Community Development District

Approved Proposed Budget FY 2026



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Community Development District

Approved Proposed Budget General Fund

Description	Adopted Budget FY2025		Actuals Thru 3/31/25		Projected Next 6 Months		Projected Thru 9/30/25		Approved Proposed Budget FY 2026	
Description		112023		3/31/23		o Months		7/30/23		1 2020
REVENUES:										
Special Assessments - On Roll	\$	82,340	\$	80,268	\$	2,072	\$	82,340	\$	82,340
Carry Forward Surplus	Ψ	-	Ψ	1,017	Ψ		Ψ	1,017	Ψ	-
		****		401.00		***		400.0		400.010
TOTAL REVENUES		\$82,340		\$81,285		\$2,072		\$83,357		\$82,340
EXPENDITURES:										
<u>Administrative</u>										
Engineering	\$	1,000	\$	964	\$	536	\$	1,500	\$	1,800
Attorney		11,200		3,520		7,680		11,200		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		642		642		1,284		1,374
Trustee Fees		4,257		-		4,257		4,257		4,575
Management Fees		25,680		12,840		12,840		25,680		27,478
Information Technology		1,070		535		535		1,070		1,145
Website Maintenance		1,070		535		535		1,070		1,145
Telephone		30		-		15		15		30
Postage & Delivery		100		20		50		70		100
Insurance General Liability		5,720		5,408		-		5,408		5,949
Printing & Binding		50		13		25		38		50
Legal Advertising		1,000		1,290		500		1,790		1,500
Other Current Charges		1,404		692		808		1,500		1,400
Office Supplies		-		0		-		0		100
Dues, Licenses & Subscriptions		175		175		-		175		175
Contingency		2,600		-		2,600		2,600		1,019
Total Administrative		\$62,840		\$32,834		\$31,023		\$63,857		\$65,440
Operations and Maintenance										
Operations and Maintenance	ď	11 040	φ	(120	ф	4.020		11 040		¢12 000
Lift Station Wireless Service	\$	11,040 960	\$	6,120	\$	4,920 960		11,040 960		\$12,900 1,000
Contingency		7,500		-		7,500		7,500		3,000
Contingency		7,300		-		7,300		7,300		3,000
TOTAL OPERATIONS AND MAINTENANCE	\$	19,500	\$	6,120	\$	13,380	\$	19,500	\$	16,900
TOTAL EXPENDITURES		\$82,340		\$38,954		\$44,403		\$83,357		\$82,340
EXCESS REVENUES (EXPENDITURES)	\$	-		\$42,331		\$(42,331)	\$	-	\$	-

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.

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.

Community Development District

Approved Proposed Budget Debt Service Series 2023 Special Assessment Bonds

	Adopted Budget				Actuals Thru Pro			Projected Thru		Approved Proposed Budget
Description		FY2025		3/31/25		6 Months	9	/30/25		FY 2026
REVENUES:										
Special Assessments-On Roll		\$104,950		\$102,085	\$	2,864		\$104,950		\$104,950
Interest Earnings		1,000		2,191		500		2,691		1,000
Carry Forward Surplus ⁽¹⁾		47,075		47,466		-		47,466		49,042
TOTAL REVENUES		\$153,024		\$151,742		\$3,364		\$155,106		\$154,992
TOTAL REVENUES		\$155,024		\$151,742		\$3,304		\$155,100		\$134,992
EXPENDITURES:										
Interest - 12/15		\$ 39,994		\$39,994	\$	0		\$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		\$39,994		\$64,994		\$104,988		\$103,863
Other Sources/(Uses)										
Interfund transfer In/(Out)	\$	-	\$	(1,076)	\$	-	\$	(1,076)	\$	-
TOTAL OTHER SOURCES/(USES)	\$	-	\$	(1,076)	\$	-	\$	(1,076)	\$	-
TOTAL EXPENDITURES		\$104,988		\$41,070		\$64,994		\$106,064		\$103,863
EXCESS REVENUES (EXPENDITURES) \$48,036 \$110,672 \$(61,630) \$49,042										\$51,129
(1) Carry Forward is Net of Reserve Requirement Interest Due 12/15/26										\$38,869
,	-				\$38,869					
			=		<u> </u>					

