

***Candler Hills East
Community Development District***

219 East Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

May 21, 2026

RECEIVED

MAY 27 2026

MARION COUNTY ADMIN

Marion County Administrator

Mr. Mounir Bouyounes
601 Southeast 25th Avenue
Ocala, FL 34471

Re: Candler Hills East Community Development District
Proposed Budget Fiscal Year 2027

Dear Mr. Bouyounes:

In accordance with chapter 190.008 (2)(b), Florida Statutes, enclosed please find one copy of the District's proposed budget for the Fiscal Year 2027 for purposes of disclosure and information only. The District will schedule a public hearing not less than 60 days from the date of this letter for adoption of the same. Should you have any questions regarding the enclosed, please feel free to contact me.

Sincerely,

Iman Sakalla
Recording Secretary

Enclosures

Candler Hills East
Community Development District

Proposed Budget
FY 2027



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Candler Hills East

Community Development District

Proposed Budget General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Maintenance Assessments	\$ 55,051	\$ 53,070	\$ 1,981	\$ 55,051	\$ 55,360
Interest	\$ -	\$ 845	\$ 422	\$ 1,267	\$ -
Carry Forward Surplus	\$ 14,135	\$ 53,556	\$ -	\$ 53,556	\$ 21,403
Total Revenues	\$ 69,186	\$ 107,470	\$ 2,404	\$ 109,874	\$ 76,763
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 4,000	\$ 1,800	\$ 3,000	\$ 4,800	\$ 4,000
FICA Expenditure	\$ 306	\$ 138	\$ 230	\$ 367	\$ 306
Engineering	\$ 4,000	\$ -	\$ 2,000	\$ 2,000	\$ 10,000
Trustee Fees	\$ 2,255	\$ 2,110	\$ 145	\$ 2,255	\$ 2,255
Dissemination	\$ 2,866	\$ 1,533	\$ 1,434	\$ 2,967	\$ 3,009
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450	\$ 450
Assessment Administration	\$ 5,732	\$ 5,732	\$ -	\$ 5,732	\$ 6,019
Attorney	\$ 6,500	\$ 3,000	\$ 3,500	\$ 6,500	\$ 6,500
Annual Audit	\$ 3,300	\$ 3,300	\$ -	\$ 3,300	\$ 3,400
Management Fees	\$ 10,131	\$ 5,066	\$ 5,064	\$ 10,130	\$ 10,638
Information Technology	\$ 1,082	\$ 541	\$ 540	\$ 1,081	\$ 1,136
Website Maintenance	\$ 812	\$ 406	\$ 408	\$ 814	\$ 853
Telephone	\$ 50	\$ -	\$ 50	\$ 50	\$ 50
Postage	\$ 625	\$ 178	\$ 313	\$ 491	\$ 625
Printing & Binding	\$ 250	\$ 99	\$ 100	\$ 199	\$ 250
Insurance	\$ 7,425	\$ 7,155	\$ -	\$ 7,155	\$ 7,871
Legal Advertising	\$ 700	\$ -	\$ 700	\$ 700	\$ 700
Other Current Charges	\$ 860	\$ 329	\$ 468	\$ 797	\$ 860
Office Supplies	\$ 150	\$ 1	\$ 50	\$ 51	\$ 150
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 51,669	\$ 32,013	\$ 18,001	\$ 50,014	\$ 59,246
<i>Operations & Maintenance</i>					
Mulch	\$ 7,920	\$ -	\$ 7,920	\$ 7,920	\$ 7,920
Contingency	\$ 3,097	\$ -	\$ 1,549	\$ 1,549	\$ 3,097
Stormwater	\$ 6,500	\$ -	\$ 3,250	\$ 3,250	\$ 6,500
Total Operations & Maintenance:	\$ 17,517	\$ -	\$ 12,719	\$ 12,719	\$ 17,517
Total Expenditures	\$ 69,186	\$ 32,013	\$ 30,719	\$ 62,733	\$ 76,763
Excess Revenues/(Expenditures)	\$ -	\$ 75,457	\$ (28,316)	\$ 47,142	\$ -

