

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

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 53,859
Allowable discounts (4%)	-				(2,154)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	51,705
Assessment levy: off-roll	-	-	-	-	167,189
Landowner contribution*	298,446	43,751	193,643	237,394	51,536
Total revenues	298,446	43,751	193,643	237,394	270,430
EXPENDITURES					
Professional & administrative					
Supervisors	7,536	1,077	3,231	4,308	6,459
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	3,853	15,250	19,103	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	4,800	5,800	-	5,800	5,800
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	5,500	-	5,500	5,500	5,500
Telephone	200	100	100	200	200
Postage	500	167	333	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,700	233	1,467	1,700	1,700
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,408	92	5,500	5,500
Contingencies/bank charges	500	632	632	1,264	1,500
Tax collector	-	-	-	-	1,077
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Total professional & administrative	104,326	42,195	54,770	96,965	106,326
Field operations					
Management	5,000	-	-	-	5,000
Accounting	3,500	-	1,750	1,750	4,000
Cathedral Oak Parkway					
Mowing	36,400	-	36,400	36,400	122,000
Arbor care	15,904	-	15,904	15,904	15,904
Tree replacement	5,000	-	5,000	5,000	5,000
Irrigation water supply	-	-	3,600	3,600	7,200
Insurance	5,000	-	5,000	5,000	-
Contingency	5,000	-	5,000	5,000	5,000
Total field operations	194,120	1,513	139,166	140,679	164,104
Total expenditures	298,446	43,708	193,936	237,644	270,430
Excess/(deficiency) of revenues over/(under) expenditures	-	43	(293)	(250)	-
Fund balance - beginning (unaudited)	-	250	293	250	-
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Unassigned	-	293	-	-	-
Fund balance - ending	\$ -	\$ 293	\$ -	\$ -	\$ -

*Cathedral Oak, LLC. to fund administrative and O&M expenses until Cathedral Oak Parkway is completed and dedicated. Parcel 61 Ventures to fund administrative and O&M expenses pending completion and dedication of Cathedral Oak Parkway.

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

On-Roll Assessments

Series 2024

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Single-Family 40'	22	\$ 626.27	\$ 3,303.72	\$ 3,929.99	\$ 3,055.94
Reduced Single-Family 40'	23	626.27	1,513.51	2,139.79	1,400.00
Single-Family 50'	32	626.27	4,129.64	4,755.91	3,901.20
Reduced Single-Family 50'	7	626.27	1,891.89	2,518.16	1,750.00
Single-Family 60'	2	626.27	4,955.58	5,581.85	4,681.44
Total	86				

Off-Roll Assessments

Series 2024

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Single-Family 40'	85	\$ 588.70	\$ 3,055.94	\$ 3,644.64	\$ 3,055.94
Single-Family 50'	136	588.70	3,819.92	4,408.62	3,901.20
Single-Family 60'	63	588.70	4,583.91	5,172.61	4,681.44
Total	284				

Landowner Contribution (GF)

Future Phase(s)

Product/Parcel	Units	FY 2026 Admin Cost per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Single-Family 40'	-	145.17	\$ -	\$ -	n/a
Single-Family 50'	212	145.17	-	-	n/a
Single-Family 60'	143	145.17	-	-	n/a
Total	355				