

# Chaparral of Palm Bay



Community Development District



## **FY 2026 APPROVED TENTATIVE BUDGET**

Approved on 5.19.25

**CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT**  
**FY 2026 APPROVED TENTATIVE BUDGET**  
**GENERAL FUND (O&M)**

**I. REVENUE**

GENERAL FUND REVENUE - ON ROLL  
GENERAL FUND REVENUE - OFF ROLL  
GENERAL FUND REVENUE - LOT CLOSINGS  
O&M ASSESSMENTS/EXCESS FEES  
DEVELOPER FUNDING - INTERIM OPERATING  
MISCELLANEOUS REVENUE  
OTHER INCOME  
INTEREST

**TOTAL REVENUE**

**II. EXPENDITURES**

**GENERAL ADMINISTRATIVE**

SUPERVISORS COMPENSATION  
PAYROLL TAXES  
PAYROLL PROCESSING  
MANAGEMENT CONSULTING SERVICES  
CONSTRUCTION ACCOUNTING SERVICES  
PLANNING, COORDINATING & CONTRACT SERVICES  
ADMINISTRATIVE SERVICES  
BANK FEES  
AUDITING SERVICES  
TRAVEL PER DIEM  
INSURANCE  
REGULATORY AND PERMIT FEES  
LEGAL ADVERTISEMENTS  
ENGINEERING SERVICES  
LEGAL SERVICES  
PERFORMANCE & WARRANTY BOND PREMIUM  
WEBSITE HOSTING  
MEETING ROOM RENTAL  
ASSESSMENT COLLECTION FEE  
ADMINISTRATIVE CONTINGENCY

**TOTAL GENERAL ADMINISTRATIVE**

ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 03.31.2025	FY 2026 APPROVED TENTATIVE BUDGET	VARIANCE FY 2025-2026
-							
\$ 678	\$ 51,815	\$ 100,077	\$ 248,819	\$ 365,418	\$ 368,305	\$ 385,307	\$ 19,889
104,582	201,880		80,933	293,560	1,050	581,991	(288,431)
14,608	-	45,437	26,893	-	-	-	-
-	-	208,170					-
-	-	-	-	110,000	47,514	-	110,000
8,883	-	-	1,186	-	-	-	-
			2,126				
-	-	-	-	-	-	-	-
<b>128,751</b>	<b>253,695</b>	<b>353,684</b>	<b>359,957</b>	<b>768,978</b>	<b>416,869</b>	<b>967,298</b>	<b>(158,542)</b>
205	2,385	370	1,600	4,800	1,000	12,000	7,200
	300	164	300	367	77	918	551
	230	150	122	490	100	490	-
21,000	21,000	19,875	48,000	48,000	28,000	48,000	-
3,500	3,500	3,312		-	-	-	-
36,000	36,000	34,071		-	-	-	-
3,600	3,600	3,407	3,600	3,600	2,100	3,600	-
158	-	-		300	175	300	-
	3,465	3,500	3,600	3,800	-	3,800	-
336	263	2,005	1,553	2,000	99	2,000	-
	2,902	4,354	14,716	13,811	12,524	18,846	5,035
175	200	175	175	175	-	175	-
3,768	2,914	4,190	2,469	3,500	2,061	3,500	-
3,771	1,168	915	326	5,500	5,980	10,000	4,500
9,580	8,968	11,754	11,563	7,000	2,206	7,000	-
	-	-		-	-	-	-
2,015	2,015	2,488	2,015	2,015	1,807	2,015	-
300	246	750	170	800	75	800	-
					-	-	-
	645	343	652	17,500	22	17,500	-
<b>84,407</b>	<b>89,801</b>	<b>91,823</b>	<b>90,860</b>	<b>113,658</b>	<b>56,226</b>	<b>130,944</b>	<b>17,286</b>

**CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT**  
**FY 2026 APPROVED TENTATIVE BUDGET**  
**GENERAL FUND (O&M)**