	FY2023	FY2024	FY2025	FY2026	FY2027
Net Assessments	\$55,051	\$55,051	\$55,051	\$55,051	\$55,360
Discounts & Collections (6%)	\$3,514	\$3,514	\$3,514	\$3,514	\$3,534
Gross Assessments	\$58,565	\$58,565	\$58,565	\$58,565	\$58,894
Total Units	628	628	628	628	631.50
Assessments per Unit	\$93.26	\$93.26	\$93.26	\$93.26	\$93.26

Candler Hills East
Community Development District
General Fund Budget

Revenues:

Maintenance Assessments

The District will levy a non-ad valorem special assessment on all taxable property within the District, to fund all General Operating and Maintenance Expenditures for the Fiscal Year.

Interest

The District receives interest earnings from its cash balance in the Truist operating account.

Carry Forward

Represents amount used to offset the District's fiscal year expenditure.

Expenditures:

Administrative:

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. This amount is based on 5 Supervisors attending 4 monthly meetings.

FICA Expenditure

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering

The District's engineer, Dewberry Engineers, Inc., will be providing general engineering services to the District, e.g., attendance and preparation for monthly meetings, reviewing invoices, and various projects assigned as directed by the Board of Supervisors. The District currently has an agreement with Dewberry Engineers, Inc.

Trustee Fees

The District issued Series 2016 Special Assessment Refunding Bonds that are administered by a Trustee at US Bank.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b) (5) which relates to additional reporting requirements for unrated bond issues. Governmental Management Services – CF, LLC is contracted for this service.

Arbitrage

The District has contracted with AMTEC to annually calculate the District's Arbitrage Rebate Liability on the Series 2016 Special Assessment Refunding Bonds.

Candler Hills East
Community Development District
General Fund Budget

Assessment Administration

Governmental Management Services – Central Florida, LLC serves as the District’s collection agent and certifies the District’s non-ad valorem assessments with the Marion County Tax Collector’s Office.

Attorney

The District’s legal counsel, Colen and Wagoner P. A., provides general legal services to the District, i.e., attendance and preparation for monthly meetings, review operating and maintenance contracts, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted with Grau & Associates for this service.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – Central Florida, LLC. The services include, but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.
Governmental Management Services-Central Florida, LLC, provides these services.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District’s website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services-Central Florida, LLC, provides these services.

Telephone

Represents cost for telephone and fax machine.

Postage

Mailing of Board Meeting agenda packages, overnight deliveries, checks for vendors and any other required correspondence.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Candler Hills East
Community Development District
General Fund Budget

Insurance

The District's general liability & public officials liability insurance policy is with Florida Insurance Alliance. The Florida Insurance Alliance specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses that are incurred during the year.

Office Supplies

The District incurs charges for supplies that need to be purchased during the fiscal year, including copier and printer toner cartridges, paper, file folders, binders, pens, paper clips, and other such office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Maintenance:

Mulch

Represents costs related to mulch installed in the District.

Contingency

To record the cost of any maintenance expenses not properly classified in any of the other accounts.

Stormwater

Represent cost for stormwater expenses in the District.

Candler Hills East
Community Development District
Proposed Budget
Debt Service Fund Series 2016

