



Rizzetta & Company

# Summer Woods Community Development District

[www.summerwoodscdd.org](http://www.summerwoodscdd.org)

---

**Approved Proposed  
Budget**

**Fiscal Year 2026/2027**

**Presented by Rizzetta and  
Company, Inc.**

## TABLE OF CONTENTS

	<u>Page</u>
<b>General Fund Budget for Fiscal Year 2026-2027</b>	<b>1</b>
<b>Reserve Fund Budget for Fiscal Year 2026-2027</b>	<b>3</b>
<b>Debt Service Fund Budget for Fiscal Year 2026-2027</b>	<b>4</b>
<b>Assessments Charts for Fiscal Year 2026-2027</b>	<b>5</b>
<b>General Fund Budget Account Category Descriptions</b>	<b>7</b>
<b>Reserve Fund Budget Account Category Descriptions</b>	<b>13</b>
<b>Debt Service Fund Budget Account Category Descriptions</b>	<b>14</b>

**Proposed Budget**  
**Summer Woods Community Development District**  
 General Fund  
 Fiscal Year 2026/2027

Chart of Accounts Classification	Actual YTD through 02/28/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	
1							
2	<b>ASSESSMENT REVENUES</b>						
3							
4	<i>Special Assessments</i>						
5	Tax Roll	\$ 1,360,037	\$ 1,360,037	\$ 1,344,788	\$ 15,249	\$ 1,353,627	\$ 8,839
6							
7	<b>Assessment Revenue Subtotal</b>	<b>\$ 1,360,037</b>	<b>\$ 1,360,037</b>	<b>\$ 1,344,788</b>	<b>\$ 15,249</b>	<b>\$ 1,353,627</b>	<b>\$ 8,839</b>
8							
9	<b>OTHER REVENUES</b>						
10							
11	Miscellaneous Revenue	\$ 46	\$ 110	\$ -	\$ 110	\$ -	\$ -
12	Interest Earnings	\$ 12,543	\$ 30,103	\$ -	\$ 30,103	\$ -	\$ -
13	<b>Other Revenue Subtotal</b>	<b>\$ 12,589</b>	<b>\$ 30,214</b>	<b>\$ -</b>	<b>\$ 30,214</b>	<b>\$ -</b>	<b>\$ -</b>
14							
15	<b>TOTAL REVENUES</b>	<b>\$ 1,372,626</b>	<b>\$ 1,390,251</b>	<b>\$ 1,344,788</b>	<b>\$ 45,463</b>	<b>\$ 1,353,627</b>	<b>\$ 8,839</b>
16							
17	<b>EXPENDITURES - ADMINISTRATIVE</b>						
18							
19	<i>Legislative</i>						
20	Supervisor Fees	\$ 3,000	\$ 7,200	\$ 7,000	\$ (200)	\$ 7,000	\$ -
21	<i>Financial &amp; Administrative</i>						
22	Accounting Services	\$ 8,949	\$ 21,478	\$ 21,447	\$ (31)	\$ 22,336	\$ 889
23	Administrative Services	\$ 2,237	\$ 5,369	\$ 5,370	\$ 1	\$ 5,585	\$ 215
24	Arbitrage Rebate Calculation	\$ -	\$ -	\$ 900	\$ 900	\$ 1,000	\$ 100
25	Assessment Roll	\$ 5,965	\$ 5,965	\$ 5,965	\$ -	\$ 6,204	\$ 239
26	Auditing Services	\$ -	\$ -	\$ 5,100	\$ 5,100	\$ 5,500	\$ 400
27	Disclosure Report	\$ 3,333	\$ 3,333	\$ 8,000	\$ 4,667	\$ 8,000	\$ -
28	District Engineer	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$ -
29	District Management	\$ 9,993	\$ 23,983	\$ 23,982	\$ (1)	\$ 24,941	\$ 959
30	Dues, Licenses & Fees	\$ 396	\$ 950	\$ 2,000	\$ 1,050	\$ 2,000	\$ -
31	Financial and Revenue Collections	\$ 1,790	\$ 4,296	\$ 4,295	\$ (1)	\$ 5,667	\$ 1,372
32	Legal Advertising	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -
33	Public Officials Liability Insurance	\$ 3,209	\$ 3,209	\$ 4,100	\$ 891	\$ 4,219	\$ 119
34	Trustees Fees	\$ 15,458	\$ 15,458	\$ 14,000	\$ (1,458)	\$ 16,000	\$ 2,000
35	Website Hosting, Maintenance, and Email	\$ 1,569	\$ 3,766	\$ 3,698	\$ (68)	\$ 4,859	\$ 1,161
36	<i>Legal Counsel</i>						
37	District Counsel	\$ 11,133	\$ 26,719	\$ 100,000	\$ 73,281	\$ 80,000	\$ (20,000)
38							
39	<b>Administrative Subtotal</b>	<b>\$ 67,032</b>	<b>\$ 121,726</b>	<b>\$ 226,857</b>	<b>\$ 105,131</b>	<b>\$ 214,311</b>	<b>\$ (12,546)</b>
40							
41	<b>EXPENDITURES - FIELD OPERATIONS</b>						
42							
43	<i>Electric Utility Services</i>						
44	Utility Services - Amenity Center	\$ 9,481	\$ 22,754	\$ 20,000	\$ (2,754)	\$ 25,000	\$ 5,000
45	Utility Services - Street Lights		\$ -	\$ 180,180	\$ 180,180	\$ 220,000	\$ 39,820
46	<i>Water-Sewer Combination Services</i>						
47	Utility - Irrigation	\$ 5,786	\$ 13,886	\$ 12,000	\$ (1,886)	\$ 14,000	\$ 2,000