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 03.31.2025	FY 2026 APPROVED TENTATIVE BUDGET	VARIANCE FY 2025-2026
<b>DEBT ADMINISTRATION:</b>								
DISSEMINATION AGENT	5,000	5,000	5,066	6,000	6,000	6,185	10,500	4,500
TRUSTEE FEES	3,754	6,752	7,004	4,128	7,004	-	8,512	1,508
DEVELOPER FUNDING-INTERIM OPERATING	-	-	-	-	110,000	47,514	-	(110,000)
ARBITRAGE	-	-	475	475	750	-	950	200
<b>TOTAL DEBT ADMINISTRATION</b>	<b>8,754</b>	<b>11,752</b>	<b>12,545</b>	<b>10,603</b>	<b>123,754</b>	<b>53,699</b>	<b>19,962</b>	<b>(103,792)</b>
<b>PHYSICAL ENVIRONMENT EXPENDITURES</b>								
COMPREHENSIVE FIELD SERVICES	2,313	7,804	8,013	8,014	8,016	4,676	15,000	6,984
STREETPOLE LIGHTING	-	21,351	29,400	58,125	158,650	31,200	147,572	(11,078)
ELECTRICITY (IRRIGATION & POND PUMPS)	847	2,205	6,854	12,776	18,000	6,721	18,000	-
WATER	3,193	3,947	8,912	1,892	8,600	-	8,600	-
LANDSCAPING MAINTENANCE	32,585	102,014	152,813	153,803	210,000	117,138	230,000	20,000
LANDSCAPE REPLINISHMENT	-	-	-	-	10,000	-	30,000	20,000
IRRIGATION MAINTENANCE	-	545	2,810	773	10,000	6,737	24,000	14,000
POND MAINTENANCE	-	-	-	7,740	30,000	10,290	30,000	-
ENTRY FEATURES	-	-	-	-	15,000	-	25,000	10,000
GATE & CAMERA MONITORING	-	-	-	765	3,500	1,890	3,720	220
GATE REPAIRS & MAINTENANCE	-	-	-	9,330	10,000	11,432	20,000	10,000
SECURITY ACCESS FOBS	-	-	-	-	-	-	6,000	6,000
SECURITY ROVING	-	-	-	-	-	-	24,000	24,000
HOLIDAY DECORATIONS	-	-	-	-	-	-	25,000	25,000
POND FOUNTAIN MAINTENANCE	-	-	-	-	-	-	18,000	18,000
PET WASTE REMOVAL	-	-	-	-	4,800	-	4,800	-
CONTINGENCY FOR PHYSICAL ENVIRONMENT	-	1,090	5,971	936	25,000	36,521	75,000	50,000
<b>TOTAL PHYSICAL ENVIRONMENT EXPENDITURES</b>	<b>38,937</b>	<b>138,956</b>	<b>214,773</b>	<b>254,154</b>	<b>511,566</b>	<b>226,604</b>	<b>704,692</b>	<b>193,126</b>

**CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT  
FY 2026 APPROVED TENTATIVE BUDGET  
GENERAL FUND (O&M)**

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 03.31.2025	FY 2026 APPROVED TENTATIVE BUDGET	VARIANCE FY 2025-2026
<b>AMENITY CENTER OPERATIONS</b>								
POOL MAINTENANCE	-	-	-	-	-	-	35,000	35,000
AMENITY MANAGEMENT	1,850	-	-	-	-	-	-	-
AMENITY CENTER INTERNET	-	-	-	-	-	-	-	-
AMENITY CENTER ELECTRIC	-	-	1,339	-	-	-	-	-
AMENITY CENTER WATER	-	-	-	-	-	-	-	-
JANITORIAL MAINTENANCE	-	-	-	-	-	-	25,000	25,000
SECURITY ACCESS CONTROL	-	8,610	14,692	-	-	-	15,000	15,000
PEST CONTROL	-	-	-	-	-	-	1,200	1,200
POOL PERMITS	-	-	-	-	-	-	500	500
AMENITY CONTINGENCY	-	-	137	3,610	20,000	-	35,000	15,000
<b>TOTAL AMENITY CENTER OPERATIONS</b>	<b>1,850</b>	<b>8,610</b>	<b>16,168</b>	<b>3,610</b>	<b>20,000</b>	<b>-</b>	<b>111,700</b>	<b>91,700</b>
<b>TOTAL EXPENDITURES</b>	<b>133,948</b>	<b>249,119</b>	<b>335,309</b>	<b>359,227</b>	<b>768,978</b>	<b>336,529</b>	<b>967,298</b>	<b>198,320</b>
<b>III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>(5,197)</b>	<b>4,576</b>	<b>18,375</b>	<b>730</b>	<b>-</b>		<b>-</b>	
FUND BALANCE - BEGINNING	6,737	1,540	6,116	24,491	25,221		25,221	
FUND BALANCE - ENDING	\$ 1,540	\$ 6,116	\$ 24,491	\$ 25,221	\$ 25,221		\$ 25,221	