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - Tax Roll	\$ 206,154	\$ 193,293	\$ 12,861	\$ 206,154	\$ 200,467
Assessments - Prepayments	\$ -	\$ 9,009	\$ -	\$ 9,009	\$ -
Interest Income	\$ 7,422	\$ 6,872	\$ 1,718	\$ 8,591	\$ 4,295
Carry Forward Surplus	\$ 274,654	\$ 282,761	\$ -	\$ 282,761	\$ 263,107
Total Revenues	\$ 488,230	\$ 491,934	\$ 14,579	\$ 506,514	\$ 467,869
Expenditures					
General & Administrative:					
Special Call - 11/1	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -
Interest - 11/1	\$ 36,944	\$ 36,944	\$ -	\$ 36,944	\$ 33,725
Principal - 5/1	\$ 130,000	\$ -	\$ 130,000	\$ 130,000	\$ 130,000
Special Call - 5/1	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ -
Interest - 5/1	\$ 36,944	\$ -	\$ 36,463	\$ 36,463	\$ 33,725
Total Expenditures	\$ 203,888	\$ 61,944	\$ 181,463	\$ 243,406	\$ 197,450
Excess Revenues/(Expenditures)	\$ 284,342	\$ 429,990	\$ (166,883)	\$ 263,107	\$ 270,419

Interest - Nov 1, 2027 \$ 31,288

Net Assessments	\$200,467
Discounts & Collections (6%)	\$12,796
Gross Assessments	\$213,263

Total Units	387.75
Assessments per Unit	\$550

Candler Hills East
Community Development District
Series 2016 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicipal	Interest	Total
11/01/26	\$ 1,730,000.00	\$ -	\$ 33,725.00	
05/01/27	\$ 1,730,000.00	\$ 130,000.00	\$ 33,725.00	\$ 197,450.00
11/01/27	\$ 1,600,000.00	\$ -	\$ 31,287.50	
05/01/28	\$ 1,600,000.00	\$ 135,000.00	\$ 31,287.50	\$ 197,575.00
11/01/28	\$ 1,465,000.00	\$ -	\$ 28,756.25	
05/01/29	\$ 1,465,000.00	\$ 140,000.00	\$ 28,756.25	\$ 197,512.50
11/01/29	\$ 1,325,000.00	\$ -	\$ 26,131.25	
05/01/30	\$ 1,325,000.00	\$ 145,000.00	\$ 26,131.25	\$ 197,262.50
11/01/30	\$ 1,180,000.00	\$ -	\$ 23,412.50	
05/01/31	\$ 1,180,000.00	\$ 150,000.00	\$ 23,412.50	\$ 196,825.00
11/01/31	\$ 1,030,000.00	\$ -	\$ 20,600.00	
05/01/32	\$ 1,030,000.00	\$ 155,000.00	\$ 20,600.00	\$ 196,200.00
11/01/32	\$ 875,000.00	\$ -	\$ 17,500.00	
05/01/33	\$ 875,000.00	\$ 160,000.00	\$ 17,500.00	\$ 195,000.00
11/01/33	\$ 715,000.00	\$ -	\$ 14,300.00	
05/01/34	\$ 715,000.00	\$ 170,000.00	\$ 14,300.00	\$ 198,600.00
11/01/34	\$ 545,000.00	\$ -	\$ 10,900.00	
05/01/35	\$ 545,000.00	\$ 175,000.00	\$ 10,900.00	\$ 196,800.00
11/01/35	\$ 370,000.00	\$ -	\$ 7,400.00	
05/01/36	\$ 370,000.00	\$ 180,000.00	\$ 7,400.00	\$ 194,800.00
11/01/36	\$ 190,000.00	\$ -	\$ 3,800.00	
05/01/37	\$ 190,000.00	\$ 190,000.00	\$ 3,800.00	\$ 197,600.00
		\$ 1,730,000.00	\$ 435,625.00	\$ 2,165,625.00

Candler Hills East
Community Development District
Proposed Budget
Capital Reserves Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Interest Income	\$ 3,914	\$ 3,745	\$ 936	\$ 4,682	\$ 2,341
Carry Forward Surplus	\$ 185,918	\$ 186,420	\$ -	\$ 186,420	\$ 191,101
Total Revenues	\$ 189,831	\$ 190,165	\$ 936	\$ 191,101	\$ 193,442
Expenditures					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues/(Expenditures)	\$ 189,831	\$ 190,165	\$ 936	\$ 191,101	\$ 193,442