Community Development District

Approved Proposed Budget FY 2026



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Community Development District

Approved Proposed Budget General Fund

	Adopted Budget		Actuals Thru		Projected Next		Projected Thru		Approved Proposed Budget		
Description	FY2025		3	3/31/25		6 Months		9/30/25		FY 2026	
REVENUES:											
Special Assessments - On Roll	\$	77,005	\$	73,166	\$	3,839	\$	77,005	\$	77,005	
TOTAL REVENUES	\$	77,005	\$	73,166	\$	3,839	\$	77,005	\$	77,005	
EXPENDITURES:											
<u>Administrative</u>											
Engineering	\$	4,000	\$	108	\$	1,318	\$	1,426	\$	4,000	
Attorney		8,750		2,750		4,375		7,125		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		803		803		1,605		1,717	
Trustee Fees		3,950		-		3,950		3,950		3,950	
Management Fees		25,680		12,840		12,840		25,680		27,478	
Information Technology		1,070		535		535		1,070		1,145	
Website Maintenance		1,070		535		535		1,070		1,145	
Postage & Delivery		800		-		400		400		421	
Insurance General Liability		5,500		5,200		-		5,200		5,720	
Printing & Binding		155		-		78		78		155	
Legal Advertising		2,500		1,258		621		1,879		2,500	
Other Current Charges		1,500		460		400		860		1,500	
Office Supplies		200		-		101		101		200	
Dues, Licenses & Subscriptions		175		175		-		175		175	
TOTAL ADMINISTRATIVE	\$	65,005	\$	32,163	\$	26,505	\$	58,668	\$	67,005	
Operations & Maintenance											
Field Expenditures											
Contingency	\$	12,000	\$	-	\$	6,000	\$	6,000	\$	10,000	
TOTAL FIELD EXPENDITURES	\$	12,000	\$	-	\$	6,000	\$	6,000	\$	10,000	
TOTAL EXPENDITURES	\$	77,005	\$	32,163	\$	32,505	\$	64,668	\$	77,005	
EXCESS REVENUES (EXPENDITURES)	\$	(0)	\$	41,003	\$	(28,666)	\$	12,337.00	\$	-	

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.

Attornev

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.

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures - Administrative (continued)

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.

Community Development District

Approved Proposed Budget Debt Service Series 2023 Special Assessment Bonds

Description		Adopted Budget FY2025		Actuals Thru 3/31/25		Projected Next		Projected Thru 9/30/25		Approved Proposed Budget FY 2026	
REVENUES:											
Special Assessments - Tax Roll Special Assessments - Direct Interest Income Carry Forward Surplus ⁽¹⁾	\$	453,749 - 4,000 2,432	\$	427,593 170,595 7,237 1,854	\$	26,156 - 3,000	\$	453,749 170,595 10,237 1,854	\$	453,749 - 7,500 176,306	
				· 				•			
TOTAL REVENUES	\$	460,181	\$	607,279	\$	29,156	\$	636,435	\$	637,555	
EXPENDITURES:											
Interest - 12/15 Principal - 06/15 Interest - 06/15	\$	170,153 115,000 170,153	\$	170,153 - -	\$	115,000 170,153	\$	170,153 115,000 170,153	\$	167,781 120,000 167,781	
TOTAL EXPENDITURES	\$	455,306	\$	170,153	\$	285,153	\$	455,306	\$	455,563	
Other Sources/(Uses)	ф		ф	(4.022)	¢.		¢.	(4.022)	¢.		
Interfund transfer In/(Out)	\$	-	\$	(4,822)	\$	-	\$	(4,822)	>	-	
TOTAL OTHER SOURCES/(USES)	\$	-	\$	(4,822)	\$	-	\$	(4,822)	\$	-	
TOTAL EXPENDITURES	\$	455,306	\$	174,975	\$	285,153	\$	460,128	\$	455,563	
EXCESS REVENUES (EXPENDITURES)	\$	4,875	\$	432,303	\$	(255,997)	\$	176,306	\$	181,993	
(1) Carry Forward is Net of Reserve Requirement Interest Due 12/15/26 \$							\$	165,306 165,306			