**Proposed Budget**  
**Summer Woods Community Development District**  
 General Fund  
 Fiscal Year 2026/2027

2

Chart of Accounts Classification	Actual YTD through 02/28/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
48 Utility - Recreation Facilities	\$ 1,903	\$ 4,567	\$ 10,000	\$ 5,433	\$ 8,000	\$ (2,000)
49 <b>Stormwater Control</b>						
50 Aquatic Maintenance	\$ 18,525	\$ 44,460	\$ 47,200	\$ 2,740	\$ 55,000	\$ 7,800
51 Midge Fly Control	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ 7,500	\$ (12,500)
52 Wetland Maintenance/Exotic Nuisance Removal	\$ 40,950	\$ 98,280	\$ 84,000	\$ (14,280)	\$ 85,000	\$ 1,000
53 <b>Other Physical Environment</b>						
54 Entry & Walls Maintenance & Repair	\$ -	\$ -	\$ 3,500	\$ 3,500	\$ 3,500	\$ -
55 General Liability Insurance	\$ 3,922	\$ 3,922	\$ 4,463	\$ 541	\$ 4,814	\$ 351
56 Irrigation Maintenance	\$ 16,681	\$ 40,034	\$ 20,000	\$ (20,034)	\$ 20,000	\$ -
57 Landscape - Mulch	\$ 25,135	\$ 60,324	\$ 70,000	\$ 9,676	\$ 50,000	\$ (20,000)
58 Landscape Field Services	\$ 5,000	\$ 12,000	\$ 12,000	\$ -	\$ 13,200	\$ 1,200
59 Landscape Maintenance	\$ 154,600	\$ 371,040	\$ 300,000	\$ (71,040)	\$ 300,000	\$ -
60 Plant Replacement	\$ 14,800	\$ 35,520	\$ 30,000	\$ (5,520)	\$ 30,000	\$ -
61 Pressure Washing	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -
62 Property Insurance	\$ 15,396	\$ 15,396	\$ 37,047	\$ 21,651	\$ 34,626	\$ (2,421)
63 Storm Cleanup	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
64 <b>Parks and Recreation</b>						
65 Access Control	\$ -	\$ -	\$ 7,000	\$ 7,000	\$ 7,000	\$ -
66 Amenity Center Maintenance	\$ 7,161	\$ 17,186	\$ 25,000	\$ 7,814	\$ 20,000	\$ (5,000)
67 Dog Park/Station Maintenance	\$ 1,940	\$ 4,656	\$ 5,000	\$ 344	\$ 5,000	\$ -
68 Facility HVAC maintenance	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -
69 Holiday Decorations	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 500	\$ (2,000)
70 Management Contract	\$ 21,508	\$ 51,619	\$ 59,841	\$ 8,222	\$ 66,489	\$ 6,648
71 Playground Mulch	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
72 Playground Repairs	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -
73 Pool Furniture Repair/Replacement	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$ -
74 Pool Repairs - Splashpad	\$ 4,241	\$ 10,178	\$ 5,000	\$ (5,178)	\$ 10,000	\$ 5,000
75 Pool Service Contract	\$ 20,500	\$ 49,200	\$ 49,200	\$ -	\$ 49,200	\$ -
76 Security Services & Patrols	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 10,000	\$ (15,000)
77 Security System Monitoring Services	\$ 1,663	\$ 3,991	\$ 14,500	\$ 10,509	\$ 14,500	\$ -
78 Telephone, Internet, Cable	\$ 850	\$ 2,040	\$ 2,500	\$ 460	\$ 2,500	\$ -
79 Trail Maintenance	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -
80 <b>Contingency</b>						
81 Miscellaneous Contingency	\$ 41,573	\$ 99,775	\$ 40,000	\$ (59,775)	\$ 50,000	\$ 10,000
82 Supervisor Workers Comp	\$ 850	\$ -	\$ -	\$ -	\$ 1,487	\$ 1,487
83 <b>Field Operations Subtotal</b>	\$ 412,465	\$ 960,831	\$ 1,117,931	\$ 157,100	\$ 1,139,316	\$ 21,385
84						
85 <b>TOTAL EXPENDITURES</b>	\$ 479,497	\$ 1,082,557	\$ 1,344,788	\$ 262,231	\$ 1,353,627	\$ 8,839
86						
87 <b>EXCESS OF REVENUES OVER EXPENDITURES</b>	\$ 893,129	\$ 307,694	\$ -	\$ 307,694	\$ -	\$ -
88						

