

**THE DISTRICT
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
FISCAL YEAR 2026**

**THE DISTRICT
COMMUNITY DEVELOPMENT DISTRICT
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**THE DISTRICT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AMENDED BUDGET
FISCAL YEAR 2026**

	Adopted Budget FY 2026	Change	Amended Budget FY 2026
REVENUES			
Assessment levy - gross	\$ 15,741	\$ (8,940)	\$ 6,801
Allowable discounts	(630)	358	(272)
Assessment levy - net	15,111	(8,582)	6,529
Assessment levy: off-roll	885,611	(502,954)	382,658
Interest	3,628	(3,128)	500
Total revenues	<u>904,350</u>	<u>(514,664)</u>	<u>389,687</u>
EXPENDITURES			
Professional & administrative			
Supervisors	6,459	-	6,459
Management	48,000	-	48,000
CRA/city grant administration	5,000	-	5,000
DSF accounting - series 2024 marina	6,250	-	6,250
DSF accounting - series 2023	18,750	-	18,750
Legal	35,000	-	35,000
Engineering	50,000	-	50,000
Audit	7,500	-	7,500
Arbitrage rebate calculation	1,500	-	1,500
Dissemination agent - series 2024 marina	1,750	-	1,750
Dissemination agent - series 2023	5,250	-	5,250
Trustee	19,000	-	19,000
Telephone	200	-	200
Postage	500	-	500
Printing & binding	500	-	500
Legal advertising	1,700	-	1,700
Annual special district fee	175	-	175
Insurance	8,500	2,666	11,166
Contingencies/bank charges	1,500	-	1,500
Meeting room rental	900	-	900
Website hosting & maintenance	705	-	705
Website ADA compliance	210	-	210
Property appraiser & tax collector	551	-	551
Total professional & administrative	<u>219,900</u>	<u>2,666</u>	<u>222,566</u>

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FISCAL YEAR 2026**

	Adopted Budget FY 2026	Change	Amended Budget FY 2026
Field Operations			
Field operations management	50,000	(30,000)	20,000
Insurance	50,000	(21,875)	28,125
Accounting	7,500	(3,750)	3,750
Inspection and cleaning	51,800	(1,800)	50,000
Lighting			
Electricity	7,500	(1,500)	6,000
Streetlight lease	22,028	(22,028)	-
Repairs & maintenance	1,000	(1,000)	-
Landscape maintenance - parks			
Maintenance contract	69,000	(57,250)	11,750
Lawn fertilization/weed control	8,880	(7,400)	1,480
Shrub fertilization	5,300	(5,300)	-
Irrigation inspection	7,800	(6,500)	1,300
Effluent supply	38,939	(24,189)	14,750
Plant replacement	7,615	(7,615)	-
Irrigation repairs	3,808	(3,808)	-
Pressure washing	60,013	(60,013)	-
Landscape maintenance - streetscape			
Maintenance contract	21,600	-	21,600
Lawn fertilization/weed control	2,400	-	2,400
Shrub fertilization	2,400	-	2,400
Irrigation inspection	3,000	-	3,000
Effluent supply	12,247	10,003	22,250
Plant replacement	2,385	-	2,385
Irrigation repairs	1,193	-	1,193
Pressure washing	18,787	-	18,787
Hardscape and support facilities mgmt			
Janitorial	50,000	(50,000)	-
Supplies	4,000	(4,000)	-
Restroom trailer rental	15,000	(6,675)	8,325
Utilities	10,000	(2,500)	7,500
Public safety and ambassador services			
Contract services	230,844	(175,308)	55,536
Technology and support	40,000	(40,000)	-
Submerged land lease	-		29,702
Field operations contingency	40,861	(25,861)	15,000
Aquatic weed control	-	1,650	1,650
Total field operations	<u>845,900</u>	<u>(517,017)</u>	<u>328,883</u>
Total expenditures	<u>1,065,800</u>	<u>(514,351)</u>	<u>551,449</u>

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GENERAL FUND AMENDED BUDGET
FISCAL YEAR 2026**

	Adopted Budget FY 2026	Change	Amended Budget FY 2026
Excess/(deficiency) of revenues over/(under) expenditures	(161,450)	(313)	(161,762)
Fund balance - beginning (unaudited)	756,450	(225,771)	530,679
Fund balance - ending (projected)			
Committed			
Reserved for capital projects or O&M	-	-	-
Assigned			
Working capital	123,210	23,027	146,237
Unassigned	471,791	(249,111)	222,680
Fund balance - ending (projected)	<u>\$ 595,001</u>	<u>\$ (226,084)</u>	<u>\$ 368,917</u>

**THE DISTRICT
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional and Administrative Services

Supervisors	\$ 6,459
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The District anticipates twelve meetings during the fiscal year.	
Management	48,000
Wrathell, Hunt and Associates, LLC specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bonds, and operate and maintain the assets of the community.	
CRA/city grant administration	5,000
DSF accounting - series 2024 marina	6,250
DSF accounting - series 2023	18,750
Legal	35,000
The District's Attorneys provides general counsel and legal representation for issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, this firm provides services as "local government lawyers" realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.	
Engineering	50,000
The District's Engineer provides a broad array of engineering, consulting and construction services to the District, which assists in crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	7,500
The District is required to undertake an independent examination of its books, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the rules of the Florida Auditor General	
Arbitrage rebate calculation	1,500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934. Wrathell, Hunt and Associates, LLC serves as the dissemination agent.	
Dissemination agent - series 2024 marina	1,750
Dissemination agent - series 2023	5,250
Trustee	19,000
Annual fees are paid for services provided as trustee, paying agent and registrar.	
Telephone	200
Postage	500
Letterhead, envelopes, copies, agenda packages, etc.	
Printing & binding	500
Legal advertising	1,700
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	

