Mayfair

Community Development District

Adopted Budget

FY 2027

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Community Development District

Adopted Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:					
Special Assessments - On Roll	$70,039	$70,195	$-	$70,195	$64,529
Interest Income	-	1,216	405	1,621	500
Developer Contributions	-	-	-	-	44,696
Carry Forward	4,223	-	16,101	16,101	-
TOTAL REVENUES	**$74,262**	**$71,411**	**$16,506**	**$87,917**	**$109,725**
EXPENDITURES:					
Administrative					
Engineering	$5,000	$8,440	$2,813	$11,253	$18,000
Arbitrage	-	-	-	-	550
Attorney Fees	15,000	17,700	5,900	23,600	20,000
Dissemination Agent	-	-	-	-	2,500
Annual Audit	3,500	3,300	-	3,300	4,500
Trustee Fees	-	-	-	-	4,500
Management Fees	31,800	23,850	7,950	31,800	36,000
Annual Assessment	5,000	5,000	-	5,000	5,000
Website Maintenance	1,200	900	300	1,200	1,200
Telephone	50	-	13	13	-
Postage & Delivery	500	107	36	142	250
Insurance General Liability	7,650	6,730	-	6,730	7,650
Printing & Binding	500	14	5	19	100
Legal Advertising	1,500	1,498	375	1,873	3,500
Other Current Charges	550	640	213	853	800
Office Supplies	150	0	38	38	-
Contingencies	1,687	1,500	422	1,922	5,000
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	**$74,262**	**$69,853**	**$18,064**	**$87,917**	**$109,725**
TOTAL EXPENDITURES	**$74,262**	**$69,853**	**$18,064**	**$87,917**	**$109,725**
EXCESS REVENUES (EXPENDITURES)	**$-**	**$1,558**	**$(1,557)**	**$0**	**$ -**

Gross Assessments	$ 68,648
Less: Discounts & Collections 5%	(4,119)
Net Assessments	**$ 64,529**

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Single Family	536	$ 55,835.12	$ 112.69	$ 104.17	$ (8.52)
Townhomes	123	$ 12,812.91	$ 112.69	$ 104.17	$ (8.52)
Total	**659**	**$ 68,648.03**			

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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.

Developer Contributions

The district will enter into a Developer Deficit Funding Agreement to cover the shortfall of Assessments for the FY2027 budget 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.

Trustee Fees - Pending Bonds

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

Dissemination Agent - Pending Bonds

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.

Arbitrage Calculation - Pending Bonds

The District is required to annually have an arbitrage rebate calculation on the District's Bonds.

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.

Annual Assessments

GMS SF, LLC provides assessment roll services with the local Tax Collector .

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.

Communication - Telephone

Services are provided as those may be needed for attending meetings or fulfilling District's communication needs.

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.

Printing and Binding

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

Mayfair

Community Development District

Budget Narrative

Expenditures - Administrative (continued)

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.

Contingencies
A contingency for any unanticipated and unscheduled cost to the District.

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Non-Ad Valorem Assessments Comparison

2026-2027

Neighborhood	O&M Units	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	536	**$104.17**	$112.69	**-$8.52**	**$0.00**	$0.00	**$0.00**	**$104.17**	$112.69	**-$8.52**
Townhomes	123	**$104.17**	$112.69	**-$8.52**	**$0.00**	$0.00	**$0.00**	**$104.17**	$112.69	**-$8.52**
Total	659									