**Footnote:**

- (1) Developer will enter into an O&M deficit funding agreement for the FY 2025/2026 budget to cover any shortfalls in the budget.  
(2) Developer will fund budget deficits based on actual expenditures that exceed actual revenues as needed.

**STATEMENT 2  
CHAPARRAL OF PALM BAY CDD  
FY 2026 PROPOSED BUDGET GENERAL FUND  
O&M ASSESSMENT ALLOCATION**

**A. ERU Assignment**

Approx Lot Width	Assigned ERU	Lot Count	Total ERU	% ERU
40'	0.80	250	200.00	33.3%
50'	1.00	400	400.00	66.7%
<b>total</b>		<b>650</b>	<b>600.00</b>	<b>100.0%</b>

**B. Expenditures (O&M Assessment)**

Total Expenditures (net)	\$	967,298.38
County collection charges & early pmt. Disc.	\$	84,112.90
<b>Total O&amp;M Assessment, if all ON Roll (gross)</b>	<b>\$</b>	<b>1,051,411.28</b>
Total ERUs in District		600.00
O&M Assessment per ERU (Gross)	\$	<b>1,752.35</b>
O&M Assessment per ERU (Net)	\$	1,612.16

**C. Assessment Allocation**

**Table 1 - Proposed FY 2026 Allocation of AR (as if all On-Roll)**

Approx Lot Width	Assigned ERU	Net Assmt/Lot	Total Net Assmt	Gross Assmt/Lot	Total Gross Assmt
40'	0.80	\$ 1,289.73	\$ 322,432.79	\$ 1,401.88	\$ 350,470.43
50'	1.00	\$ 1,612.16	\$ 644,865.59	\$ 1,752.35	\$ 700,940.86
<b>total</b>			<b>\$ 967,298.38</b>		<b>\$ 1,051,411.28</b>

**Table 2 - Adopted FY 2025 Allocation of AR (as if all On-Roll)**

Approx Lot Width	Assigned ERU	Net Assmt/Lot	Total Net Assmt	Gross Assmt/Lot	Total Gross Assmt
40'	0.80	\$ 1,223.16	\$ 238,516.40	\$ 1,329.52	\$ 259,256.96
50'	1.00	\$ 1,528.95	\$ 420,461.60	\$ 1,661.90	\$ 457,023.48
<b>total</b>			<b>\$ 658,978.00</b>		<b>\$ 716,280.43</b>

**3. Difference between Proposed O&M FY 2026 and Current FY 2025**

	<u>FY 2026</u>	<u>Current FY</u>	<u>% Change</u>	<u>\$ Change</u>
TOTAL EXPENDITURES - NET:	\$ 967,298.38	\$658,978	46.79%	<b>\$ 308,320</b>

Lot Width	FY 2025 Net Assmt/Unit	Proposed FY 2026 Net Assmt/Unit	Change in Net Assmt/Unit	Change in Net/Unit per month	Percentage change
40'	\$ 1,223.16	\$ 1,289.73	\$ 66.57	\$ 5.55	<b>5.44%</b>
50'	\$ 1,528.95	\$ 1,612.16	\$ 83.21	\$ 6.93	<b>5.44%</b>