Community Development District AMORTIZATION SCHEDULE

Debt Service Series 2023 Special Assessment Bonds

06/15/23 \$7,050,000 4.125% \$. \$32,568.58 12/15/24 7,050,000 4.125% 110,000 172,421.88 06/15/24 7,050,000 4.125% 110,000 172,421.88 12/15/24 6,940,000 4.125% 115,000 170,153.13 06/15/25 6,940,000 4.125% 115,000 170,153.13 12/15/25 6,825,000 4.125% 120,000 167,781.25 12/15/26 6,825,000 4.125% 120,000 167,781.25 12/15/26 6,705,000 4.125% 125,000 165,306.25 12/15/27 6,580,000 4.125% 125,000 165,306.25 12/15/27 6,580,000 4.125% 125,000 165,306.25 12/15/28 6,580,000 4.125% 130,000 162,728.13 12/15/28 6,450,000 4.125% 130,000 162,728.13 12/15/29 6,315,000 4.125% 130,000 162,728.13 12/15/29 6,315,000 4.125% 140,000 157,262.50 12/15/30 6,315,000 4.125% 140,000 157,262.50 12/15/30 6,315,000 5,000% 145,000 154,375.00 06/15/31 6,175,000 5,000% 145,000 154,375.00 06/15/32 6,030,000 5,000% 155,000 160,750.00 06/15/33 6,75,000 5,000% 170,000 164,875.00 06/15/33 5,875,000 5,000% 170,000 146,875.00 06/15/34 5,715,000 5,000% 170,000 146,875.00 06/15/34 5,715,000 5,000% 170,000 142,875.00 06/15/35 5,365,000 5,000% 170,000 142,875.00 06/15/36 5,365,000 5,000% 170,000 142,875.00 06/15/37 5,755,000 5,000% 170,000 142,875.00 06/15/38 4,765,000 5,000% 190,000 134,125.00 06/15/38 4,765,000 5,000% 10,000 134,125.00 06/15/39 4,765,000 5,000% 10,000 134,125.00 06/15/39 4,765,000 5,000% 10,000 134,125.00 06/15/39 4,765,000 5,000% 10,000 134,125.00 06/15/39 4,765,000 5,000% 10,000 134,125.00 06/15/39 4,765,000 5,000% 10,000 134,125.00 06/15/39 4,765,000 5,000% 10,000 134,125.00 06/15/40 4,345,000 5,000% 10,000 134,125.00 06/15/41 4,315,000 5,000% 10,000 134,125.00 06/15/42 4,075,000 5,000% 20,000 10,000 12/15/48 2,980,000 5,000% 20,000 10,000 12/15/49 2,000,000 5,000% 30,	Annual Debt Service	nterest	Principal	Coupons	Outstanding Balance	Period
12/15/23						
06/15/24	:	\$32,568.58	\$-	4.125%	\$7,050,000	06/15/23
12/15/24	204,990.4	172,421.88	-	4.125%	7,050,000	12/15/23
12/15/24		172,421.88	110,000	4.125%	7,050,000	06/15/24
12/15/25	452,575.0		, <u>-</u>			
12/15/25 6,825,000 4.125% 120,000 167,781.25 16/15/26 6,825,000 4.125% - 165,306.25 12/15/27 6,705,000 4.125% - 165,306.25 06/15/27 6,705,000 4.125% - 162,708.13 06/15/28 6,580,000 4.125% - 162,728.13 06/15/28 6,580,000 4.125% - 160,046.88 06/15/29 6,450,000 4.125% 135,000 160,046.88 12/15/29 6,315,000 4.125% 135,000 160,046.88 12/15/29 6,315,000 4.125% 140,000 157,262.50 06/15/30 6,315,000 4.125% 140,000 157,262.50 12/15/30 6,175,000 5,000% - 154,375,00 06/15/31 6,175,000 5,000% - 155,075,000 06/15/32 6,030,000 5,000% - 155,075,000 06/15/32 6,030,000 5,000% - 156,075,000 06/15/33 5,875,000 