

***Princeton Commons***  
***Community Development District***

***Approved Proposed Budget***  
***FY 2027***



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**Princeton Commons**  
**Community Development District**  
**Approved Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
<b>REVENUES:</b>					
Special Assessments - On Roll	\$ 68,208	\$ 67,776	\$ 431	\$ 68,208	68,208
Carry Forward	-	-	-	-	2,467
<b>TOTAL REVENUES</b>	<b>\$ 68,208</b>	<b>\$ 67,776</b>	<b>\$ 431</b>	<b>\$ 68,208</b>	<b>\$ 70,675</b>
<b>EXPENDITURES:</b>					
<b>Administrative</b>					
Engineering	\$ 3,000	\$ 55	\$ 2,945	\$ 3,000	\$ 3,000
Attorney	10,000	2,920	7,080	10,000	10,000
Annual Audit	4,100	4,100	-	4,100	4,200
Assessment Administration	2,120	2,120	-	2,120	2,247
Dissemination Agent	2,120	883	1,237	2,120	2,247
Trustee Fees	4,565	4,246	-	4,246	4,565
Management Fees	28,355	11,815	16,540	28,355	30,056
Information Technology	1,134	473	662	1,134	1,202
Website Maintenance	1,134	473	662	1,134	1,134
Telephone	100	-	100	100	100
Postage & Delivery	250	-	250	250	250
Insurance General Liability	5,720	5,512	-	5,512	6,063
Printing & Binding	125	-	125	125	125
Legal Advertising	2,500	939	420	1,359	2,500
Other Current Charges	2,700	723	1,178	1,901	2,700
Office Supplies	110	-	110	110	110
Dues, Licenses & Subscriptions	175	175	-	175	175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 68,208</b>	<b>\$ 34,433</b>	<b>\$ 31,307</b>	<b>\$ 65,740</b>	<b>\$ 70,674</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 68,208</b>	<b>\$ 34,433</b>	<b>\$ 31,307</b>	<b>\$ 65,740</b>	<b>\$ 70,674</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ -</b>	<b>\$ 33,343</b>	<b>\$ (30,876)</b>	<b>\$ 2,467</b>	<b>\$ -</b>

Product	Assessable Units	Net Assessment	Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase / (Decrease)
Single Family	87	\$ 68,207.74	\$ 71,797.62	\$ 825.26	\$ 825.26	-
<b>TOTAL</b>	<b>87</b>	<b>\$ 68,207.74</b>	<b>\$ 71,797.62</b>			

**Princeton Commons**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2027**

**REVENUES**

**Special Assessments - On Roll**

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.

**Expenditures - Administrative**

**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.

**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.

**Princeton Commons**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2027**

**Expenditures - Administrative (continued)**

**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 Florida Department of Commerce for \$175.

**Princeton Commons**  
**Community Development District**  
**Approved Proposed Budget**  
**Debt Service Series 2023 Special Assessment Bonds**

Description	Proposed Budget	Actuals Thru	Projected Next	Projected Thru	Approved
	FY2026	2/28/26	7 Months	9/30/26	Proposed Budget FY 2027

**REVENUES:**

Special Assessments - On Roll	\$ 70,282	\$ 69,684	\$ 598	\$ 70,282	\$ 70,282
Interest Earnings	1,200	1,035	500	1,535	1,000
Carry Forward Surplus <sup>(1)</sup>	38,073	38,050	-	38,050	37,904
<b>TOTAL REVENUES</b>	<b>\$ 109,555</b>	<b>\$ 108,769</b>	<b>\$ 1,098</b>	<b>\$ 109,867</b>	<b>\$ 109,186</b>

**EXPENDITURES:**

Interest - 12/15	\$ 27,838	\$ 27,838	\$ -	\$ 27,838	\$ 27,425
Interest - 6/15	27,838	-	27,838	27,838	27,425
Principal - 6/15	15,000	-	15,000	15,000	15,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 70,675</b>	<b>\$ 27,838</b>	<b>\$ 42,838</b>	<b>\$ 70,675</b>	<b>\$ 69,850</b>

**Other Sources/(Uses)**

Interfund transfer In/(Out)	\$ -	\$ (1,288)	\$ -	\$ (1,288)	\$ -
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ (1,288)</b>	<b>\$ -</b>	<b>\$ (1,288)</b>	<b>\$ -</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 70,675</b>	<b>\$ 29,126</b>	<b>\$ 42,838</b>	<b>\$ 71,963</b>	<b>\$ 69,850</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 38,880</b>	<b>\$ 79,644</b>	<b>\$ (41,739)</b>	<b>\$ 37,904</b>	<b>\$ 39,336</b>