Community Development District AMORTIZATION SCHEDULE

Debt Service Series 2023 Special Assessment Bonds

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% \$ 30,000 44443.75 10,437.50 12/15/24 1,495,000 4.500% \$ 39,93.75 100,437.50 06/15/25 1,470,000 4.500% \$ 39,93.125 104,425.00 06/15/26 1,470,000 4.500% \$ 39,431.25 104,425.00 06/15/26 1,470,000 4.500% \$ 38,668.75 103,300.00 06/15/27 1,445,000 4.500% \$ 38,366.25 102,175.00 06/15/28 1,420,000 4.500% \$ 38,366.25 102,175.00 06/15/28 1,420,000 4.500% \$ 33,306.25 102,175.00 06/15/29 1,395,000 4.500% \$ 37,743.75 101,050.00 12/15/29 1,370,000 4.500% \$ 37,743.75 101,050.00 06/15/30 1,370,000 4.500% \$ 37,181.25 99,925.00 06/15/31 1,340,000	Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
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 10/437.50 12/15/24 1,495,000 4.500% - 39,993.75 100,437.50 06/15/25 1,495,000 4.500% - 39,431.25 104,425.00 06/15/26 1,470,000 4.500% - 39,431.25 104,425.00 12/15/26 1,445,000 4.500% - 38,868.75 103,300.00 06/15/27 1,445,000 4.500% - 38,366.25 102,175.00 06/15/28 1,420,000 4.500% - 38,366.25 102,175.00 12/15/28 1,395,000 4.500% 25,000 38,366.25 102,175.00 12/15/29 1,395,000 4.500% 25,000 37,743.75 101,050.00 06/15/30 1,370,000 4.500% - 37,181.25 99,925.00 12/15/30 1,340,000 5.375% - 36,506.25 103,687.50	06/15/23	\$1,515,000	4.500%	\$-	\$18,649.06	
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 1,470,000 4.500% 25,000 39,933.75 104,425.00 06/15/26 1,470,000 4.500% 25,000 39,431.25 104,425.00 12/15/26 1,445,000 4.500% - 38,868.75 103,300.00 06/15/27 1,445,000 4.500% - 38,366.25 102,175.00 12/15/27 1,420,000 4.500% - 38,366.25 102,175.00 06/15/28 1,420,000 4.500% - 38,366.25 102,175.00 12/15/28 1,395,000 4.500% - 37,743.75 101,050.00 06/15/29 1,395,000 4.500% - 37,743.75 101,050.00 06/15/30 1,370,000 4.500% - 37,181.25 99,925.00 12/15/30 1,340,000 5.375% - 36,506.25 103,687.50 <				-		59.092.81
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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 33,953.13 103,846.88 12/15/34 1,210,000 5.375% - 33,012.50 101,965.63 06/15/35 1,210,000 5.375% 40,000 33,012.50 104,950.00 12/15/36 1,170,000 5.375% 40,000 31,937.50 104,950.00 06/15/36 1,130,000 5.375% - 30,862.50 102,800.00 06/15/37 1,130,000 5.375% 40,000 30,862.50 102,800.00 12/15/37 1,090,000 5.375% 40,000 30,862.50 102,800.00 06/15/38 1,090,000 5.375% 45,000 29,787.50 100,650.00 12/15/38 1,045,000 5.375% 45,000 28,578.13 103,365.63	12/15/31	1,310,000	5.375%	-	35,700.00	102,206.25
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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 33,012.50 104,950.00 12/15/35 1,170,000 5.375% - 31,937.50 104,950.00 06/15/36 1,170,000 5.375% 40,000 31,937.50 102,800.00 06/15/36 1,130,000 5.375% 40,000 30,862.50 102,800.00 06/15/37 1,130,000 5.375% 40,000 30,862.50 102,800.00 12/15/37 1,090,000 5.375% 40,000 30,862.50 100,800.00 06/15/38 1,090,000 5.375% - 29,787.50 100,650.00 12/15/38 1,045,000 5.375% - 28,578.13 103,365.63 06/15/39 1,045,000 5.375% - 27,368.75 100,946.88 06/15/40 1,000,000 5.375% 50,000 27,368.75 100,946.88	12/15/32	1,280,000	5.375%	-	34,893.75	100,593.75