**STATEMENT 2**  
**CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT**  
**CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL
<b>GENERAL ADMINISTRATIVE:</b>				
SUPERVISORS COMPENSATION	Board of Supervisors	1511002	Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year assumes - 3 Board Members per Meeting , 8 Meetings Considered. Chairman waives compensation as the fourth Supervisor	\$ 12,000
PAYROLL TAXES	Payroll	1511115	Amount is for employer taxes related to the payroll calculated at 7.65% Of BOS Payroll	\$ 918
PAYROLL PROCESSING	Innovative	1511114	Amount is assessed at \$55 Per Payroll Plus Year End Processing of \$50 for the processing of payroll related to Supervisor compensation	\$ 490
MANAGEMENT CONSULTING SERVICES	Kai	1513000	The District received Management, Accounting and Assessment services as part of a Management Agreement.	\$ 48,000
CONSTRUCTION ACCOUNTING SERVICES	Kai	1513011	Construction accounting services are provided for the processing of requisitions and funding request for the District.	\$ -
PLANNING & COORDINATING SERVICES	Kai	1513013	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with the maintenance & construction of District infrastructure	\$ -
ADMINISTRATIVE SERVICES	Kai	1513010	Pursuant to District Management Contract for services related to administration functions of the District such as agenda processing, public records request, etc.	\$ 3,600
BANK FEES	Bank United	1513034	Fees associated with maintaining the District's bank accounts and the ordering of checks	\$ 300
AUDITING	DIBARTOLOMEO	1513070	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.	\$ 3,800
TRAVEL PER DEIM	Misc	1549002	Estimated for Supervisor travel to and from District meetings	\$ 2,000
INSURANCE	JPFS	1513100	The District's General Liability , Public Officials and Property insurance is with EGIS Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount is based on estimates received for EGIS.	\$ 18,846
REGULATORY AND PERMIT FEES	Florida Dept of Economic Opportunity	1513041	The District is required to pay an annual fee of \$175 to the Department of Community Affairs.	\$ 175
LEGAL ADVERTISEMENTS	Local Newspaper	1513055	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation	\$ 3,500
ENGINEERING SERVICES	Stantec	1513080	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.	\$ 10,000
LEGAL SERVICES	Straley, Robin Vericker	1514010	The District's attorney provides 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 as directed or requested by the Board of Supervisor and the District Manager	\$ 7,000
WEBSITE HOSTING	SchoolNow	1513014	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. SchoolNow - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager upload and oversight	\$ 2,015
MEETING ROOM RENTAL	Mariott	1544001	In accordance with Florida Statute 190.006, the District is required to host meetings where the District is located. The District reserve rental in a facility accessible to residents and residing within the County	\$ 800
ADMINISTRATIVE CONTINGENCY		1549080	Estimated for items not known and considered in the administrative allocations	\$ 17,500



