

Sedona Point
Community Development District

Adopted Budget
FY 2026



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Sedona Point
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
<u>REVENUES:</u>					
Special Assessments - On Roll	\$ 77,005	\$ 78,155	\$ -	\$ 78,155	\$ 77,005
TOTAL REVENUES	\$ 77,005	\$ 78,155	\$ -	\$ 78,155	\$ 77,005
<u>EXPENDITURES:</u>					
<u>Administrative</u>					
Engineering	\$ 4,000	\$ 2,203	\$ 667	\$ 2,870	\$ 4,000
Attorney	8,750	5,237	1,458	6,695	8,750
Annual Audit	5,500	5,500	-	5,500	5,600
Assessment Administration	2,000	2,000	-	2,000	2,000
Arbitrage Rebate	550	550	-	550	550
Dissemination Agent	1,605	1,338	268	1,605	1,717
Trustee Fees	3,950	3,950	-	3,950	3,950
Management Fees	25,680	21,400	4,280	25,680	27,478
Information Technology	1,070	892	178	1,070	1,145
Website Maintenance	1,070	892	178	1,070	1,145
Postage & Delivery	800	-	133	133	421
Insurance General Liability	5,500	5,200	-	5,200	6,350
Printing & Binding	155	-	26	26	155
Legal Advertising	2,500	3,275	-	3,275	2,500
Other Current Charges	1,500	679	400	1,079	1,500
Office Supplies	200	-	34	34	200
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 65,005	\$ 53,290	\$ 7,623	\$ 60,913	\$ 67,634
<i>Operations & Maintenance</i>					
<u>Field Expenditures</u>					
Contingency	\$ 12,000	\$ -	\$ 6,000	\$ 6,000	\$ 9,371
TOTAL FIELD EXPENDITURES	\$ 12,000	\$ -	\$ 6,000	\$ 6,000	\$ 9,371
TOTAL EXPENDITURES	\$ 77,005	\$ 53,290	\$ 13,623	\$ 66,913	\$ 77,005
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 24,865	\$ (13,623)	\$ 11,242.00	\$ -

Sedona Point
Community Development District
Budget Narrative
Fiscal Year 2026

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Interest

The District earns interest on the monthly average collected balance for each of their investment accounts.

Expenditures - Administrative

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's Attorney, will be providing 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 assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Assessment Roll Administration

GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Arbitrage Rebate

The District is required to have an annual arbitrage rebate calculation on the District's Bonds. The District will contract with an independent auditing firm to perform the calculations.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – South Florida, LLC.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Sedona Point
Community Development District
Budget Narrative
Fiscal Year 2026

Expenditures - Administrative (continued)
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Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

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

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Expenditures – Field

Contingency

Represents any unbudgeted expense.

Sedona Point
Community Development District
Adopted Budget
Debt Service Series 2023 Special Assessment Bonds

Description	Adopted Budget FY2025	Actuals Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
<u>REVENUES:</u>					
Special Assessments - Tax Roll	\$ 453,749	\$ 456,431	\$ -	\$ 456,431	\$ 453,749
Special Assessments - Direct	-	170,595	-	170,595	-
Interest Income	4,000	15,542	1,000	16,542	7,500
Carry Forward Surplus ⁽¹⁾	2,432	1,854	-	1,854	182,311
TOTAL REVENUES	\$ 460,181	\$ 644,422	\$ 1,000	\$ 645,422	\$ 643,560
<u>EXPENDITURES:</u>					
Interest - 12/15	\$ 170,153	\$ 170,153	\$ -	\$ 170,153	\$ 167,781
Principal - 06/15	115,000	115,000	-	115,000	120,000
Interest - 06/15	170,153	170,153	-	170,153	167,781
TOTAL EXPENDITURES	\$ 455,306	\$ 455,306	\$ -	\$ 455,306	\$ 455,563
<u>Other Sources/(Uses)</u>					
Interfund transfer In/(Out)	\$ -	\$ (7,805)	\$ -	\$ (7,805)	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ (7,805)	\$ -	\$ (7,805)	\$ -
TOTAL EXPENDITURES	\$ 455,306	\$ 463,112	\$ -	\$ 463,112	\$ 455,563
EXCESS REVENUES (EXPENDITURES)	\$ 4,875	\$ 181,311	\$ 1,000	\$ 182,311	\$ 187,997

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 12/15/26	\$ 165,306
	<u>\$ 165,306</u>

