Community Development District

Adopted Budget FY 2026



Table of Contents

General Fund	1
Narrative	2-3
Debt Service Fund Series 202	4
Series 2021 Amortization Schedul	5
	_
Assessment Schedul	6

Community Development District

Adopted Budget General Fund

September Sep	Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next	Projected Thru 9/30/25	Adopted Budget FY 2026
Special Assessments-On Roll \$276.731 \$278.554 \$. \$431,143 Interest Income 5,000 19,466 6,689 25,954 8,000 Carry Forward Balance 1,254 1,254 66,839 68,093 58,000 TOTAL REVENUES Sexpostration Sexpostration Administrative: Engineering \$25,000 \$6,751 \$6,250 \$13,001 \$25,000 Attorney \$3,000 \$19,391 \$87,50 \$21,141 \$5,000 Assessment Administration \$5,600 \$6,600 \$5,600 \$5,600 \$5,600 Assessment Administration \$5,600 \$5,600 \$5,600 \$5,600 \$5,600 Assessment Administration \$5,600 \$5,600 \$5,600 \$5,600 \$5,600 Tustee Fees \$4,000 \$3,000 \$3,000 \$2,000 \$3,000 \$2,000 \$3,000 \$2,000 \$3,000 \$1,200 \$1,200 \$1,200 \$1,200 \$1,200 \$1,200			<u> </u>	_ 5 Months	7/30/23	112020
	REVENUES:					
	Special Assessments- On Roll	\$276,731	\$278,554	\$-	\$278,554	\$431,143
TOTAL REVENUES \$282,985 \$299,274 \$73,328 \$372,602 \$439,143	Interest Income	5,000	19,466	6,489	25,954	8,000
Page	Carry Forward Balance	1,254	1,254	66,839	68,093	-
Administrative Engineering \$25,000 \$6,751 \$6,250 \$13,001 \$25,000 Attorney \$35,000 19,391 \$8,750 28,141 35,000 Annual Audit 3,600 3,600 3,600 3,600 3,700 Assessment Administration 5,600 5,600 3,000 3,000 4,000 Management Fees \$22,037 39,028 13,009 \$2,037 55,660 Property Appraiser 5,300 5,865 1,500 5,665 5,665 Information Technology 1,200 900 300 1,200 1,200 Website Maintenance 1,200 900 300 1,200 1,200 Telephone 100 - 25 25 10 Postage & Delivery 1,700 1,533 1,67 1,700 2,000 Insurance General Liability 8,400 7,826 - 7,826 - 7,826 - 7,826 - 7,826 - 7,826 - <	TOTAL REVENUES	\$282,985	\$299,274	\$73,328	\$372,602	\$439,143
Pagineering \$25,000 \$6.751 \$6.250 \$13,001 \$25,000 \$3.410 \$35,000 \$3.410 \$35,000 \$3.410 \$35,000 \$3.410 \$35,000 \$3.400 \$3.600	EXPENDITURES:					
Manual Audit	Administrative:					
Annual Audit 3,600 3,600 - 3,600 5,560 5,560 5,560 5,560 5,560 5,560 5,560 5,560 5,560 5,560 5,560 5,560 5,560 5,560 5,560 5,560 5,560 1,200 1,200 1,200 1,200 1,200 1,200 1,200 1,200	Engineering					
Assessment Administration 5,600 5,600 - 5,600 5,600 Trustee Fees 4,000 3,000 - 3,000 4,000 Management Fees 52,037 39,028 13,009 52,037 55,680 Froperty Appraiser 5,300 5,865 - 5,865 3,800 1,200 1,200 1,200 1,200 1,200 1,200 1,200 1,200 1,200 1,200 1,200	•			\$8,750		
Trustee Fees 4,000 3,000 - 3,000 5,000 5,5685 5,5685 5,5685 5,5685 5,685 1,5685 5,685 1,5865 5,685 1,5865 5,685 1,5865 5,685 1,5865 5,685 1,5865 5,685 1,5865 5,685 1,5865 5,585 5,585 5,585 5,585 1,5866 1,500 1,500 1,500 1,500 1,500 1,500 1,500 1,500 1,500 1,500 1,500 1,500 1,500 1,500 1,500 1,500 1,500 1,500 1,500				-		