**STATEMENT 2  
CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT  
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL
<b>DEBT SERVICE ADMINISTRATION:</b>				
DISSEMINATING AGENT	LERNER	1513125	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.	\$ 10,500
TRUSTEE FEES	US BANK	1513030	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. The annual trustee fees are based on fees estimated by the Trustee for the 2021 A1 and A2	\$ 8,512
ARBITRAGE	Arbitrage Rebate Counselors LLC	1513130	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances.	\$ 950
<b>PHYSICAL ENVIRONMENT:</b>				
COMPREHENSIVE FIELD SERVICES	Kai	1513001	Directs day to day operations and oversees field services technician. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security, manage of RFP for ongoing maintenance, prepare written monthly reports to the Board, including travel for field technician.	\$ 15,000
STREETPOLE LIGHTING	Gig Fiber, LLC	1531020	It is anticipated that there will be a total 104 streetlights installed by the end of FY 2025 and will pay a monthly rate of \$51.50 per light. It is further anticipated that there will be an additional 119 streetlights installed by during FY 2026. The Deposit for the additional 119 streetlights is \$100 per streetlight.	\$ 147,572
ELECTRICITY (IRRIGATION & POND PUMPS)	FPL	1531010	Estimated for electrical services related to the irrigation and pond pumps. One meter located at 1694 Malabar at an average cost of \$982 monthly. The second meter is located at 904 Abilene Dr at an average cost of \$165 monthly. Included an additional \$5,016 for any additional landscape that may be coming on.	\$ 18,000
WATER	City of Palm Bay	1541058	Estimated water utility services related to the operations of the District for the meter located at 90 Abilene Dr.	\$ 8,600
LANDSCAPING MAINTENANCE	Brightview Landscape	1546001	<b>PO# OM-CPB-050:</b> The landscape professional provides monthly services that include mowing, edging, line trimming, pruning, blowing and small debris pickup, as well as bed weed control as well as chemical and horticultural maintenance. Also included are monthly irrigation maintenance checks and changing dog station bags. Includes \$61,160 for additional phases coming online. Anticipates 4A and 4B coming on line throughout the fiscal year.	\$ 230,000
LANDSCAPE REPLINISHMENT	Brightview Landscape	1546004	Landscape replenishment as needed	\$ 30,000
IRRIGATION MAINTENANCE	Brightview Landscape	1546007	The maintenance and repair of the irrigation system as needed.	\$ 24,000
POND MAINTENANCE		1537005	<b>PO# OM-CB-051:</b> The District is contracting with the vendor to provide stormwater maintenance services for eight ponds and one overflow structure at a monthly rate of 985. An additional \$18,180 has been set aside to fund supplemental pond treatments for midge fly control and potential fish stocking.	\$ 30,000
ENTRY FEATURES		1537006	Estimated for The maintenance and repair of the entry features and lighting as needed. Adding lighting to entry features.	\$ 25,000
GATE & CAMERA MONITORING	DC Integrations	1537007	Basic programming and monitoring of the camera system	\$ 3,720
GATE REPAIRS & MAINTENANCE	DC Integrations	1537008	<b>PO # OM-CB-059 &amp; OM-CB-070:</b> The District contracts with DC Integrations for gate database management at \$165 quarterly, cellular internet service at \$390 quarterly, and Door King gate control system support at \$210 quarterly. The total annual value of these services is \$3,720. An additional \$16,280 has been estimated for repairs and ongoing maintenance related to gate operations and monitoring.	\$ 20,000
SECURITY ACCESS FOBS		NEW LINE	Covers the cost of purchasing and programming electronic access fobs for resident and staff entry to gated amenities and facilities.	\$ 6,000
SECURITY ROVING		NEW LINE	Provides for contracted roving security services to monitor the community, deter unauthorized activity, and support overall safety during designated hours.	\$ 24,000
HOLIDAY DECORATIONS		NEW LINE	Funds the installation, removal, and storage of seasonal holiday décor throughout the community's common areas.	\$ 25,000

**STATEMENT 2  
CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT  
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL
POND FOUNTAIN MAINTENANCE		NEW LINE	Covers routine maintenance, repairs, and operational inspections to ensure proper functioning of pond fountains and aesthetic water features.	\$ 18,000
PET WASTE REMOVAL	Brightview	1537009	The contractor will provide for the servicing of 2 pet waste stations in the District as well as the provision of waste removal bags. The District will be considering the addition of 3 stations at an increased amount of \$200 per month. Additional stations approximate \$400 each to purchase and is reflected in the overall budgeted amount	\$ 4,800
PHYSICAL ENVIRONMENT CONTINGENCY	Contingency	1551000	Additional maintenance added with new areas coming online and maintenance of such items	\$ 75,000
AMENITY:				
POOL MAINTENANCE		1541050	Maintenance program for pool expected in FY '25/26	\$ 35,000
AMENITY CENTER MANAGEMENT			Provides for the professional management and oversight of the District's amenity facilities, including staffing, scheduling, and day-to-day operations.	
AMENITY CENTER INTERNET		1541003	Internet is estimated to be approximately \$130 per month	\$ -
AMENITY CENTER ELECTRIC		1541057	Electric estimated to be \$475 per month	\$ -
AMENITY CENTER WATER		1580001	Water is estimated to be \$375 per month	\$ -
JANITORIAL MAINTENANCE		1580002	Maintenance program for pool expected in FY '25/26	\$ 25,000
SECURITY ACCESS CONTROL		1580003	COST FOR CAMERAS, ACCESS SYSTEM MANAGEMENT OF AMENITY CENTER	\$ 15,000
AMENITY PEST CONTROL		1580004	Pest control estimated for the amenity center	\$ 1,200
POOL PERMITS		1541054	Covers the cost of required health and operating permits for the community pool, ensuring compliance with local and state regulations.	\$ 500
AMENITY CONTINGENCY		1580000	As needed for any amenity features	\$ 35,000
<b>TOTAL EXPENDITURES</b>				<b>\$ 967,298</b>