5,000% 155,000 150,750,00 06/15/33 5,875,000 5,000% 160,000 146,875,00 06/15/34 5,715,000 5,000% - 146,875,00 12/15/33 5,875,000 5,000% 170,000 146,875,00 06/15/34 5,715,000 5,000% 170,000 142,875,00 12/15/34 5,545,000 5,000% 170,000 142,875,00 12/15/35 5,365,000 5,000% 170,000 142,875,00 12/15/36 5,365,000 5,000% 170,000 142,875,00 12/15/37 4,545,000 5,000% 170,000 142,875,00 12/15/38 5,365,000 5,000% 170,000 142,875,00 12/15/36 5,365,000 5,000% 170,000 142,875,00 12/15/37 4,975,000 5,000% 170,000 142,875,00 12/15/36 5,365,000 5,000% 170,000 142,875,00 12/15/37 4,975,000 5,000% 170,000 124,375,00 12/15/38 4,765,000 5,000% 190,000 129,375,00 12/15/39 4,765,000 5,000% 20,000 129,375,00 12/15/39 4,765,000 5,000% 20,000 129,375,00 12/15/41 4,315,000 5,000% 20,000 129,375,00 12/15/42 3,820,000 5,000% 250,000 110,875,00 12/15/44 3,355,000 5,000% 250,000 110,875,00 12/15/44 3,355,000 5,000% 250,000 10,8875,00 12/15/44 3,355,000 5,000% 250,000 10,8875,00 12/15/47 2,470,000 5,000% 250,000 10,8875,00 12/15/48 2,980,000 5,000% 250,000 10,1875,00 06/15/49 2,000,000 5,000% 250,000 10,1875,00 06/15/49 2,000,000 5,000% 250,000 10,1875,00 06/15/49 2,000,000 5,000% 250,000 10,1875,00 06/15/49 2,000,000 5,000% 250,000 10,1875,00 06/15/49 2,000,000 5,000% 250,000 10,1875,00 06/15/49 2,000,000 5,000% 250,000 10,1875,000 06/15/49 2,000,000 5,000% 250,000 310,000 0000 12/15/49 1,000,000 12/15/49 1,000,000 5,000% 250,000 12/15/50 12/15/51 126,000	102,070.0		115 000			, ,
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06/15/30 6,315,000 4.125% 140,000 157,262.50 12/15/30 6,175,000 5,000% - 154,375.00 06/15/31 6,175,000 5,000% - 150,750.00 12/15/31 6,030,000 5,000% - 150,750.00 06/15/32 6,030,000 5,000% - 146,875.00 06/15/32 5,875,000 5,000% - 146,875.00 06/15/33 5,875,000 5,000% - 142,875.00 12/15/33 5,715,000 5,000% - 142,875.00 16/15/34 5,715,000 5,000% - 138,625.00 12/15/35 5,445,000 5,000% - 138,625.00 12/15/35 5,365,000 5,000% - 134,125.00 06/15/36 5,365,000 5,000% - 134,125.00 12/15/36 5,175,000 5,000% - 129,375.00 12/15/37 4,975,000 5,000% - 124,375.00 12/15/37		160,046.88	135,000	4.125%	6,450,000	06/15/29
12/15/30 6,175,000 5,000% - 154,375.00 06/15/31 6,175,000 5,000% - 150,750.00 12/15/32 6,030,000 5,000% - 150,750.00 06/15/32 5,875,000 5,000% - 146,875.00 12/15/32 5,875,000 5,000% - 142,875.00 06/15/33 5,715,000 5,000% - 142,875.00 06/15/34 5,715,000 5,000% - 142,875.00 06/15/34 5,715,000 5,000% - 138,625.00 06/15/35 5,545,000 5,000% - 134,125.00 12/15/35 5,365,000 5,000% - 134,125.00 12/15/36 5,365,000 5,000% - 129,375.00 12/15/36 5,175,000 5,000% - 129,375.00 12/15/37 4,975,000 5,000% - 124,375.00 12/15/37 4,975,000 5,000% - 124,375.00 12/15/39	452,309.3	157,262.50	-	4.125%	6,315,000	12/15/29