Sedona Point
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2023 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
12/15/23	7,050,000	4.125%	-	172,421.88	204,990.46
06/15/24	7,050,000	4.125%	110,000	172,421.88	
12/15/24	6,940,000	4.125%	-	170,153.13	452,575.00
06/15/25	6,940,000	4.125%	115,000	170,153.13	
12/15/25	6,825,000	4.125%	-	167,781.25	452,934.38
06/15/26	6,825,000	4.125%	120,000	167,781.25	
12/15/26	6,705,000	4.125%	-	165,306.25	453,087.50
06/15/27	6,705,000	4.125%	125,000	165,306.25	
12/15/27	6,580,000	4.125%	-	162,728.13	453,034.38
06/15/28	6,580,000	4.125%	130,000	162,728.13	
12/15/28	6,450,000	4.125%	-	160,046.88	452,775.00
06/15/29	6,450,000	4.125%	135,000	160,046.88	
12/15/29	6,315,000	4.125%	-	157,262.50	452,309.38
06/15/30	6,315,000	4.125%	140,000	157,262.50	
12/15/30	6,175,000	5.000%	-	154,375.00	451,637.50
06/15/31	6,175,000	5.000%	145,000	154,375.00	
12/15/31	6,030,000	5.000%	-	150,750.00	450,125.00
06/15/32	6,030,000	5.000%	155,000	150,750.00	
12/15/32	5,875,000	5.000%	-	146,875.00	452,625.00
06/15/33	5,875,000	5.000%	160,000	146,875.00	
12/15/33	5,715,000	5.000%	-	142,875.00	449,750.00
06/15/34	5,715,000	5.000%	170,000	142,875.00	
12/15/34	5,545,000	5.000%	-	138,625.00	451,500.00
06/15/35	5,545,000	5.000%	180,000	138,625.00	
12/15/35	5,365,000	5.000%	-	134,125.00	452,750.00
06/15/36	5,365,000	5.000%	190,000	134,125.00	
12/15/36	5,175,000	5.000%	-	129,375.00	453,500.00
06/15/37	5,175,000	5.000%	200,000	129,375.00	
12/15/37	4,975,000	5.000%	-	124,375.00	453,750.00
06/15/38	4,975,000	5.000%	210,000	124,375.00	
12/15/38	4,765,000	5.000%	-	119,125.00	453,500.00
06/15/39	4,765,000	5.000%	220,000	119,125.00	
12/15/39	4,545,000	5.000%	-	113,625.00	452,750.00
06/15/40	4,545,000	5.000%	230,000	113,625.00	
12/15/40	4,315,000	5.000%	-	107,875.00	451,500.00
06/15/41	4,315,000	5.000%	240,000	107,875.00	
12/15/41	4,075,000	5.000%	-	101,875.00	449,750.00
06/15/42	4,075,000	5.000%	255,000	101,875.00	
12/15/42	3,820,000	5.000%	-	95,500.00	452,375.00
06/15/43	3,820,000	5.000%	265,000	95,500.00	
12/15/43	3,555,000	5.000%	-	88,875.00	449,375.00
06/15/44	3,555,000	5.000%	280,000	88,875.00	
12/15/44	3,275,000	5.000%	-	81,875.00	450,750.00
06/15/45	3,275,000	5.000%	295,000	81,875.00	
12/15/45	2,980,000	5.000%	-	74,500.00	451,375.00
06/15/46	2,980,000	5.000%	310,000	74,500.00	
12/15/46	2,670,000	5.000%	-	66,750.00	451,250.00
06/15/47	2,670,000	5.000%	325,000	66,750.00	
12/15/47	2,345,000	5.000%	-	58,625.00	450,375.00
06/15/48	2,345,000	5.000%	345,000	58,625.00	
12/15/48	2,000,000	5.000%	-	50,000.00	453,625.00
06/15/49	2,000,000	5.000%	360,000	50,000.00	
12/15/49	1,640,000	5.000%	-	41,000.00	451,000.00
06/15/50	1,640,000	5.000%	380,000	41,000.00	
12/15/50	1,260,000	5.000%	-	31,500.00	452,500.00
05/15/51	1,260,000	5.000%	400,000	31,500.00	
12/15/51	860,000	5.000%	-	21,500.00	453,000.00
06/15/52	860,000	5.000%	420,000	21,500.00	
12/15/52	440,000	5.000%	-	11,000.00	452,500.00
06/15/53	440,000	5.000%	440,000	11,000.00	451,000.00
Total			\$ 7,050,000	\$ 6,713,968.58	\$ 13,763,968.58

Sedona Point
Community Development District
Non-Ad Valorem Assessments Comparison
2025-2026

Neighborhood	O&M Units	Bonds Units 20xx	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)
Single Family - 75'	15	15	\$234.95	\$234.95	\$0.00	\$1,744.36	\$1,744.36	\$0.00	\$1,979.31	\$1,979.31	\$0.00
Single Family - 50'	30	30	\$234.95	\$234.95	\$0.00	\$1,693.55	\$1,693.55	\$0.00	\$1,928.50	\$1,928.50	\$0.00
Townhomes	93	93	\$234.95	\$234.95	\$0.00	\$1,405.64	\$1,405.64	\$0.00	\$1,640.59	\$1,640.59	\$0.00
Villa	207	207	\$234.95	\$234.95	\$0.00	\$1,304.03	\$1,304.03	\$0.00	\$1,538.98	\$1,538.98	\$0.00
Total	345	345									