

**RADIANCE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025-2026 ADOPTED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	FY 2025 ADOPTED	FY 2026 ADOPTED	VARIANCE FY25 - FY26
1 REVENUES:			
2 LANDOWNER CONTRIBUTION	\$ 179,155	\$ 255,155	\$ 76,000
3 LOT CLOSINGS (SPRINGING ASSESSMENTS)	-	-	-
4 TOTAL REVENUES:	179,155	255,155	76,000
5 EXPENDITURES:			
6 PROFESSIONAL & ADMINISTRATIVE			
7 SUPERVISORS FEES	2,400	2,400	-
8 DISTRICT MANAGEMENT ¹	20,000	20,000	-
9 ADMINISTRATIVE SERVICES ¹	12,750	12,750	-
10 ACCOUNTING SERVICES ¹	12,750	12,750	-
11 ASSESSMENT ADMINISTRATION ¹	2,500	2,500	-
12 DISSEMINATION AGENT	2,000	2,000	-
13 LEGAL	25,000	25,000	-
14 ENGINEERING	30,000	30,000	-
15 POSTAGE	500	500	-
16 PRINTING AND BINDING	500	500	-
17 LEGAL ADVERTISING	10,000	10,000	-
18 ANNUAL SPECIAL DISTRICT FEE	175	175	-
19 GENERAL LIABILITY & POL INSURANCE	7,000	7,000	-
20 BANK FEES	500	500	-
21 WEBSITE HOSTING, ADA, MAINTENANCE	1,580	1,580	-
22 CONTINGENCY	1,500	1,500	-
23 TOTAL ADMINISTRATIVE	129,155	129,155	-
24 PHYSICAL ENVIRONMENT			
25 LANDSCAPE MAINTENANCE	-	50,000	50,000
26 POND MAINTENANCE	-	16,000	16,000
27 LANDSCAPE INSPECTIONS	-	10,000	10,000
28 FIELD CONTINGENCY	50,000	50,000	-
29 TOTAL PHYSICAL ENVIRONMENT	50,000	126,000	76,000
30			
31 TOTAL EXPENDITURES	179,155	255,155	76,000
32			
33 TOTAL REVENUES OVER/(UNDER) EXPENDITURES	\$ -	\$ -	\$ -

Footnote:

1. Total of \$1,000/per month until Bond issuance, thereafter \$4,000/month.

**RADIANCE CDD
FISCAL YEAR 2025-2026 ADOPTED BUDGET
ASSESSMENT ALLOCATION**

OPERATIONS & MAINTENANCE BUDGET

NET O&M BUDGET \$255,155.00

UNIT TYPE	UNITS ASSESSED	ALLOCATION OF O&M ASSESSMENT				
	O&M	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL NET O&M	NET O&M PER LOT ⁽¹⁾
North - 40	202	1.00	202.0	16.83%	\$42,951.09	\$212.63
North - 50	223	1.00	223.0	18.58%	\$47,416.30	\$212.63
South - 40	219	1.00	219.0	18.25%	\$46,565.79	\$212.63
South - 50	372	1.00	372.0	31.00%	\$79,098.05	\$212.63
South - 60	184	1.00	184.0	15.33%	\$39,123.77	\$212.63
	1200		1200.0	100.00%	\$255,155.00	

⁽¹⁾O&M assessments shall immediately attach only to sold lots during Fiscal Year 2025-2026. All unsold lots owned by the developer do not receive the same level of benefit as sold lots and, accordingly, such lots shall not receive an operations and maintenance assessment.