Principal One
Community Development District

Amended Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026

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AMENDED FINAL BUDGET
PRINCIPAL ONE COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
O & M Assessments	102,022	**101,929**	101,929
Debt Assessments	230,011	**230,171**	230,171
Other Revenues	0	**3,127**	3,127
Interest Income	960	**0**	0
TOTAL REVENUES	**$ 332,993**	**$ 335,227**	**$ 335,227**
EXPENDITURES			
Engineering/Inspections	2,000	**1,000**	0
Supervisor Fees	0	**400**	400
Payroll Taxes	0	**31**	31
Management	32,736	**32,736**	32,736
Legal	2,000	**3,600**	3,128
Assessment Roll	5,000	**5,000**	5,000
Audit Fees	4,000	**4,000**	4,000
Insurance	7,250	**7,269**	7,269
Legal Advertisements	650	**650**	451
Miscellaneous	850	**850**	772
Postage	200	**20**	11
Office Supplies	325	**340**	318
Dues & Subscriptions	175	**175**	175
Trustee Fee	2,500	**2,500**	2,500
Continuing Disclosure Fee	300	**300**	300
Website Management	2,000	**2,000**	2,000
Contingency (Drainage)	350	**48,888**	48,888
Landscape Maintenance	12,000	**8,000**	7,000
Additional Landscape Maintenance	13,000	**22,000**	21,074
Lake Maintenance	2,000	**2,205**	2,205
Maintenance Reserve	7,484	**7,484**	0
TOTAL EXPENDITURES	**$ 94,820**	**$ 149,448**	**$ 138,258**
REVENUES LESS EXPENDITURES	**$ 238,173**	**$ 185,779**	**$ 196,969**
Bond Payments	(211,611)	**(214,096)**	(214,096)
BALANCE	**$ 26,562**	**$ (28,317)**	**$ (17,127)**
County Appraiser & Tax Collector Fee	(13,281)	**(11,204)**	(11,204)
Discounts For Early Payments	(13,281)	**(11,998)**	(11,998)
EXCESS/ (SHORTFALL)	**$ -**	**$ (51,519)**	**$ (40,329)**
Carryover From Prior Year	0	**0**	0
NET EXCESS/ (SHORTFALL)	**$ -**	**$ (51,519)**	**$ (40,329)**

FUND BALANCE AS OF 9/30/25	$122,334
FY 2025/2026 ACTIVITY	($51,519)
FUND BALANCE AS OF 9/30/26	$70,815

AMENDED FINAL BUDGET
PRINCIPAL ONE COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Interest Income	1,000	**4,000**	3,857
NAV Tax Collection	211,611	**214,095**	214,095
Total Revenues	**$ 212,611**	**$ 218,095**	**$ 217,952**
EXPENDITURES			
Principal Payments	150,000	**150,000**	150,000
Interest Payments	42,763	**44,825**	44,825
Bond Redemption	19,848	**0**	0
Total Expenditures	**$ 212,611**	**$ 194,825**	**$ 194,825**
Excess/ (Shortfall)	**$ -**	**$ 23,270**	**$ 23,127**

FUND BALANCE AS OF 9/30/25	$175,754
FY 2025/2026 ACTIVITY	$23,270
FUND BALANCE AS OF 9/30/26	$199,024

Notes

Reserve Fund Balance = $75,817*. Revenue Fund Balance = $116,821*

Redemption Fund Balance = $6,386*.

Revenue Fund Balance To Be Used To Make 11/1/2026 Interest Payment Of $20,350.

* Approximate Amounts

Series 2016 Bond Refunding Information

Original Par Amount =	$2,945,000	Annual Principal Payments Due:
Interest Rate =	2.75%	May 1st
Issue Date =	May 2016	Annual Interest Payments Due:
Maturity Date =	May 2035	May 1st & November 1st
Par Amount As Of 9/30/26 =	$1,480,000	