Management Fees						
Property Appraiser 5,300 5,865 5,865 1,67m 1,200						
Information Technology	_			-		
Website Maintenance 1,200 900 300 1,200 1,200 Telephone 100 - 25 25 100 Postage & Delivery 1,700 1,533 167 1,700 2,000 Insurance General Liability 8,400 7,826 - 7,826 8,400 Printing & Binding 1,000 393 250 643 1,000 Rental & Leases 2,400 1,800 660 2,400 2,400 Legal Advertising 1,000 125 250 375 1,500 Office Supplies 1,250 562 313 875 1,250 Office Supplies 400 97 100 197 400 Dues, Licenses & Subscriptions 175 175 - 175 <td></td> <td></td> <td></td> <td>300</td> <td></td> <td></td>				300		
Postage & Delivery	3.		900	300		
National Continuers	Telephone	100	-	25	25	100
Printing & Binding 1,000 393 250 643 1,000 Rental & Leases 2,400 1,800 600 2,400 2,400 Legal Advertising 1,000 125 250 375 1,500 Other Current Charges 1,250 562 313 875 1,250 Office Supplies 400 97 100 197 400 Dues, Licenses & Subscriptions 175 175 - 175 175 Capital Outlay 250 - 63 63 250 Continency 5,923 500 1,481 1,981 5,923 TOTAL ADMINISTRATIVE \$155,535 \$98,047 \$31,857 \$129,904 \$160,643 TOTAL ADMINISTRATIVE \$15,503 \$98,047 \$31,857 \$129,904 \$160,643 TOTAL ADMINISTRATIVE \$15,000 \$11,250 \$3,750 \$15,000 \$160,653 Prelid Expenditures Field Management \$15,000 \$31,250 \$2,000 </td <td>Postage & Delivery</td> <td>1,700</td> <td>1,533</td> <td>167</td> <td>1,700</td> <td>2,000</td>	Postage & Delivery	1,700	1,533	167	1,700	2,000
Rental & Leases				-		
Page						
Other Current Charges 1,250 562 313 875 1,250 Office Supplies 400 97 100 197 400 Dues, Licenses & Subscriptions 175 175 175 175 175 Capital Outlay 250 - 63 63 250 Continency 5,923 500 1,481 1,981 5,923 TOTAL ADMINISTRATIVE \$15,535 \$98,047 \$31,857 \$129,904 \$160,643 Operations & Maintenance Field Expenditures Field Management \$15,000 \$11,250 \$3,750 \$15,000 \$16,050 Repairs & Maintenance 5,000 \$85 2,500 3,085 10,000 Roadway Maintenance 5,000 \$1,250 1,250 1,250 1,250 1,250 2,000 25,000 25,000 25,000 25,000 25,000 25,000 25,000 25,000 25,000 25,000 25,000 25,000 20,001 20,001<						
Office Supplies 400 97 100 197 400 Dues, Licenses & Subscriptions 175 175 - 175			<i>'</i>			
Dues, Licenses & Subscriptions 175 175 175 175 Capital Outlay 250 - 63 63 250 Continency 5,923 500 1,481 1,981 5,923 TOTAL ADMINISTRATIVE \$155,535 \$98,047 \$31,857 \$129,904 \$160,643 Operations & Maintenance Field Expenditures Field Management \$15,000 \$11,250 \$3,750 \$15,000 \$16,050 Repairs & Maintenance 10,000 585 2,500 3,085 10,000 Roadway Maintenance 5,000 - 1,250 1,250 25,000 25,000 Lake Bank Restoration Reserves 25,000 - 22,450 22,450 22,450 22,450 22,450 22,450 22,450 22,450 22,450 22,450 22,450 20,000 150,000 67,404 22,904 90,308 35,000 60,000 67,404 22,904 90,308 35,000 60,000 150,000 60,000	_					
Capital Outlay Continency 250				100		