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06/15/31 6,175,000 5,000% 154,375,00 12/15/31 6,030,000 5,000% - 150,750,00 06/15/32 6,030,000 5,000% 155,000 150,750,00 12/15/32 5,875,000 5,000% 160,000 146,875,00 06/15/33 5,875,000 5,000% 160,000 146,875,00 06/15/34 5,715,000 5,000% 170,000 142,875,00 12/15/34 5,545,000 5,000% - 138,625,00 06/15/35 5,545,000 5,000% - 134,125,00 12/15/35 5,365,000 5,000% - 134,125,00 12/15/36 5,365,000 5,000% - 124,375,00 12/15/36 5,175,000 5,000% - 129,375,00 12/15/37 4,975,000 5,000% - 124,375,00 12/15/37 4,975,000 5,000% - 124,375,00 12/15/38 4,765,000 5,000% - 119,125,00 12/15/38	451,637.5	154,375.00	-	5.000%	6,175,000	12/15/30
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$\begin{array}{cccccccccccccccccccccccccccccccccccc$	451,250.0		310,000			
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	451,250.0		225 000			
$\begin{array}{cccccccccccccccccccccccccccccccccccc$			325,000			
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	450,375.0	,				, ,
$\begin{array}{cccccccccccccccccccccccccccccccccccc$		*	345,000			, ,
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	453,625.0	50,000.00	-	5.000%	2,000,000	12/15/48
06/15/50 1,640,000 5.000% 380,000 41,000.00 12/15/50 1,260,000 5.000% - 31,500.00 05/15/51 1,260,000 5.000% 400,000 31,500.00 12/15/51 860,000 5.000% - 21,500.00 06/15/52 860,000 5.000% 420,000 21,500.00 12/15/52 440,000 5.000% - 11,000.00			360,000			
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	451,000.0	41,000.00	-	5.000%	1,640,000	, ,
05/15/51 1,260,000 5.000% 400,000 31,500.00 12/15/51 860,000 5.000% - 21,500.00 06/15/52 860,000 5.000% 420,000 21,500.00 12/15/52 440,000 5.000% - 11,000.00		41,000.00	380,000	5.000%	1,640,000	06/15/50
05/15/51 1,260,000 5.000% 400,000 31,500.00 12/15/51 860,000 5.000% - 21,500.00 06/15/52 860,000 5.000% 420,000 21,500.00 12/15/52 440,000 5.000% - 11,000.00	452,500.0	31,500.00	-	5.000%	1,260,000	12/15/50
12/15/51 860,000 5.000% - 21,500.00 06/15/52 860,000 5.000% 420,000 21,500.00 12/15/52 440,000 5.000% - 11,000.00		31,500.00	400,000			
06/15/52 860,000 5.000% 420,000 21,500.00 12/15/52 440,000 5.000% - 11,000.00	453,000.0					
12/15/52 440,000 5.000% - 11,000.00	- 2,2 2 0		420 000			
	452,500.0					
00/10/00 110,000 11,000.00 11,000.00	451,000.0		440 000			
Total \$ 7,050,000 \$ 6,713,968.58 \$	13,763,968.5				110,000	

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

Neighborhood	0&M Units	Bonds Units 20xx	Annual Maintenance Assessments			Annu	al Debt Assessi	nents	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										