390.63	212,390.63	8,140,000.00
11/01/34	370,000.00	5.125%	212,390.63	582,390.63	7,770,000.00
05/01/35			202,909.38	202,909.38	7,770,000.00
11/01/35	390,000.00	5.125%	202,909.38	592,909.38	7,380,000.00
05/01/36			192,915.63	192,915.63	7,380,000.00
11/01/36	410,000.00	5.125%	192,915.63	602,915.63	6,970,000.00
05/01/37			182,409.38	182,409.38	6,970,000.00
11/01/37	430,000.00	5.125%	182,409.38	612,409.38	6,540,000.00
05/01/38			171,390.63	171,390.63	6,540,000.00
11/01/38	455,000.00	5.125%	171,390.63	626,390.63	6,085,000.00
05/01/39			159,731.25	159,731.25	6,085,000.00
11/01/39	480,000.00	5.250%	159,731.25	639,731.25	5,605,000.00
05/01/40			147,131.25	147,131.25	5,605,000.00
11/01/40	505,000.00	5.250%	147,131.25	652,131.25	5,100,000.00
05/01/41			133,875.00	133,875.00	5,100,000.00

**BROOKSTONE  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2018 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/41	530,000.00	5.250%	133,875.00	663,875.00	4,570,000.00
05/01/42			119,962.50	119,962.50	4,570,000.00
11/01/42	555,000.00	5.250%	119,962.50	674,962.50	4,015,000.00
05/01/43			105,393.75	105,393.75	4,015,000.00
11/01/43	585,000.00	5.250%	105,393.75	690,393.75	3,430,000.00
05/01/44			90,037.50	90,037.50	3,430,000.00
11/01/44	615,000.00	5.250%	90,037.50	705,037.50	2,815,000.00
05/01/45			73,893.75	73,893.75	2,815,000.00
11/01/45	650,000.00	5.250%	73,893.75	723,893.75	2,165,000.00
05/01/46			56,831.25	56,831.25	2,165,000.00
11/01/46	685,000.00	5.250%	56,831.25	741,831.25	1,480,000.00
05/01/47			38,850.00	38,850.00	1,480,000.00
11/01/47	720,000.00	5.250%	38,850.00	758,850.00	760,000.00
05/01/48			19,950.00	19,950.00	760,000.00
11/01/48	760,000.00	5.250%	19,950.00	779,950.00	-
<b>Total</b>	<b>10,780,000.00</b>		<b>8,067,246.97</b>	<b>18,847,246.97</b>	

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

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 786,266				\$ 786,266
Allowable discounts (4%)	(31,451)				(31,451)
Net assessment levy - on-roll	<u>754,815</u>	\$ 745,795	\$ 9,020	\$ 754,815	<u>754,815</u>
Interest	-	10,651	-	10,651	-
Total revenues	<u>754,815</u>	<u>756,446</u>	<u>9,020</u>	<u>765,466</u>	<u>754,815</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	170,000	-	170,000	170,000	175,000
Interest	564,131	282,066	282,065	564,131	556,694
Property appraiser & tax collector	23,588	22,339	1,249	23,588	23,588
Total expenditures	<u>757,719</u>	<u>304,405</u>	<u>453,314</u>	<u>757,719</u>	<u>755,282</u>
Excess/(deficiency) of revenues over/(under) expenditures	(2,904)	452,041	(444,294)	7,747	(467)
Fund balance:					
Beginning fund balance (unaudited)	<u>694,403</u>	<u>540,755</u>	<u>992,796</u>	<u>540,755</u>	<u>548,502</u>
Ending fund balance (projected)	<u>\$ 691,499</u>	<u>\$ 992,796</u>	<u>\$ 548,502</u>	<u>\$ 548,502</u>	<u>548,035</u>
Use of fund balance:					
Debt service reserve account balance (required)					(183,043)
Interest expense - November 1, 2026					(274,519)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 90,473</u>