Continency 5,923 500 1,481 1,981 5,923 TOTAL ADMINISTRATIVE \$155,535 \$98,047 \$31,857 \$129,904 \$160,643 Operations & Maintenance Field Expenditures Field Management \$15,000 \$11,250 \$3,750 \$15,000 \$16,050 Repairs & Maintenance 10,000 585 2,500 3,085 10,000 Roadway Maintenance 5,000 - 1,250 1,250 5,000 Lake Bank Restoration Reserves 25,000 - 25,000 25,000 25,000 Infrastructure Reserve 22,450 - 22,450 22,450 22,450 Tree Removal/Pavement Repairs 35,000 67,404 22,904 90,308 35,000 Contingencies 15,000 81,855 3,750 85,605 15,000 Improvements 5127,450 \$161,094 \$81,604 \$242,698 \$278,500 TOTAL EXPENDITURES \$282,985 \$259,141 \$113,461			-	63		
Operations & Maintenance Field Expenditures Field Management \$15,000 \$11,250 \$3,750 \$15,000 \$16,050 Repairs & Maintenace 10,000 585 2,500 3,085 10,000 Roadway Maintenance 5,000 - 1,250 1,250 5,000 Lake Bank Restoration Reserves 25,000 - 25,000 25,000 25,000 25,000 25,000 25,000 25,000 25,000 25,000 25,000 22,450 22,450 22,450 22,450 22,450 22,450 22,450 22,450 22,450 22,450 20,000 67,404 22,904 90,308 35,000 60,404 22,904 90,308 35,000 60,404 22,904 90,308 35,000 60,000 81,855 3,750 85,605 15,000 150,000 150,000 81,855 3,750 85,605 150,000 150,000 150,000 150,000 150,000 150,000 150,000 150,000 150,000 150,000 150,000 <td< td=""><td></td><td></td><td>500</td><td></td><td></td><td></td></td<>			500			
Field Expenditures Field Management \$15,000 \$11,250 \$3,750 \$15,000 \$16,050 Repairs & Maintenace 10,000 585 2,500 3,085 10,000 Roadway Maintenance 5,000 - 1,250 1,250 5,000 Lake Bank Restoration Reserves 25,000 - 25,000 25,000 25,000 Infrastructure Reserve 22,450 - 22,450 22,450 22,450 Tree Removal/Pavement Repairs 35,000 67,404 22,904 90,308 35,000 Contingencies 15,000 81,855 3,750 85,605 15,000 Improvements 150,000 81,855 3,750 85,605 150,000 TOTAL FIELD EXPENDITURES \$127,450 \$161,094 \$81,604 \$242,698 \$278,500 TOTAL EXPENDITURES \$282,985 \$259,141 \$113,461 \$372,602 \$439,143 EXCESS REVENUES (EXPENDITURES) \$0 \$40,133 \$(40,133) \$(9) \$458,663	TOTAL ADMINISTRATIVE	\$155,535	\$98,047	\$31,857	\$129,904	\$160,643
Single Family Single Singl	Operations & Maintenance					
Repairs & Maintenace 10,000 585 2,500 3,085 10,000 Roadway Maintenance 5,000 - 1,250 1,250 5,000 Lake Bank Restoration Reserves 25,000 - 25,000 25,000 25,000 25,000 25,000 25,000 Infrastructure Reserve 22,450 - 22,450 20,450 20,000 25,000 25,000 25,000 Infrastructure Reserve 22,450 22,450 22,450 22,450 22,450 22,450 22,450 22,450 20,000 25	Field Expenditures					
Roadway Maintenance	Field Management	\$15,000	\$11,250	\$3,750	\$15,000	\$16,050
Lake Bank Restoration Reserves 25,000 - 25,000 25,000 25,000 10,000	Repairs & Maintenace	10,000	585	2,500	3,085	10,000
Infrastructure Reserve	•		-			
Tree Removal/Pavement Repairs 35,000 67,404 22,904 90,308 35,000 Contingencies 15,000 81,855 3,750 85,605 15,000 Improvements 150,000 150,000			-			