**STATEMENT 4**  
**CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE SCHEDULES**

	SERIES 2020A-1	SERIES 2024	FY 2026 TOTAL
<b>REVENUE</b>			
SPECIAL ASSESSMENTS - ON ROLL - GROSS	\$ 263,913		\$ 263,913
SPECIAL ASSESSMENTS - OFF ROLL - NET	-	842,720	842,720
LESS: EARLY PAYMENT DISCOUNT	(10,557)	-	(10,557)
<b>TOTAL REVENUE</b>	<b>253,357</b>	<b>842,720</b>	<b>1,096,077</b>
<b>EXPENDITURES</b>			
COUNTY - ASSESSMENT COLLECTION FEES	10,557	-	10,557
INTEREST EXPENSE			
May 1, 2026	74,013	331,090	405,103
November 1, 2026	72,469	331,090	403,559
PRINCIPAL RETIREMENT			
May 1, 2026	95,000	180,000	275,000
<b>TOTAL EXPENDITURES</b>	<b>252,038</b>	<b>842,180</b>	<b>1,094,218</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>1,319</b>	<b>540</b>	<b>1,859</b>
<b>FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT</b>	<b>\$ 1,319</b>	<b>\$ 540</b>	<b>\$ 1,859</b>

**Table 1. Series 2020A-1 Allocation of Maximum Annual Debt Service (GROSS MADS), per SAMR**

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT / LOT
40'	175	0.80	140.5	58.7%	\$155,951	\$891.15
50'	99	1.00	99.0	41.3%	\$109,849	\$1,109.59
<b>Total</b>	<b>274</b>		<b>239.5</b>	<b>100.0%</b>	<b>\$265,801</b>	

**Table 2. 2024 Allocation of Maximum Annual Debt Service (NET MADS), per SAMR**

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT / LOT
50'	267	1.00	267.0	111.5%	\$842,720	\$3,156

**STATEMENT 5**  
**CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT**  
**\$4,310,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2020A-1**

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
11/1/2025		3.00%	74,013	74,013	74,013	3,815,000
5/1/2026	95,000	3.00%	74,013	169,013		3,720,000
11/1/2026		3.00%	72,469	72,469	241,481	3,720,000
5/1/2027	95,000	3.00%	72,469	167,469		3,625,000
11/1/2027		3.00%	70,925	70,925	238,394	3,625,000
5/1/2028	100,000	3.25%	70,925	170,925		3,525,000
11/1/2028		3.25%	69,300	69,300	240,225	3,525,000
5/1/2029	105,000	3.25%	69,300	174,300		3,420,000
11/1/2029		3.25%	67,594	67,594	241,894	3,420,000
5/1/2030	105,000	3.25%	67,594	172,594		3,315,000
11/1/2030		3.25%	65,888	65,888	238,481	3,315,000
5/1/2031	110,000	3.25%	65,888	175,888		3,205,000
11/1/2031		3.25%	64,100	64,100	239,988	3,205,000
5/1/2032	115,000	3.25%	64,100	179,100		3,090,000
11/1/2032		3.25%	61,800	61,800	240,900	3,090,000
5/1/2033	120,000	3.25%	61,800	181,800		2,970,000
11/1/2033		3.25%	59,400	59,400	241,200	2,970,000
5/1/2034	125,000	3.25%	59,400	184,400		2,845,000
11/1/2034		4.00%	56,900	56,900	241,300	2,845,000
5/1/2035	130,000	4.00%	56,900	186,900		2,715,000
11/1/2035		4.00%	54,300	54,300	241,200	2,715,000
5/1/2036	135,000	4.00%	54,300	189,300		2,580,000
11/1/2036		4.00%	51,600	51,600	240,900	2,580,000
5/1/2037	140,000	4.00%	51,600	191,600		2,440,000
11/1/2037		4.00%	48,800	48,800	240,400	2,440,000
5/1/2038	145,000	4.00%	48,800	193,800		2,295,000
11/1/2038		4.00%	45,900	45,900	239,700	2,295,000
5/1/2039	150,000	4.00%	45,900	195,900		2,145,000
11/1/2039		4.00%	42,900	42,900	238,800	2,145,000
5/1/2040	160,000	4.00%	42,900	202,900		1,985,000
11/1/2040		4.00%	39,700	39,700	242,600	1,985,000
5/1/2041	165,000	4.00%	39,700	204,700		1,820,000
11/1/2041		4.00%	36,400	36,400	241,100	1,820,000
5/1/2042	170,000	4.00%	36,400	206,400		1,650,000
11/1/2042		4.00%	33,000	33,000	239,400	1,650,000
5/1/2043	180,000	4.00%	33,000	213,000		1,470,000
11/1/2043		4.00%	29,400	29,400	242,400	1,470,000
5/1/2044	185,000	4.00%	29,400	214,400		1,285,000
11/1/2044		4.00%	25,700	25,700	240,100	1,285,000
5/1/2045	195,000	4.00%	25,700	220,700		1,090,000
11/1/2045		4.00%	21,800	21,800	242,500	1,090,000
5/1/2046	200,000	4.00%	21,800	221,800		890,000
11/1/2046		4.00%	17,800	17,800	239,600	890,000
5/1/2047	210,000	4.00%	17,800	227,800		680,000
11/1/2047		4.00%	13,600	13,600	241,400	680,000

