Community Development District

Proposed Budget FY 2026



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General F	Fund
Narrat	tives
Ann anti-ation Cala	. Jl.
Amortization Sche	auie

Community Development District

Proposed Budget General Fund

Product Prod		Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Proposed Budget	
Special Assessments - On Roll Carry Forward \$74,510 \$70,195 \$\$ 70,195 \$70,195 \$4,223 TOTAL REVENUES \$74,510 \$70,195 \$\$ \$70,195 \$74,262 EXPENDITURES: Administrative B Engineering \$5,000 \$	Description		4/30/25	5 Months	9/30/25		
Carry Forward c c c c c 4,223 TOTAL REVENUES \$74,510 \$70,195 \$5 \$70,195 \$74,262 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 2.0 3,200 3,500 Annual Audit 8,000 17,500 12,500 30,000 31,800 Annual Assessment 8,000 - 8,000 8,000 5,000 Management Fees 30,000 17,500 12,500 30,000 31,800 Annual Assessment 8,000 - 8,000 8,000 5,000 Mebste Maintenance 1,200 - 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 <td>REVENUES:</td> <td></td> <td></td> <td></td> <td></td> <td></td>	REVENUES:						
STALE REVENUES \$74,510 \$70,195 \$- \$70,195 \$74,262	Special Assessments - On Roll	\$74,510	\$70,195	\$-	\$70,195	\$70,039	
State	Carry Forward	-	-	-	-	4,223	
Administrative Engineering \$5,000 \$- \$2,083 \$2,083 \$5,000 Attorney Fees 15,000 3,2325 6,250 8,575 15,000 Annual Audit 3,500 3,200 - 3,200 3,500 Annual Assessment 8,000 17,500 12,500 30,000 31,800 Annual Assessment 8,000 17,500 12,000 30,000 31,800 Annual Assessment 8,000 17,500 15,000 8,000 5,000 Website Maintenance 1,200 700 500 1,200 1,200 Telephone 50 6 208 278 500 Postage & Delivery 500 69 208 278 500 Insurance General Liability 6,883 6,349 - 6,349 7,650 Printing & Binding 500 1 208 219 500 Office Supplies 150 0 63 63 150 Office Supplies	TOTAL REVENUES	\$74,510	\$70,195	\$ -	\$70,195	\$74,262	
Statistics	EXPENDITURES:						
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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 EXCESS REVENUES (EXPENDITURES) \$- \$39,676 \$(32,188) \$7,488 \$- Gross Assessments	Legal Advertising	1,500	=	1,500	1,500		
Contingencies	Other Current Charges		190			550	
Dues, Licenses & Subscriptions 175 175 - 175 175 TOTAL ADMINISTRATIVE \$74,510 \$30,519 \$32,188 \$62,707 \$74,262 EXCESS REVENUES (EXPENDITURES) \$- \$39,676 \$(32,188) \$7,488 \$- Product Assessments Less: Discounts & Collections 5% Less: Discounts & Collections 5% Less: Discounts & Collections 5% Gross Per Unit \$70,039 Product Assessable Units Total Gross Assessments FY25 Gross Per Unit FY26 Gross Per Unit Increase/(Decrease) Single Family 1 \$74,510.00 \$74,510.00 \$74,510.00 \$-	Office Supplies		0	63	63		
TOTAL ADMINISTRATIVE \$74,510 \$30,519 \$32,188 \$62,707 \$74,262 TOTAL EXPENDITURES \$74,510 \$30,519 \$32,188 \$62,707 \$74,262 EXCESS REVENUES (EXPENDITURES) \$- \$39,676 \$(32,188) \$7,488 \$- Product Assessable Units Collections 5% Collections	Contingencies	1,502	=	626	626	1,687	
TOTAL EXPENDITURES	Dues, Licenses & Subscriptions	175	175	-	175	175	
Single Family S- \$39,676	TOTAL ADMINISTRATIVE	\$74,510	\$30,519	\$32,188	\$62,707	\$74,262	
Gross Assessments	TOTAL EXPENDITURES	\$74,510	\$30,519	\$32,188	\$62,707	\$74,262	
Product Assessable Units Assessment Total Gross Gross Gross Gross Per Unit Per Unit 1 \$ 74,510.00 \$ 74,510.00 \$ 74,510.00 \$ -	EXCESS REVENUES (EXPENDITURES)	\$-	\$39,676	\$(32,188)	\$7,488	\$ -	
Product Assessable Units Assessment Total Gross Gross Gross Gross Per Unit Per Unit 1 \$ 74,510.00 \$ 74,510.00 \$ 74,510.00 \$ -			C A	4-		
Product Assessable Units Assessment Total Gross Gross Gross Gross Per Unit Per Unit 1 \$ 74,510.00 \$ 74,510.00 \$ 74,510.00 \$ -							
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Product Assessable Units Assessment Gross Per Unit Per Unit Single Family 1 \$ 74,510.00 \$ 74,510.00 \$ 74,510.00 \$ -			Net Assessments			\$ 70,039	
Units Assessment Gross Per Unit Gross Per Unit (Decrease) Single Family 1 \$ 74,510.00 \$ 74,510.00 \$ 74,510.00 \$ -		Assessahle	Total Gross			Increase/	
	Product		Assessment Gross				
Total 1 \$ 74,510.00	Single Family	1	\$ 74,510.00	\$ 74,510.00	\$ 74,510.00	\$ -	
	Total	1	\$ 74,510.00				

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.

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.

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

Neighborhood	0&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									