Contingencies 15,000 81,855 3,750 85,605 15,000 Improvements - - - - - 150,000 TOTAL FIELD EXPENDITURES \$127,450 \$161,094 \$81,604 \$242,698 \$278,500 TOTAL EXPENDITURES \$282,985 \$259,141 \$113,461 \$372,602 \$439,143 EXCESS REVENUES (EXPENDITURES) \$0 \$40,133 \$(40,133) \$(0) \$- Product Assessments Coross Assessments Collections 6% (27,520) \$431,143 Product Assessable Units Total Gross Assessment FY25 Gross Gross Per Unit Increase/(Decrease) Single Family 519 \$458,662.50 \$567.23 \$83.74 \$316.51			- 67.404	,	*	
TOTAL FIELD EXPENDITURES \$127,450 \$161,094 \$81,604 \$242,698 \$278,500 TOTAL EXPENDITURES \$282,985 \$259,141 \$113,461 \$372,602 \$439,143 EXCESS REVENUES (EXPENDITURES) \$0	, 1					
TOTAL EXPENDITURES \$282,985 \$259,141 \$113,461 \$372,602 \$439,143	_	15,000	-	3,730	-	
Single Family \$0	TOTAL FIELD EXPENDITURES	\$127,450	\$161,094	\$81,604	\$242,698	\$278,500
Gross Assessments \$ 458,663 (27,520) Net Assessments Less: Discounts & Collections 6% (27,520) Net Assessments Total Gross FY25 Gross Gross Gross Gross Per Unit Per Unit Single Family 519 \$ 458,662.50 \$ 567.23 \$ 883.74 \$ 316.51	TOTAL EXPENDITURES	\$282,985	\$259,141	\$113,461	\$372,602	\$439,143
Gross Assessments \$ 458,663 (27,520) Net Assessments Net Assessments Less: Discounts & Collections 6% (27,520) Net Assessments Total Gross FY25 Gross Gross Gross Gross Gross Gross Per Unit Per Unit Single Family 519 \$ 458,662.50 \$ 567.23 \$ 883.74 \$ 316.51	EXCESS REVENUES (EXPENDITURES)	\$0	\$40,133	\$(40,133)	\$(0)	\$-
Less: Discounts & Collections 6% (27,520) Net Assessments Total Gross Gross Gross Gross Per Unit Per Unit Per Unit Per Unit Single Family 519 \$458,662.50 \$567.23 \$883.74 \$316.51						
Product Assessable Units Assessment Total Gross Gross Gross Gross Per Unit Per Unit Single Family Net Assessment Assessment Total Gross Assessment FY25 FY26 Gross Gross Per Unit Per Unit Per Unit Per Unit 3 16.51						
Product Assessable Units Assessment Total Gross Gross Gross Gross Per Unit Per Unit Single Family Assessment Assessment Assessment FY25 Gross Gross Per Unit Per Unit Per Unit 316.51				onections 6%		
Product Assessable Units Assessment Gross Gross Gross Per Unit Per Unit Single Family Single Family Assessment Per Unit Per Unit Per Unit Single Family Single Family Single Family Assessment Gross Gross Gross (Decrease) Single Family Single Family Single Family			INCLASSESSITIONS			ə 431,143
Product Units Assessment Gross Per Unit Gross Per Unit Chross Per Unit (Decrease) Single Family 519 \$ 458,662.50 \$ 567.23 \$ 883.74 \$ 316.51		Assessable	Total Gross			Increase/
Single Family 519 \$ 458,662.50 \$ 567.23 \$ 883.74 \$ 316.51	Product					
				Per Unit	Per Unit	
Total 519 \$ 458,662.50	Single Family	519	\$ 458,662.50	\$ 567.23	\$ 883.74	\$ 316.51
	Total	519	\$ 458,662.50			