**BROOKSTONE  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2022**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/25			278,346.88	278,346.88	10,215,000.00
05/01/26	175,000.00	4.375%	278,346.88	453,346.88	10,040,000.00
11/01/26			274,518.75	274,518.75	10,040,000.00
05/01/27	185,000.00	4.375%	274,518.75	459,518.75	9,855,000.00
11/01/27			270,471.88	270,471.88	9,855,000.00
05/01/28	195,000.00	4.750%	270,471.88	465,471.88	9,660,000.00
11/01/28			265,840.63	265,840.63	9,660,000.00
05/01/29	205,000.00	4.750%	265,840.63	470,840.63	9,455,000.00
11/01/29			260,971.88	260,971.88	9,455,000.00
05/01/30	215,000.00	4.750%	260,971.88	475,971.88	9,240,000.00
11/01/30			255,865.63	255,865.63	9,240,000.00
05/01/31	225,000.00	4.750%	255,865.63	480,865.63	9,015,000.00
11/01/31			250,521.88	250,521.88	9,015,000.00
05/01/32	235,000.00	4.750%	250,521.88	485,521.88	8,780,000.00
11/01/32			244,940.63	244,940.63	8,780,000.00
05/01/33	245,000.00	5.500%	244,940.63	489,940.63	8,535,000.00
11/01/33			238,203.13	238,203.13	8,535,000.00
05/01/34	260,000.00	5.500%	238,203.13	498,203.13	8,275,000.00
11/01/34			231,053.13	231,053.13	8,275,000.00
05/01/35	275,000.00	5.500%	231,053.13	506,053.13	8,000,000.00
11/01/35			223,490.63	223,490.63	8,000,000.00
05/01/36	290,000.00	5.500%	223,490.63	513,490.63	7,710,000.00
11/01/36			215,515.63	215,515.63	7,710,000.00
05/01/37	305,000.00	5.500%	215,515.63	520,515.63	7,405,000.00
11/01/37			207,128.13	207,128.13	7,405,000.00
05/01/38	325,000.00	5.500%	207,128.13	532,128.13	7,080,000.00
11/01/38			198,190.63	198,190.63	7,080,000.00
05/01/39	345,000.00	5.500%	198,190.63	543,190.63	6,735,000.00
11/01/39			188,703.13	188,703.13	6,735,000.00
05/01/40	360,000.00	5.500%	188,703.13	548,703.13	6,375,000.00
11/01/40			178,803.13	178,803.13	6,375,000.00
05/01/41	385,000.00	5.500%	178,803.13	563,803.13	5,990,000.00
11/01/41			168,215.63	168,215.63	5,990,000.00
05/01/42	405,000.00	5.500%	168,215.63	573,215.63	5,585,000.00
11/01/42			157,078.13	157,078.13	5,585,000.00

**BROOKSTONE  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2022**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/43	430,000.00	5.625%	157,078.13	587,078.13	5,155,000.00
11/01/43			144,984.38	144,984.38	5,155,000.00
05/01/44	455,000.00	5.625%	144,984.38	599,984.38	4,700,000.00
11/01/44			132,187.50	132,187.50	4,700,000.00
05/01/45	480,000.00	5.625%	132,187.50	612,187.50	4,220,000.00
11/01/45			118,687.50	118,687.50	4,220,000.00
05/01/46	505,000.00	5.625%	118,687.50	623,687.50	3,715,000.00
11/01/46			104,484.38	104,484.38	3,715,000.00
05/01/47	535,000.00	5.625%	104,484.38	639,484.38	3,180,000.00
11/01/47			89,437.50	89,437.50	3,180,000.00
05/01/48	565,000.00	5.625%	89,437.50	654,437.50	2,615,000.00
11/01/48			73,546.88	73,546.88	2,615,000.00
05/01/49	600,000.00	5.625%	73,546.88	673,546.88	2,015,000.00
11/01/49			56,671.88	56,671.88	2,015,000.00
05/01/50	635,000.00	5.625%	56,671.88	691,671.88	1,380,000.00
11/01/50			38,812.50	38,812.50	1,380,000.00
05/01/51	670,000.00	5.625%	38,812.50	708,812.50	710,000.00
11/01/51			19,968.75	19,968.75	710,000.00
05/01/52	710,000.00	5.625%	19,968.75	729,968.75	-
<b>Total</b>	<b>10,215,000.00</b>		<b>9,773,281.46</b>	<b>19,988,281.46</b>	

**BROOKSTONE  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments - Series 2018 Bond Units					
	Units	Fiscal Year 2026			Fiscal Year 2025
		O&M	DS	Total	Total
		Assessment per Unit	Assessment per Unit	Assessment per Unit	Assessment per Unit
SF 40'	88	\$ 117.23	\$ 1,290.32	\$ 1,407.55	\$ 1,407.55
SF 50'	209	117.23	1,559.14	1,676.37	1,676.37
SF 60'	2	117.23	1,639.78	1,757.01	1,757.01
Total	299				

**Note:** DS Assessment amounts are the result of partial prepayments

On-Roll Assessments - Series 2018 Bond Units					
	Units	Fiscal Year 2025			Fiscal Year 2024
		O&M	DS	Total	Total
		Assessment per Unit	Assessment per Unit	Assessment per Unit	Assessment per Unit
SF 40'	8	\$ 117.23	\$ 1,724.86	\$ 1,842.09	\$ 1,842.09
SF 50'	187	117.23	1,724.86	1,842.09	1,842.09
SF 60'	46	117.23	1,724.86	1,842.09	1,842.09
Total	241				

On-Roll Assessments - Series 2022 Units					
	Units	Fiscal Year 2025			Fiscal Year 2024
		O&M	DS	Total	Total
		Assessment per Unit	Assessment per Unit	Assessment per Unit	Assessment per Unit
SF 40'	281	\$ 117.23	\$ 1,288.43	\$ 1,405.66	\$ 1,405.66
SF 50'	222	117.23	1,556.86	1,674.09	1,674.09
SF 60'	48	117.23	1,637.39	1,754.62	1,754.62
Total	551				