

Bauer Drive
Community Development District

Adopted Budget
FY 2026



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Bauer Drive
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
<u>REVENUES:</u>					
Special Assessments - On Roll	\$ 82,340	\$ 82,770	\$ -	\$ 82,770	\$ 82,340
TOTAL REVENUES	\$82,340	\$82,770	\$-	\$82,770	\$82,340
<u>EXPENDITURES:</u>					
<u>Administrative</u>					
Engineering	\$ 1,000	\$ 7,196	\$ 200	\$ 7,396	\$ 1,800
Attorney	11,200	6,527	1,088	7,614	11,200
Annual Audit	4,200	4,200	-	4,200	4,400
Assessment Administration	2,000	2,000	-	2,000	2,000
Dissemination Agent	1,284	1,070	214	1,284	1,374
Trustee Fees	4,257	4,256	-	4,256	4,575
Management Fees	25,680	21,400	4,280	25,680	27,478
Information Technology	1,070	892	178	1,070	1,145
Website Maintenance	1,070	892	178	1,070	1,145
Telephone	30	-	30	30	30
Postage & Delivery	100	28	42	70	100
Insurance General Liability	5,720	5,408	-	5,408	6,584
Printing & Binding	50	40	10	50	50
Legal Advertising	1,000	1,290	500	1,790	1,500
Other Current Charges	1,404	1,275	225	1,500	1,400
Office Supplies	-	0	-	0	100
Dues, Licenses & Subscriptions	175	175	-	175	175
Contingency	2,600	-	1,487	1,487	384
Total Administrative	\$62,840	\$56,648	\$8,432	\$65,080	\$65,440
<u>Operations and Maintenance</u>					
Lift Station	\$ 11,040	\$ 9,400	\$ 1,640	\$ 11,040	\$ 12,900
Wireless Service	960	-	480	480	1,000
Contingency	7,500	4,500	1,670	6,170	3,000
TOTAL OPERATIONS AND MAINTENANCE	\$ 19,500	\$ 13,900	\$ 3,790	\$ 17,690	\$ 16,900
TOTAL EXPENDITURES	\$82,340	\$70,548	\$12,222	\$82,770	\$82,340
EXCESS REVENUES (EXPENDITURES)	\$ -	\$12,222	\$(12,222)	\$ -	\$ -

Bauer Drive
Community Development District
Budget Narrative
Fiscal Year 2026

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 Administration

GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

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.

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.

Bauer Drive
Community Development District
Budget Narrative
Fiscal Year 2026

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.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Contingency

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

Expenditures - Field

Lift Station

The District has contracted with South Florida Utilities Inc., D.B.A Lift Station Services to maintain and repair all lift stations throughout the fiscal year.

Wirless Service

The District is required to pay for a phone line for emergencies at the Lift Station.

Contingency

Represents an unanticipated cost associated with the operation and maintenance of the District's field operations.

Bauer Drive
Community Development District
Adopted Budget
Debt Service Series 2023 Special Assessment Bonds

Description	Adopted Budget FY2025	Actuals Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
REVENUES:					
Special Assessments-On Roll	\$104,950	\$105,258	\$ -	\$105,258	\$104,950
Interest Earnings	1,000	4,170	200	4,370	1,000
Carry Forward Surplus ⁽¹⁾	47,075	47,466	-	47,466	50,367
TOTAL REVENUES	\$153,024	\$156,895	\$200	\$157,095	\$156,317
EXPENDITURES:					
Interest - 12/15	\$ 39,994	\$39,994	\$ -	\$39,994	\$39,431
Interest - 06/15	39,994	39,994	-	39,994	39,431
Principal - 06/15	25,000	25,000	-	25,000	25,000
TOTAL EXPENDITURES	\$104,988	\$104,988	\$-	\$104,988	\$103,863
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ (1,740)	\$ -	\$ (1,740)	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ (1,740)	\$ -	\$ (1,740)	\$ -
TOTAL EXPENDITURES	\$104,988	\$106,728	\$-	\$106,728	\$103,863
EXCESS REVENUES (EXPENDITURES)	\$48,036	\$50,167	\$200	\$50,367	\$52,454

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 12/15/26	\$38,869
	\$38,869

