EA MCKINNON GROVES
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027

EA MCKINNON GROVES
COMMUNITY DEVELOPMENT DISTRICT
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EA MCKINNON GROVES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027

	Fiscal Year 2026				
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	Proposed Budget FY 2027
REVENUES					
Landowner contribution	$ 198,790	$ 27,060	$ 172,747	$ 199,807	$ 917,540
Total revenues	198,790	27,060	172,747	199,807	917,540
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	25,000	5,023	19,977	25,000	25,000
Engineering	2,000	1,257	1,500	2,757	3,500
Engineering - additional reporting	-	-	-	-	5,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	2,000	333	1,667	2,000	2,000
Trustee	5,500	-	5,500	5,500	5,500
Telephone	200	100	100	200	200
Postage	500	25	475	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,750	296	1,454	1,750	1,750
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,000	-	5,000	5,500
Contingencies/bank charges	750	686	700	1,386	1,500
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Total professional & administrative	98,790	33,145	66,538	99,683	106,040
Field operations					
Field operations management	-	-	-	-	16,500
Field operations accounting	-	-	-	-	5,000
Landscape maintenance	-	-	-	-	400,000
Plant replacement/mulch	-	-	-	-	20,000
Irrigation repairs	-	-	-	-	10,000
Dry ponds	-	-	-	-	5,000
Lake bank errosion	-	-	-	-	5,000
Streetlighting	-	-	-	-	100,000
Misc. field operations	100,000	-	100,000	100,000	250,000
Total field operations	100,000	-	100,000	100,000	811,500
Total expenditures	198,790	33,145	166,538	199,683	917,540
Excess/(deficiency) of revenues over/(under) expenditures	-	(6,085)	6,209	124	-
Fund balance - beginning (unaudited)	-	(124)	(6,209)	(124)	-
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Unassigned	-	(6,209)	-	-	-
Fund balance - ending	$ -	$ (6,209)	$ -	$ -	$ -

EA MCKINNON GROVES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES

Professional & administrative

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	25,000
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	3,500
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.	
Engineering - additional reporting	5,000
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
Postage	500
Telephone and fax machine.	
Printing & binding	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	1,750
Letterhead, envelopes, copies, agenda packages	
Annual special district fee	175
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Insurance	5,500
Contingencies/bank charges	1,500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210
Field operations management	16,500
Field operations accounting	5,000
Landscape maintenance	400,000
Plant replacement/mulch	20,000
Irrigation repairs	10,000
Dry ponds	5,000
Lake bank errosion	5,000
Streetlighting	100,000
Misc. field operations	250,000
Total expenditures	$ 917,540

*These items will be realized when bonds are issued.

**WHA will charge a reduced management fee of $2,000 per month until bonds are issued.

EA MCKINNON GROVES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET
FISCAL YEAR 2027

	Fiscal Year 2026				
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	Proposed Budget FY 2027
REVENUES					
Lot closing assessments	$ -	$ 62,384	$ -	$ 62,384	$ -
Assessment levy: off-roll	-	-	111,641	111,641	449,531
Interest	-	2,344	-	2,344	-
Total revenues	-	64,728	111,641	176,369	449,531
EXPENDITURES					
Debt service					
Principal	-	-	-	-	100,000
Interest	-	-	142,120	142,120	348,050
Cost of issuance	-	201,990	-	201,990	-
Total expenditures	-	201,990	142,120	344,110	448,050
Excess/(deficiency) of revenues over/(under) expenditures	-	(137,262)	(30,479)	(167,741)	1,481
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	606,611	-	606,611	-
Underwriter's discount	-	(133,600)	-	(133,600)	-
Original issue discount	-	(21,808)	-	(21,808)	-
Total other financing sources/(uses)	-	451,203	-	451,203	-
Net increase/(decrease) in fund balance	-	313,941	(30,479)	283,462	1,481
Fund balance:					
Beginning fund balance (unaudited)	-	(8,060)	305,881	(8,060)	275,402
Ending fund balance (projected)	$ -	$ 305,881	$ 275,402	$ 275,402	276,883
Use of fund balance:					
Debt service reserve account balance (required)					(112,383)
Interest expense - November 1, 2027					(172,025)
Projected fund balance surplus/(deficit) as of September 30, 2027					$ (7,525)

