

Mayfair
Community Development District

Proposed Budget
FY 2026



Table of Contents

1 General Fund

2-3 Narratives

4 Amortization Schedule

Mayfair
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
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REVENUES:

Special Assessments - On Roll	\$74,510	\$70,195	\$-	\$70,195	\$70,039
Carry Forward	-	-	-	-	4,223

TOTAL REVENUES	\$74,510	\$70,195	\$-	\$70,195	\$74,262
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EXPENDITURES:

Administrative

Engineering	\$5,000	\$-	\$2,083	\$2,083	\$5,000
Attorney Fees	15,000	2,325	6,250	8,575	15,000
Annual Audit	3,500	3,200	-	3,200	3,500
Management Fees	30,000	17,500	12,500	30,000	31,800
Annual Assessment	8,000	-	8,000	8,000	5,000
Website Maintenance	1,200	700	500	1,200	1,200
Telephone	50	-	21	21	50
Postage & Delivery	500	69	208	278	500
Insurance General Liability	6,883	6,349	-	6,349	7,650
Printing & Binding	500	10	208	219	500
Legal Advertising	1,500	-	1,500	1,500	1,500
Other Current Charges	550	190	229	419	550
Office Supplies	150	0	63	63	150
Contingencies	1,502	-	626	626	1,687
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$74,510	\$30,519	\$32,188	\$62,707	\$74,262
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TOTAL EXPENDITURES	\$74,510	\$30,519	\$32,188	\$62,707	\$74,262
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EXCESS REVENUES (EXPENDITURES)	\$-	\$39,676	\$(32,188)	\$7,488	\$ -
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Gross Assessments	\$	74,510
Less: Discounts & Collections 5%		(4,471)
Net Assessments	<u>\$</u>	<u>70,039</u>

Product	Assessable Units	Total Gross Assessment	FY25 Gross Per Unit	FY26 Gross Per Unit	Increase/ (Decrease)
Single Family	1	\$ 74,510.00	\$ 74,510.00	\$ 74,510.00	\$ -
Total	1	\$ 74,510.00			

Mayfair

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.

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)
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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.

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

Neighborhood	O&M Units	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	1	\$74,510.00	\$74,510.00	\$0.00	\$0.00	\$0.00	\$0.00	\$74,510.00	\$74,510.00	\$0.00
Total	1									