**STATEMENT 5**  
**CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT**  
**\$4,310,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2020A-1**

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
5/1/2048	220,000	4.00%	13,600	233,600		460,000
11/1/2048		4.00%	9,200	9,200	242,800	460,000
5/1/2049	225,000	4.00%	9,200	234,200		235,000
11/1/2049		4.00%	4,700	4,700	238,900	235,000
5/1/2050	235,000	4.00%	4,700	239,700		-
<b>Total</b>	<b>3,815,000</b>		<b>2,274,375</b>	<b>6,089,375</b>	<b>5,849,675</b>	

**Footnote:** \_\_\_\_\_ Max annual DS post True-up: 242,800  
(a) Data herein for the CDD's budgetary process purposes only.

**STATEMENT 6**  
**CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT**  
**\$12,500,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2024 (ASSESSMENT AREA 2)**

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
5/1/2025						12,500,000
11/1/2025			235,442	235,442	566,532	12,500,000
5/1/2026	180,000	4.50%	331,090	331,090		12,320,000
11/1/2026			331,090	511,090	838,130	12,320,000
5/1/2027	190,000	4.50%	327,040	327,040		12,130,000
11/1/2027			327,040	517,040	839,805	12,130,000
5/1/2028	200,000	4.50%	322,765	322,765		11,930,000
11/1/2028			322,765	522,765	841,030	11,930,000
5/1/2029	210,000	4.50%	318,265	318,265		11,720,000
11/1/2029			318,265	528,265	841,805	11,720,000
5/1/2030	220,000	4.50%	313,540	313,540		11,500,000
11/1/2030			313,540	533,540	842,130	11,500,000
5/1/2031	230,000	4.50%	308,590	308,590		11,270,000
11/1/2031			308,590	538,590	842,005	11,270,000
5/1/2032	240,000	5.20%	303,415	303,415		11,030,000
11/1/2032			303,415	543,415	840,590	11,030,000
5/1/2033	255,000	5.20%	297,175	297,175		10,775,000
11/1/2033			297,175	552,175	842,720	10,775,000
5/1/2034	265,000	5.20%	290,545	290,545		10,510,000
11/1/2034			290,545	555,545	839,200	10,510,000
5/1/2035	280,000	5.20%	283,655	283,655		10,230,000
11/1/2035			283,655	563,655	840,030	10,230,000
5/1/2036	295,000	5.20%	276,375	276,375		9,935,000
11/1/2036			276,375	571,375	840,080	9,935,000
5/1/2037	310,000	5.20%	268,705	268,705		9,625,000
11/1/2037			268,705	578,705	839,350	9,625,000
5/1/2038	325,000	5.20%	260,645	260,645		9,300,000
11/1/2038			260,645	585,645	837,840	9,300,000
5/1/2039	345,000	5.20%	252,195	252,195		8,955,000
11/1/2039			252,195	597,195	840,420	8,955,000
5/1/2040	365,000	5.20%	243,225	243,225		8,590,000
11/1/2040			243,225	608,225	841,960	8,590,000
5/1/2041	385,000	5.20%	233,735	233,735		8,205,000
11/1/2041			233,735	618,735	842,460	8,205,000
5/1/2042	405,000	5.20%	223,725	223,725		7,800,000
11/1/2042			223,725	628,725	841,920	7,800,000
5/1/2043	425,000	5.20%	213,195	213,195		7,375,000
11/1/2043			213,195	638,195	840,340	7,375,000
5/1/2044	445,000	5.20%	202,145	202,145		6,930,000
11/1/2044			202,145	647,145	837,720	6,930,000
5/1/2045	470,000	5.50%	190,575	190,575		6,460,000
11/1/2045			190,575	660,575	838,225	6,460,000
5/1/2046	500,000	5.50%	177,650	177,650		5,960,000
11/1/2046			177,650	677,650	841,550	5,960,000
5/1/2047	525,000	5.50%	163,900	163,900		5,435,000
11/1/2047			163,900	688,900	838,363	5,435,000
5/1/2048	555,000	5.50%	149,463	149,463		4,880,000