Bauer Drive
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2023 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
06/15/23	\$1,515,000	4.500%	\$-	\$18,649.06	
12/15/23	1,515,000	4.500%	-	40,443.75	59,092.81
06/15/24	1,515,000	4.500%	20,000	40,443.75	
12/15/24	1,495,000	4.500%	-	39,993.75	100,437.50
06/15/25	1,495,000	4.500%	25,000	39,993.75	
12/15/25	1,470,000	4.500%	-	39,431.25	104,425.00
06/15/26	1,470,000	4.500%	25,000	39,431.25	
12/15/26	1,445,000	4.500%	-	38,868.75	103,300.00
06/15/27	1,445,000	4.500%	25,000	38,868.75	
12/15/27	1,420,000	4.500%	-	38,306.25	102,175.00
06/15/28	1,420,000	4.500%	25,000	38,306.25	
12/15/28	1,395,000	4.500%	-	37,743.75	101,050.00
06/15/29	1,395,000	4.500%	25,000	37,743.75	
12/15/29	1,370,000	4.500%	-	37,181.25	99,925.00
06/15/30	1,370,000	4.500%	30,000	37,181.25	
12/15/30	1,340,000	5.375%	-	36,506.25	103,687.50
06/15/31	1,340,000	5.375%	30,000	36,506.25	
12/15/31	1,310,000	5.375%	-	35,700.00	102,206.25
06/15/32	1,310,000	5.375%	30,000	35,700.00	
12/15/32	1,280,000	5.375%	-	34,893.75	100,593.75
06/15/33	1,280,000	5.375%	35,000	34,893.75	
12/15/33	1,245,000	5.375%	-	33,953.13	103,846.88
06/15/34	1,245,000	5.375%	35,000	33,953.13	
12/15/34	1,210,000	5.375%	-	33,012.50	101,965.63
06/15/35	1,210,000	5.375%	40,000	33,012.50	
12/15/35	1,170,000	5.375%	-	31,937.50	104,950.00
06/15/36	1,170,000	5.375%	40,000	31,937.50	
12/15/36	1,130,000	5.375%	-	30,862.50	102,800.00
06/15/37	1,130,000	5.375%	40,000	30,862.50	
12/15/37	1,090,000	5.375%	-	29,787.50	100,650.00
06/15/38	1,090,000	5.375%	45,000	29,787.50	
12/15/38	1,045,000	5.375%	-	28,578.13	103,365.63
06/15/39	1,045,000	5.375%	45,000	28,578.13	
12/15/39	1,000,000	5.375%	-	27,368.75	100,946.88
06/15/40	1,000,000	5.375%	50,000	27,368.75	
12/15/40	950,000	5.375%	-	26,025.00	103,393.75
06/15/41	950,000	5.375%	50,000	26,025.00	
12/15/41	900,000	5.375%	-	24,681.25	100,706.25
06/15/42	900,000	5.375%	55,000	24,681.25	
12/15/42	845,000	5.375%	-	23,203.13	102,884.38
06/15/43	845,000	5.375%	55,000	23,203.13	
12/15/43	790,000	5.500%	-	21,725.00	99,928.13
06/15/44	790,000	5.500%	60,000	21,725.00	
12/15/44	730,000	5.500%	-	20,075.00	101,800.00
06/15/45	730,000	5.500%	65,000	20,075.00	
12/15/45	665,000	5.500%	-	18,287.50	103,362.50
06/15/46	665,000	5.500%	70,000	18,287.50	
12/15/46	595,000	5.500%	-	16,362.50	104,650.00
06/15/47	595,000	5.500%	70,000	16,362.50	
12/15/47	525,000	5.500%	-	14,437.50	100,800.00
06/15/48	525,000	5.500%	75,000	14,437.50	

Bauer Drive
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2023 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
Continued					
12/15/48	450,000	5.500%	-	12,375.00	101,812.50
06/15/49	450,000	5.500%	80,000	12,375.00	
12/15/49	370,000	5.500%	-	10,175.00	102,550.00
06/15/50	370,000	5.500%	85,000	10,175.00	
12/15/50	285,000	5.500%	-	7,837.50	103,012.50
06/15/51	285,000	5.500%	90,000	7,837.50	
12/15/51	195,000	5.500%	-	5,362.50	103,200.00
06/15/52	195,000	5.500%	95,000	5,362.50	
12/15/52	100,000	5.500%	-	2,750.00	103,112.50
12/15/53	100,000	5.500%	100,000	2,750.00	102,750.00
Total			\$1,515,000	\$1,614,380	\$3,129,380

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

Neighborhood	O&M Units	Bonds Series 2023 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)
Townhomes	105	105	\$825.46	\$825.46	\$0.00	\$1,052.13	\$1,052.13	\$0.00	\$1,877.59	\$1,877.59	\$0.00
Total	105	105									