**Proposed Budget**  
**Summer Woods Community Development District**  
Reserve Fund  
Fiscal Year 2026/2027

	Special Assessments	Actual YTD through 02/28/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
1							
2	<b>ASSESSMENT REVENUES</b>						
3							
4	<i>Special Assessments</i>						
5	Tax Roll	\$ -	\$ -	\$ 50,000	\$ (50,000)	\$ 100,000	\$ 50,000
6							
7	<b>Assessment Revenue Subtotal</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ (50,000)</b>	<b>\$ 100,000</b>	<b>\$ 50,000</b>
8							
9	<b>OTHER REVENUES</b>						
10							
11	<i>Other Miscellaneous Revenues</i>						
12	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13							
14	<b>Other Revenue Subtotal</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
15							
16	<b>TOTAL REVENUES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ (50,000)</b>	<b>\$ 100,000</b>	<b>\$ 50,000</b>
17							
18	<b>EXPENDITURES</b>						
19							
20	<i>Contingency</i>						
21	Capital Reserves	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ 100,000	\$ 50,000
22							
23	<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 100,000</b>	<b>\$ 50,000</b>
24							
25	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
26							

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2018A-1 (AA1)	Series 2020 (AA2)	Series 2021 (AA2)	Series 2021 (AA3)	Budget for 2026/2027
<b>REVENUES</b>					
Special Assessments					
Net Special Assessments <sup>(1)</sup>	\$242,399.63	\$352,999.24	\$147,800.26	\$400,751.22	\$1,143,950.35
<b>TOTAL REVENUES</b>	<b>\$242,399.63</b>	<b>\$352,999.24</b>	<b>\$147,800.26</b>	<b>\$400,751.22</b>	<b>\$1,143,950.35</b>
<b>EXPENDITURES</b>					
<b>Administrative</b>					
Debt Service Obligation	\$242,399.63	\$352,999.24	\$147,800.26	\$400,751.22	\$1,143,950.35
<b>Administrative Subtotal</b>	<b>\$242,399.63</b>	<b>\$352,999.24</b>	<b>\$147,800.26</b>	<b>\$400,751.22</b>	<b>\$1,143,950.35</b>
<b>TOTAL EXPENDITURES</b>	<b>\$242,399.63</b>	<b>\$352,999.24</b>	<b>\$147,800.26</b>	<b>\$400,751.22</b>	<b>\$1,143,950.35</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

Manatee County Collecction Costs (3%) and Early Payment Discounts (4%):

7.0%

**GROSS ASSESSMENTS**

**\$1,228,469.02**

**Notes:**

Tax Roll Collection Costs (3%) and Early Payment Discounts (4%) are a total 7.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

<sup>(1)</sup> Maximum Annual Debt Service less Prepaid Assessments received.