EA MCKINNON GROVES
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/26			142,120.42	142,120.42	6,680,000.00
11/01/26			174,025.00	174,025.00	6,680,000.00
05/01/27	100,000.00	4.000%	174,025.00	274,025.00	6,580,000.00
11/01/27			172,025.00	172,025.00	6,580,000.00
05/01/28	105,000.00	4.000%	172,025.00	277,025.00	6,475,000.00
11/01/28			169,925.00	169,925.00	6,475,000.00
05/01/29	110,000.00	4.000%	169,925.00	279,925.00	6,365,000.00
11/01/29			167,725.00	167,725.00	6,365,000.00
05/01/30	115,000.00	4.000%	167,725.00	282,725.00	6,250,000.00
11/01/30			165,425.00	165,425.00	6,250,000.00
05/01/31	120,000.00	4.250%	165,425.00	285,425.00	6,130,000.00
11/01/31			162,875.00	162,875.00	6,130,000.00
05/01/32	125,000.00	4.250%	162,875.00	287,875.00	6,005,000.00
11/01/32			160,218.75	160,218.75	6,005,000.00
05/01/33	130,000.00	4.250%	160,218.75	290,218.75	5,875,000.00
11/01/33			157,456.25	157,456.25	5,875,000.00
05/01/34	135,000.00	4.250%	157,456.25	292,456.25	5,740,000.00
11/01/34			154,587.50	154,587.50	5,740,000.00
05/01/35	140,000.00	4.250%	154,587.50	294,587.50	5,600,000.00
11/01/35			151,612.50	151,612.50	5,600,000.00
05/01/36	150,000.00	5.250%	151,612.50	301,612.50	5,450,000.00
11/01/36			147,675.00	147,675.00	5,450,000.00
05/01/37	155,000.00	5.250%	147,675.00	302,675.00	5,295,000.00
11/01/37			143,606.25	143,606.25	5,295,000.00
05/01/38	165,000.00	5.250%	143,606.25	308,606.25	5,130,000.00
11/01/38			139,275.00	139,275.00	5,130,000.00
05/01/39	175,000.00	5.250%	139,275.00	314,275.00	4,955,000.00
11/01/39			134,681.25	134,681.25	4,955,000.00
05/01/40	185,000.00	5.250%	134,681.25	319,681.25	4,770,000.00
11/01/40			129,825.00	129,825.00	4,770,000.00
05/01/41	195,000.00	5.250%	129,825.00	324,825.00	4,575,000.00
11/01/41			124,706.25	124,706.25	4,575,000.00
05/01/42	205,000.00	5.250%	124,706.25	329,706.25	4,370,000.00
11/01/42			119,325.00	119,325.00	4,370,000.00
05/01/43	215,000.00	5.250%	119,325.00	334,325.00	4,155,000.00
11/01/43			113,681.25	113,681.25	4,155,000.00
05/01/44	225,000.00	5.250%	113,681.25	338,681.25	3,930,000.00
11/01/44			107,775.00	107,775.00	3,930,000.00
05/01/45	240,000.00	5.250%	107,775.00	347,775.00	3,690,000.00
11/01/45			101,475.00	101,475.00	3,690,000.00
05/01/46	250,000.00	5.500%	101,475.00	351,475.00	3,440,000.00
11/01/46			94,600.00	94,600.00	3,440,000.00
05/01/47	265,000.00	5.500%	94,600.00	359,600.00	3,175,000.00
11/01/47			87,312.50	87,312.50	3,175,000.00
05/01/48	280,000.00	5.500%	87,312.50	367,312.50	2,895,000.00
11/01/48			79,612.50	79,612.50	2,895,000.00
05/01/49	295,000.00	5.500%	79,612.50	374,612.50	2,600,000.00
11/01/49			71,500.00	71,500.00	2,600,000.00

EA MCKINNON GROVES
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/50	315,000.00	5.500%	71,500.00	386,500.00	2,285,000.00
11/01/50			62,837.50	62,837.50	2,285,000.00
05/01/51	330,000.00	5.500%	62,837.50	392,837.50	1,955,000.00
11/01/51			53,762.50	53,762.50	1,955,000.00
05/01/52	350,000.00	5.500%	53,762.50	403,762.50	1,605,000.00
11/01/52			44,137.50	44,137.50	1,605,000.00
05/01/53	370,000.00	5.500%	44,137.50	414,137.50	1,235,000.00
11/01/53			33,962.50	33,962.50	1,235,000.00
05/01/54	390,000.00	5.500%	33,962.50	423,962.50	845,000.00
11/01/54			23,237.50	23,237.50	845,000.00
05/01/55	410,000.00	5.500%	23,237.50	433,237.50	435,000.00
11/01/55			11,962.50	11,962.50	435,000.00
05/01/56	435,000.00	5.500%	11,962.50	446,962.50	-
11/01/56			-	-	-
Total	**6,680,000.00**		**7,063,770.42**	**13,743,770.42**	

EA MCKINNON GROVES
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2027 ASSESSMENTS

Landowner Contribution (GF) / Off-Roll Assessments (DSF)					
Product/Parcel	**Units**	**FY 2027 O&M Assessment per Unit**	**FY 2027 DS Assessment per Unit**	**FY 2027 Total Assessment per Unit**	**FY 2026 Total Assessment per Unit**
Villas	92	$ -	$ 1,310.84	$ 1,310.84	n/a
Single Family 50'	103	-	1,747.79	$ 1,747.79	n/a
Single Family 60'	71	-	2,097.35	$ 2,097.35	n/a
Total	**266**				