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

Interest Due 12/15/27	\$ 27,013
	<u>\$ 27,013</u>

Product	Assessable Units	Net Assessment	Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase / (Decrease)
Single Family	87	\$ 70,282.26	\$ 73,981.32	\$ 850.36	\$ 850.36	\$ -
<b>TOTAL</b>	<b>87</b>	<b>\$ 70,282.26</b>	<b>\$ 73,981.32</b>			

**Princeton Commons**  
**Community Development District**  
**AMORTIZATION SCHEDULE**  
**Debt Service Series 2023 Special Assessment Bonds**

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
12/15/25	\$ 880,000	5.500%		\$ 27,838	\$ 65,950
06/15/26	880,000	5.500%	15,000	27,838	
12/15/26	865,000	5.500%		27,425	\$ 70,263
06/15/27	865,000	5.500%	15,000	27,425	
12/15/27	850,000	5.500%		27,013	69,438
06/15/28	850,000	5.500%	15,000	27,013	
12/15/28	835,000	5.500%		26,600	68,613
06/15/29	835,000	5.500%	15,000	26,600	
12/15/29	820,000	5.500%		26,188	67,788
06/15/30	820,000	5.500%	15,000	26,188	
12/15/30	805,000	5.500%		25,775	66,963
06/15/31	805,000	6.250%	15,000	25,775	
12/15/31	790,000	6.250%		25,306	66,081
06/15/32	790,000	6.250%	15,000	25,306	
12/15/32	775,000	6.250%		24,838	65,144
06/15/33	775,000	6.250%	20,000	24,838	
12/15/33	755,000	6.250%		24,213	69,050
06/15/34	755,000	6.250%	20,000	24,213	
12/15/34	735,000	6.250%		23,588	67,800
06/15/35	735,000	6.250%	20,000	23,588	
12/15/35	715,000	6.250%		22,963	66,550
06/15/36	715,000	6.250%	20,000	22,963	
12/15/36	695,000	6.250%		22,338	65,300
06/15/37	695,000	6.250%	25,000	22,338	
12/15/37	670,000	6.250%		21,556	68,894
06/15/38	670,000	6.250%	25,000	21,556	
12/15/38	645,000	6.250%		20,775	67,331
06/15/39	645,000	6.250%	25,000	20,775	
12/15/39	620,000	6.250%		19,994	65,769
06/15/40	620,000	6.250%	30,000	19,994	
12/15/40	590,000	6.250%		19,056	69,050
06/15/41	590,000	6.250%	30,000	19,056	
12/15/41	560,000	6.250%		18,119	67,175
06/15/42	560,000	6.250%	30,000	18,119	
12/15/42	530,000	6.250%		17,181	65,300
06/15/43	530,000	6.250%	35,000	17,181	
12/15/43	495,000	6.250%		16,088	68,269
06/15/44	495,000	6.500%	35,000	16,088	
12/15/44	460,000	6.500%		14,950	66,038
06/15/45	460,000	6.500%	40,000	14,950	
12/15/45	420,000	6.500%		13,650	68,600
06/15/46	420,000	6.500%	40,000	13,650	
12/15/46	380,000	6.500%		12,350	66,000
06/15/47	380,000	6.500%	45,000	12,350	
12/15/47	335,000	6.500%		10,888	68,238
06/15/48	335,000	6.500%	45,000	10,888	
12/15/48	290,000	6.500%		9,425	65,313
06/15/49	290,000	6.500%	50,000	9,425	
12/15/49	240,000	6.500%		7,800	67,225
06/15/50	240,000	6.500%	55,000	7,800	
12/15/50	185,000	6.500%		6,013	68,813
06/15/51	185,000	6.500%	60,000	6,013	
12/15/51	125,000	6.500%		4,063	70,075
06/15/52	125,000	6.500%	60,000	4,063	
12/15/52	65,000	6.500%		2,113	66,175
06/15/53	65,000	6.500%	65,000	2,113	67,113
<b>Total</b>			<b>\$ 890,000</b>	<b>\$ 1,092,425</b>	<b>\$ 1,982,425</b>

**Princeton Commons**  
**Community Development District**  
**Non-Ad Valorem Assessments Comparison**  
**2026 - 2027**

Description	O&M Units	Bonds Units 2023	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)
Single Family	87	87	\$825.26	\$825.26	\$0.00	\$850.36	\$850.36	\$0.00	\$1,675.62	\$1,675.62	\$0.00
Total	87	87									