Community Development District

Budget Narrative

REVENUES

Maintenance Assessments

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.

Interect

The District earns interest on the monthly average collected balance for each of their operating 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.

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.

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.

Communication - Telephone

New internet and Wi-Fi service for Office.

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)

Rentals and Leases

The District will be charged \$200 per month for office rent from Governmental Management Services – South Florida, LLC for the District's administrative office located in Ft. Lauderdale.

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.

Capital Outlay

Represents any minor capital expenditures the District may need to make during the Fiscal Year such as a file cabinet for District files.

Contingencies

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

Expenditures - Field

Field Management

The District will contract management services for the operation of the Property and its contractors.

Repairs and Maintenance

Represents any general repairs and maintenance items to District property.

Roadway Maintenance

Represents costs associated with maintaining the paving, drainage, and sidewalks of the community roadway infrastructure.

Lake Bank Restoration Reserves

Represents costs associated with ongoing lake bank restoration to provide shoreline reconstruction and stabilization for the community's storm water lake systems.

Infrastructure Reserve

The District will reserve funds to for future infratructure cost/maintenance.

Tree Removal/Pavement Repairs

The District will contract services to remove or prune intrusive tree roots within the district as well as pavement repairs to the surrounding area.

Contingencies

Any unscheduled repairs and maintenance that the District should incur during the fiscal year.

Improvements

Improvements and repairs to the district property due to damages caused by the tornado following Hurricane Milton.

Community Development District

Adopted Budget

Debt Service Series 2021 Special Assessment Revenue Refunding Bonds

Description	Proposed Budget FY2025	Actuals Thru 6/30/25	Projected Next	Projected Thru 9/30/25	Adopted Budget FY 2026
REVENUES:					
Special Assessments-On Roll	\$274,572	\$276,383	\$-	\$276,383	\$274,572
Interest Earnings	1,000	5,490	1,830	7,321	1,500
Carry Forward Surplus ⁽¹⁾	84,324	84,324	-	84,324	94,851
TOTAL REVENUES	\$359,895	\$366,197	\$1,830	\$368,027	\$370,923
EXPENDITURES:					
Interest - 11/1	\$26,088	\$26,088	-	\$26,088	\$23,436
Interest - 5/1	26,088	26,088	-	26,088	23,436
Principal - 5/1	221,000	221,000	-	221,000	228,000
TOTAL EXPENDITURES	\$273,176	\$273,176	\$-	\$273,176	\$274,872
TOTAL EXPENDITURES	\$273,176	\$273,176	\$-	\$273,176	\$274,872
EXCESS REVENUES (EXPENDITURES)	\$86,719	\$93,021	\$1,830	\$94,851	\$96,051
(1) Carry Forward is Net of Reserve Require	ement		Debt Service D	Due 11/1/2026	\$20,700
		Gross Assessments			\$ 292,097
		Less: Discounts & O	(17,526)		
		Net Assessments			\$ 274,572
Product	Assessable Units	Total Gross Assessment	FY25 Gross Per Unit	FY26 Gross Per Unit	Increase/ (Decrease)
Single Family	510	\$ 292,097.40	\$ 572.74	\$ 572.74	\$ -
Total	510	\$ 292,097.40			

Community Development District AMORTIZATION SCHEDULE Debt Service Series 2021

Period	Outstanding Balance	Coupons	Principal Interest		Annual Debt Service
11/01/25	1,953,000	2.400%		23,436	270,524
05/01/26	1,953,000	2.400%	228,000	23,436	
11/01/26	1,725,000	2.400%	-	20,700	272,136
05/01/27	1,725,000	2.400%	230,000	20,700	
11/01/27	1,495,000	2.400%	-	17,940	268,640
05/01/28	1,495,000	2.400%	236,000	17,940	
11/01/28	1,259,000	2.400%	-	15,108	269,048
05/01/29	1,259,000	2.400%	242,000	15,108	
11/01/29	1,017,000	2.400%	-	12,204	269,312
05/01/30	1,017,000	2.400%	248,000	12,204	
11/01/30	769,000	2.400%	-	9,228	269,432
05/01/31	769,000	2.400%	254,000	9,228	
11/01/31	515,000	2.400%	-	6,180	269,408
05/01/32	515,000	2.400%	260,000	6,180	
11/01/32	255,000	2.400%	-	3,060	269,240
05/01/33	255,000	2.400%	255,000	3,060	
TOTAL			\$1,953,000	\$215,712	\$2,157,740

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

Product Type	0&M Units	Bonds Units	Prepaid Units	Annual Maintenance Assessments		Annual Debt Assessments			Total Assessed Per Unit			
				FY 2026	FY 2025	Variance	FY 2026	FY 2025	Variance	FY 2026	FY 2025	Variance
Single Family	519	510	9	\$883.74	\$ 567.23	\$ 316.51	\$ 572.74	\$ 572.74	\$ -	\$ 1,456.48	\$ 1,139.97	\$ 316.51
Total	519	510	9	\$ 458,662.50	\$ 294,394.94	\$ 164,267.56	\$ 292,097.40	\$ 292,097.40	\$ -	\$ 750,759.90	\$ 586,492.34	\$ 164,267.56