<b>2026/2027 O&amp;M Budget:</b>		\$1,453,627.00	<b>2025/2026 O&amp;M Budget:</b>	\$1,394,788.00
Collection Costs:	3%	\$46,891.19	<b>2026/2027 O&amp;M Budget:</b>	\$1,453,627.00
Early Payment Discounts:	4%	\$62,521.59		
<b>2026/2027 Total:</b>		<b>\$1,563,039.78</b>	<b>Total Difference:</b>	<b>\$58,839.00</b>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
<b>Assessment Area One (2018)</b>					
<b>Single Family 40'</b>	Series 2018A-1 Debt Service	\$1,073.88	\$1,073.88	\$0.00	0.00%
	Operations/Maintenance	\$1,355.42	\$1,412.60	\$57.18	4.22%
	<b>Total</b>	<b>\$2,429.30</b>	<b>\$2,486.48</b>	<b>\$57.18</b>	<b>2.35%</b>
<b>Single Family 40' Gated</b>	Series 2018A-1 Debt Service	\$1,181.27	\$1,181.27	\$0.00	0.00%
	Operations/Maintenance	\$1,355.42	\$1,412.60	\$57.18	4.22%
	<b>Total</b>	<b>\$2,536.69</b>	<b>\$2,593.87</b>	<b>\$57.18</b>	<b>2.25%</b>
<b>Single Family 50'</b>	Series 2018A-1 Debt Service	\$1,181.27	\$1,181.27	\$0.00	0.00%
	Operations/Maintenance	\$1,694.27	\$1,765.75	\$71.48	4.22%
	<b>Total</b>	<b>\$2,875.54</b>	<b>\$2,947.02</b>	<b>\$71.48</b>	<b>2.49%</b>
<b>Assessment Area Two (2020)</b>					
<b>Single Family 40'</b>	Series 2020 Debt Service	\$1,181.27	\$1,181.27	\$0.00	0.00%
	Operations/Maintenance	\$1,355.42	\$1,412.60	\$57.18	4.22%
	<b>Total</b>	<b>\$2,536.69</b>	<b>\$2,593.87</b>	<b>\$57.18</b>	<b>2.25%</b>
<b>Single Family 40'</b>	Series 2020 Debt Service	\$1,073.88	\$1,073.88	\$0.00	0.00%
	Operations/Maintenance	\$1,355.42	\$1,412.60	\$57.18	4.22%
	<b>Total</b>	<b>\$2,429.30</b>	<b>\$2,486.48</b>	<b>\$57.18</b>	<b>2.35%</b>
<b>Single Family 50'</b>	Series 2020 Debt Service	\$1,181.27	\$1,181.27	\$0.00	0.00%
	Operations/Maintenance	\$1,694.27	\$1,765.75	\$71.48	4.22%
	<b>Total</b>	<b>\$2,875.54</b>	<b>\$2,947.02</b>	<b>\$71.48</b>	<b>2.49%</b>
<b>Assessment Area Two (2021)</b>					
<b>Single Family 40'</b>	Series 2021 (AA2) Debt Service	\$1,181.27	\$1,181.27	\$0.00	0.00%
	Operations/Maintenance	\$1,355.42	\$1,412.60	\$57.18	4.22%
	<b>Total</b>	<b>\$2,536.69</b>	<b>\$2,593.87</b>	<b>\$57.18</b>	<b>2.25%</b>
<b>Single Family 50'</b>	Series 2021 (AA2) Debt Service	\$1,315.51	\$1,315.51	\$0.00	0.00%
	Operations/Maintenance	\$1,694.27	\$1,765.75	\$71.48	4.22%
	<b>Total</b>	<b>\$3,009.78</b>	<b>\$3,081.26</b>	<b>\$71.48</b>	<b>2.37%</b>
<b>Assessment Area Three (2021)</b>					
<b>Single Family 40'</b>	Series 2021 (AA3) Debt Service	\$1,420.33	\$1,420.33	\$0.00	0.00%
	Operations/Maintenance	\$1,355.42	\$1,412.60	\$57.18	4.22%
	<b>Total</b>	<b>\$2,775.75</b>	<b>\$2,832.93</b>	<b>\$57.18</b>	<b>2.06%</b>
<b>Single Family 50'</b>	Series 2021 (AA3) Debt Service	\$1,420.33	\$1,420.33	\$0.00	0.00%
	Operations/Maintenance	\$1,694.27	\$1,765.75	\$71.48	4.22%
	<b>Total</b>	<b>\$3,114.60</b>	<b>\$3,186.08</b>	<b>\$71.48</b>	<b>2.29%</b>