**THE DISTRICT
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Insurance		11,166
The District carries public officials and general liability insurance of \$3M		
Contingencies/bank charges		1,500
Meeting room rental		900
Website hosting & maintenance		705
Website ADA compliance		210
Property appraiser & tax collector		551
Field Operations		
Field operations management		20,000
Assumes contract with property management company for field operations administration		
Insurance		28,125
Builders risk insurance		
Accounting		3,750
Stormwater management		
Inspection and cleaning		50,000
Annual monitoring & reporting as well as cleaning and repair on an as needed basis of the inlets, interconnecting pipes, swales, and berms. Includes bi-monthly weed spraying in rip-rap and hydraulic containment system expenses		
Lighting		
Electricity		6,000
Electricity from JEA for miscellaneous monument, park, landscape, and waterfront lighting		
Landscape maintenance - parks		
Maintenance contract	Oct + Nov 2025 only	11,750
Lawn fertilization/weed control	Oct + Nov 2025 only	1,480
Irrigation inspection	Oct + Nov 2025 only	1,300
Effluent supply	Oct + Nov 2025 only	14,750
Landscape maintenance - streetscape		
Maintenance contract		21,600
Lawn fertilization/weed control		2,400
Shrub fertilization		2,400
Irrigation inspection		3,000
Effluent supply		22,250
Plant replacement		2,385
Irrigation repairs		1,193
Pressure washing		18,787

**THE DISTRICT
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DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Hardscape and support facilities mgmt		
Restroom trailer rental		8,325
Costs of restroom trailer rental for first quarter of fiscal year 2026		
Utilities		7,500
Various water/sewer, electric and dumpster services		
Public safety and ambassador services		
Contract services	Oct + Nov + Dec 2025 only	55,536
Aquatic weed control		1,650
\$275 bi-monthly		
Submerged land lease		29,702
Field operations contingency		15,000
Other fees and charges		
Total expenditures		\$ 551,449

**THE DISTRICT
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

Off-Roll Assessments - Product Basis							
		FY 2026				FY 2025*	
Product	Units	Adopted Budget O&M Assessment per Unit	Amended Budget O&M Assessment per Unit	2023A-1 DS Assessment per Unit	2023A-2 DS Assessment per Unit	Total Assessment per Unit	Total Assessment per Unit
Retail	121,400	\$ 553.13	\$ 239.00	\$ -	\$ -	\$ 239.00	\$ 798.07
Apartments	930	473.98	204.80	-	-	204.80	683.86
Office	200,000	553.13	239.00	-	-	239.00	798.07
Hotel	200	284.39	122.88	-	-	122.88	410.32
Condo	200	1,050.80	454.03	-	-	454.03	1,516.12

On-Roll Assessments - Product Basis							
		FY 2026				FY 2025*	
Product	Units	Adopted Budget O&M Assessment per Unit	Amended Budget O&M Assessment per Unit	2023A-1 DS Assessment per Unit	2023A-2 DS Assessment per Unit	Total Assessment per Unit	Total Assessment per Unit
Townhomes	40	\$ 393.53	\$ 170.04	\$ 2,110.48	\$ -	\$ 2,280.51	\$ 1,542.41

**THE DISTRICT
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ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

Off-Roll Assessments - Product Basis								
			FY 2026				FY 2025*	
Product	Parcel	Units	Adopted Budget O&M Assessment per Unit	Amended Budget O&M Assessment per Unit	2023A-1 DS Assessment per Unit	2023A-2 DS Assessment per Unit	Total Assessment per Unit	Total Assessment per Unit
Retail	1A-R	30,000	\$ 553.13	\$ 239.00	\$ -	\$ -	\$ 239.00	\$ 798.07
Apartments	1A-A	430	473.98	204.80	-	-	204.80	683.86
Retail	2A-R	30,000	553.13	239.00	-	-	239.00	798.07
Apartments	2A-A	500	473.98	204.80	-	-	204.80	683.86
Office	4A	200,000	553.13	239.00	-	-	239.00	798.07
Retail	5A	15,000	553.13	239.00	-	-	239.00	798.07
Retail	6A	12,400	553.13	239.00	-	-	239.00	798.07
Hotel	7A	200	284.39	122.88	-	-	122.88	410.32
Condo	9A	200	1,050.80	454.03	-	-	454.03	1,516.12
Retail	10	17,000	553.13	239.00	-	-	239.00	798.07
Retail	11	17,000	553.13	239.00	-	-	239.00	798.07

On-Roll Assessments - Parcel Basis								
			FY 2026				FY 2025*	
Product	Parcel	Units	Adopted Budget O&M Assessment per Unit	Amended Budget O&M Assessment per Unit	2023A-1 DS Assessment per Unit	2023A-2 DS Assessment per Unit	Total Assessment per Unit	Total Assessment per Unit
Townhomes	3A	20	\$ 393.53	\$ 170.04	\$ 2,110.48	\$ -	\$ 2,280.51	\$ 1,542.41
Townhomes	9B	20	393.53	170.04	2,110.48	-	2,280.51	1,542.41