Sedona Point

Community Development District

Adopted Budget

FY 2027

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Sedona Point

Community Development District

Adopted Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:					
Special Assessments - On Roll	$ 77,005	$ 75,104	$ 1,901	$ 77,005	$ 170,161
Developer Contributions	-	25,620	18,300	43,920	-
TOTAL REVENUES	**$ 77,005**	**$ 100,724**	**$ 20,201**	**$ 120,925**	**$ 170,161**
EXPENDITURES:					
Administrative					
Engineering	$ 4,000	$ 126	$ 1,667	$ 1,793	$ 4,000
Attorney	8,750	4,440	3,646	8,086	8,750
Annual Audit	5,600	5,600	-	5,600	5,700
Assessment Administration	2,000	2,000	-	2,000	2,000
Arbitrage Rebate	550	-	550	550	550
Dissemination Agent	1,717	1,002	715	1,717	1,820
Trustee Fees	3,950	-	3,950	3,950	3,950
Management Fees	27,478	16,029	11,449	27,478	29,127
Information Technology	1,145	668	477	1,145	1,214
Website Maintenance	1,145	668	477	1,145	1,214
Postage & Delivery	421	-	175	175	200
Insurance General Liability	6,350	5,512	-	5,512	6,063
Printing & Binding	155	-	64	64	200
Legal Advertising	2,500	-	1,042	1,042	2,500
Other Current Charges	1,500	461	625	1,086	1,500
Office Supplies	200	-	83	83	200
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	**$ 67,634**	**$ 36,681**	**$ 24,921**	**$ 61,602**	**$ 69,161**
Operations & Maintenance					
Field Expenditures					
Electric	$ -	$ 25,620	$ 18,300	$ 43,920	$ 46,000
Drainage Maintenance	-	-	-	-	17,000
Roadway Maintenance	-	-	-	-	28,000
Contingency	9,371	-	3,905	3,905	10,000
TOTAL FIELD EXPENDITURES	**$ 9,371**	**$ 25,620**	**$ 22,205**	**$ 47,825**	**$ 101,000**
TOTAL EXPENDITURES	**$ 77,005**	**$ 62,301**	**$ 47,125**	**$ 109,426**	**$ 170,161**
EXCESS REVENUES (EXPENDITURES)	**$ -**	**$ 38,423**	**$ (26,924)**	**$ 11,499.00**	**$ -**

Sedona Point

Community Development District

Budget Narrative

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.

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

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 FloridaCommerce for $175.

Expenditures – Field

Electric - Street Lights
The cost of electric for streetlights. The District is currently has the following account with FPL :

Account	Address
3000324352	Cedar Point Estate

Drainage Maintenance
Represents any expenditures related to drainage within the CDD.

Roadway Maintenance
The District will contract a company for the repair of the streets within the district.

Contingency
Represents any unbudgeted expense.

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Community Development District

Adopted Budget

Debt Service Series 2023 Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	$ 453,749	$ 439,318	$ 14,431	$ 453,749	$ 453,749
Interest Income	7,500	10,696	500	11,196	8,000
Carry Forward Surplus [1]	182,311	182,508	-	182,508	187,279
TOTAL REVENUES	**$ 643,560**	**$ 632,521**	**$ 14,931**	**$ 647,453**	**$ 649,029**
EXPENDITURES:					
Interest - 12/15	$ 167,781	$ 167,781	$ -	$ 167,781	$ 165,306
Principal - 06/15	120,000	-	120,000	120,000	125,000
Interest - 06/15	167,781	-	167,781	167,781	165,306
TOTAL EXPENDITURES	**$ 455,563**	**$ 167,781**	**$ 287,781**	**$ 455,563**	**$ 455,613**
Other Sources/(Uses)					
Interfund transfer In/(Out)	$ -	$ (4,611)	$ -	$ (4,611)	$ -
TOTAL OTHER SOURCES/(USES)	**$ -**	**$ (4,611)**	**$ -**	**$ (4,611)**	**$ -**
TOTAL EXPENDITURES	**$ 455,563**	**$ 172,392**	**$ 287,781**	**$ 460,173**	**$ 455,613**
EXCESS REVENUES (EXPENDITURES)	**$ 187,998**	**$ 460,129**	**$ (272,850)**	**$ 187,279**	**$ 193,416**

[1] Carry Forward is Net of Reserve Requirement

Interest Due 12/15/27	$ 162,728
	$ 162,728

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Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2023 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
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			**$ 6,825,000**	**$ 5,828,468.75**	**$ 12,653,468.75**

Sedona Point

Community Development District

Non-Ad Valorem Assessments Comparison

2026-2027

Neighborhood	O&M Units	Bonds Units 2023	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2027	**FY2026**	**Increase/ (decrease)**	**FY 2027**	**FY2026**	**Increase/ (decrease)**	**FY 2027**	**FY2026**	**Increase/ (decrease)**
Single Family - 75'	15	15	**$519.18**	$234.95	**$284.23**	**$1,744.36**	$1,744.36	**$0.00**	**$2,263.54**	$1,979.31	**$284.23**
Single Family - 50'	30	30	**$519.18**	$234.95	**$284.23**	**$1,693.55**	$1,693.55	**$0.00**	**$2,212.73**	$1,928.50	**$284.23**
Townhomes	93	93	**$519.18**	$234.95	**$284.23**	**$1,405.64**	$1,405.64	**$0.00**	**$1,924.82**	$1,640.59	**$284.23**
Villa	207	207	**$519.18**	$234.95	**$284.23**	**$1,304.03**	$1,304.03	**$0.00**	**$1,823.21**	$1,538.98	**$284.23**
Total	345	345									