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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 31,937.50 102,800.00 12/15/36 1,130,000 5.375% - 30,862.50 102,800.00 06/15/37 1,130,000 5.375% 40,000 30,862.50 102,800.00 12/15/37 1,090,000 5.375% - 29,787.50 100,650.00 06/15/38 1,090,000 5.375% 45,000 29,787.50 100,650.00 12/15/38 1,045,000 5.375% - 28,578.13 103,365.63 06/15/39 1,045,000 5.375% 45,000 28,578.13 103,365.63 12/15/39 1,000,000 5.375% 50,000 27,368.75 100,946.88 06/15/40 1,000,000 5.375% 50,000 27,368.75 100,946.88 12/15/40 950,000 5.375% 50,000 26,025.00	12/15/33	1,245,000	5.375%	-	33,953.13	103,846.88
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 31,937.50 102,800.00 12/15/36 1,130,000 5.375% - 30,862.50 102,800.00 06/15/37 1,130,000 5.375% 40,000 30,862.50 100,650.00 12/15/37 1,090,000 5.375% - 29,787.50 100,650.00 06/15/38 1,090,000 5.375% 45,000 29,787.50 100,650.00 12/15/38 1,045,000 5.375% - 28,578.13 103,365.63 06/15/39 1,045,000 5.375% - 27,368.75 100,946.88 06/15/40 1,000,000 5.375% 50,000 27,368.75 100,946.88 06/15/41 950,000 5.375% 50,000 27,368.75 100,946.88 12/15/41 950,000 5.375% 50,000 26,025.00 103,393.75	06/15/34	1,245,000	5.375%	35,000	33,953.13	
12/15/35 1,170,000 5.375% - 31,937.50 104,950.00 06/15/36 1,170,000 5.375% 40,000 31,937.50 102,800.00 12/15/36 1,130,000 5.375% - 30,862.50 102,800.00 06/15/37 1,130,000 5.375% 40,000 30,862.50 100,650.00 12/15/37 1,090,000 5.375% - 29,787.50 100,650.00 06/15/38 1,090,000 5.375% 45,000 29,787.50 100,650.00 12/15/38 1,045,000 5.375% - 28,578.13 103,365.63 06/15/39 1,045,000 5.375% - 27,368.75 100,946.88 06/15/40 1,000,000 5.375% - 27,368.75 100,946.88 06/15/40 1,000,000 5.375% - 26,025.00 103,393.75 06/15/41 950,000 5.375% - 26,025.00 103,393.75 06/15/42 900,000 5.375% 50,000 24,681.25 100,706.25 <td>12/15/34</td> <td>1,210,000</td> <td>5.375%</td> <td>-</td> <td>33,012.50</td> <td>101,965.63</td>	12/15/34	1,210,000	5.375%	-	33,012.50	101,965.63
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 30,862.50 100,650.00 12/15/37 1,090,000 5.375% - 29,787.50 100,650.00 06/15/38 1,090,000 5.375% 45,000 29,787.50 100,650.00 12/15/38 1,045,000 5.375% - 28,578.13 103,365.63 06/15/39 1,045,000 5.375% 45,000 28,578.13 103,365.63 12/15/39 1,000,000 5.375% - 27,368.75 100,946.88 06/15/40 1,000,000 5.375% 50,000 27,368.75 100,946.88 12/15/40 950,000 5.375% - 26,025.00 103,393.75 06/15/41 950,000 5.375% 50,000 26,025.00 103,393.75 06/15/42 900,000 5.375% 55,000 24,681.25 100,706.25	06/15/35	1,210,000	5.375%	40,000	33,012.50	
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 1 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 1 12/15/38 1,045,000 5.375% - 28,578.13 103,365.63 06/15/39 1,045,000 5.375% 45,000 28,578.13 103,365.63 12/15/39 1,000,000 5.375% - 27,368.75 100,946.88 06/15/40 1,000,000 5.375% 50,000 27,368.75 100,946.88 12/15/40 950,000 5.375% - 26,025.00 103,393.75 06/15/41 950,000 5.375% 50,000 26,025.00 103,393.75 06/15/42 900,000 5.375% 55,000 24,681.25 100,706.25 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 <td< td=""><td>12/15/35</td><td>1,170,000</td><td>5.375%</td><td>-</td><td>31,937.50</td><td>104,950.00</td></td<>	12/15/35	1,170,000	5.375%	-	31,937.50	104,950.00