**STATEMENT 6**  
**CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT**  
**\$12,500,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2024 (ASSESSMENT AREA 2)**

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
11/1/2048			149,463	704,463	838,663	4,880,000
5/1/2049	590,000	5.50%	134,200	134,200		4,290,000
11/1/2049			134,200	724,200	842,175	4,290,000
5/1/2050	620,000	5.50%	117,975	117,975		3,670,000
11/1/2050			117,975	737,975	838,900	3,670,000
5/1/2051	655,000	0	100,925	100,925		3,015,000
11/1/2051			100,925	755,925	838,838	3,015,000
5/1/2052	695,000	5.50%	82,913	82,913		2,320,000
11/1/2052			82,913	777,913	841,713	2,320,000
5/1/2053	730,000	5.50%	63,800	63,800		1,590,000
11/1/2053			63,800	793,800	837,525	1,590,000
5/1/2054	775,000	5.50%	43,725	43,725		815,000
11/1/2054			43,725	818,725	841,138	815,000
5/1/2055	815,000	5.50%	22,413	22,413		0
11/1/2055			22,413	837,413	837,413	0
\$12,500,000					\$25,770,567	

**Footnote:**

Max annual DS

\$842,720

(a) Data herein for the CDD's budgetary process purposes only.

**STATEMENT 7**  
**CHAPARRAL OF PALM BAY CDD**  
**FY 2026 TOTAL ASSESSMENT ALLOCATION**

**Table 1 - Proposed FY 2026 Allocation of Assessments (as if all On-Roll)**

**ASSESSMENT AREA 1 - PHASES 1, 2, AND 3**

Approx Lot Width	Lot Count	Assigned ERU	O&M, Gross	2020 DS	Total FY 2026	Total FY 2025	Difference**
40'	175	0.80	\$ 1,401.88	\$ 891.15	\$ 2,293.03	\$ 2,220.67	\$ 72.36
50'	99	1.00	\$ 1,752.35	\$ 1,109.59	\$ 2,861.94	\$ 2,771.49	\$ 90.45
<b>Total</b>	<b>274</b>						

**ASSESSMENT AREA 2 - PHASES 4A, AND 4B**

Approx Lot Width	Lot Count	Assigned ERU	O&M, Gross	2024 DS	Total FY 2026	Total FY 2025	Difference**
50'	267	1.00	\$ 1,752.35	\$ 3,430.71	\$ 5,183.06	\$ 5,092.62	\$ 90.45

\*\* Difference represents a change in the O&M portion only. Debt Service remains the same throughout the bonds maturity period