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 29,787.50 100,9650.00 12/15/38 1,045,000 5.375% - 28,578.13 103,365.63 06/15/39 1,045,000 5.375% 45,000 28,578.13 103,365.63 12/15/39 1,000,000 5.375% - 27,368.75 100,946.88 06/15/40 1,000,000 5.375% 50,000 27,368.75 100,946.88 12/15/40 950,000 5.375% - 26,025.00 103,393.75 06/15/41 950,000 5.375% 50,000 26,025.00 103,393.75 06/15/41 950,000 5.375% - 24,681.25 100,706.25 06/15/42 900,000 5.375% 55,000 24,681.25 102,884.38 06/15/43 845,000 5.375% 55,000 23,203.13 102,884.38 06/15/44 790,000 5.500% - 21,725.00 99,928.1			5.375%	40,000	31,937.50	
12/15/37 1,090,000 5.375% - 29,787.50 100,650.00 06/15/38 1,090,000 5.375% 45,000 29,787.50 100,650.00 12/15/38 1,045,000 5.375% - 28,578.13 103,365.63 06/15/39 1,045,000 5.375% 45,000 28,578.13 100,946.88 12/15/39 1,000,000 5.375% - 27,368.75 100,946.88 06/15/40 1,000,000 5.375% 50,000 27,368.75 100,946.88 12/15/40 950,000 5.375% - 26,025.00 103,393.75 06/15/41 950,000 5.375% 50,000 26,025.00 103,393.75 06/15/41 950,000 5.375% - 24,681.25 100,706.25 06/15/42 900,000 5.375% 55,000 24,681.25 100,706.25 12/15/42 845,000 5.375% - 23,203.13 102,884.38 06/15/43 845,000 5.375% 55,000 23,203.13 102,884.38 12/15/43 790,000 5.500% - 21,725.00				-		102,800.00
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 28,578.13 100,946.88 12/15/39 1,000,000 5.375% - 27,368.75 100,946.88 06/15/40 1,000,000 5.375% 50,000 27,368.75 100,946.88 12/15/40 950,000 5.375% - 26,025.00 103,393.75 06/15/41 950,000 5.375% 50,000 26,025.00 103,393.75 12/15/41 900,000 5.375% - 24,681.25 100,706.25 06/15/42 900,000 5.375% 55,000 24,681.25 100,706.25 12/15/42 845,000 5.375% - 23,203.13 102,884.38 06/15/43 845,000 5.375% 55,000 23,203.13 102,884.38 12/15/43 790,000 5.500% - 21,725.00 99,928.13				40,000		
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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				55,000		102,004.30
06/15/44 790,000 5.500% 60,000 21,725.00				33,000		99 928 13
				60,000		77,720.13
14/15/44 /50.000 5.500% - 20.0/5.00 101.800.00	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				65.000		201,000.00
12/15/45 665,000 5.500% - 18,287.50 103,362.50				-		103.362.50
06/15/46 665,000 5.500% 70,000 18,287.50				70.000		,
12/15/46 595,000 5.500% - 16,362.50 104,650.00				-		104,650.00
06/15/47 595,000 5.500% 70,000 16,362.50				70,000		, ,-
12/15/47 525,000 5.500% - 14,437.50 100,800.00				-		100,800.00
06/15/48 525,000 5.500% 75,000 14,437.50				75,000		

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%	<u>-</u>	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

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

Neighborhood	O&M Units	Bonds Series 2023 Units	Annual Maintenance Assessments			Annua	al Debt Assessr	nents	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										