TOTAL O&M BUDGET		\$1,483,627.00
COLLECTION COSTS @ 3.0%		\$46,891.19
EARLY PAYMENT DISCOUNT @ 4.0%		\$62,621.88
<b>TOTAL O&amp;M ASSESSMENT</b>		<b>\$1,563,039.78</b>

UNITS ASSESSED						ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT					
LOT SIZE	O&M	SERIES 2018A-1 (AA1)	SERIES 2020 (AA2)	SERIES 2021 (AA2)	SERIES 2021 (AA3)	EAU	TOTAL	%TOTAL	O&M	O&M	SERIES 2018A-1 (AA1)	SERIES 2020 (AA2)	SERIES 2021 (AA2)	SERIES 2021 (AA3)	TOTAL <sup>(3)</sup>
		DEBT SERVICE <sup>(1)</sup>	DEBT SERVICE <sup>(1)</sup>	DEBT SERVICE <sup>(1)</sup>	DEBT SERVICE <sup>(1)</sup>		EAUx	EAUx	PER UNIT		DEBT SERVICE <sup>(2)</sup>	DEBT SERVICE <sup>(2)</sup>	DEBT SERVICE <sup>(2)</sup>	DEBT SERVICE <sup>(2)</sup>	
<b>Assessment Area One (2018)</b>															
Single Family 40'	40	40	0	0	0	1.00	40.00	3.62%	\$56,503.92	\$1,412.60	\$1,073.88	\$0.00	\$0.00	\$0.00	\$2,486.48
Single Family 40' gated	143	143	0	0	0	1.00	143.00	12.92%	\$202,001.53	\$1,412.60	\$1,181.27	\$0.00	\$0.00	\$0.00	\$2,593.87
Single Family 50'	41	41	0	0	0	1.25	51.25	4.63%	\$72,395.65	\$1,766.75	\$1,181.27	\$0.00	\$0.00	\$0.00	\$2,947.02
<b>Assessment Area Two (2020)</b>															
Single Family 40'	1	0	1	0	0	1.00	1.00	0.09%	\$1,412.00	\$1,412.60	\$0.00	\$1,181.27	\$0.00	\$0.00	\$2,593.87
Single Family 40'	188	0	188	0	0	1.00	188.00	16.99%	\$265,568.44	\$1,412.60	\$0.00	\$1,073.88	\$0.00	\$0.00	\$2,486.48
Single Family 50'	149	0	149	0	0	1.25	186.25	16.83%	\$263,096.39	\$1,766.75	\$0.00	\$1,181.27	\$0.00	\$0.00	\$2,947.02
<b>Assessment Area Two (2021)</b>															
Single Family 40'	23	0	0	23	0	1.00	23.00	2.08%	\$32,489.76	\$1,412.60	\$0.00	\$0.00	\$1,181.27	\$0.00	\$2,593.87
Single Family 50'	100	0	0	100	0	1.25	125.00	11.30%	\$176,574.76	\$1,766.75	\$0.00	\$0.00	\$1,315.81	\$0.00	\$3,081.26
<b>Assessment Area Three (2021)</b>															
Single Family 40'	119	0	0	0	119	1.00	119.00	10.75%	\$168,099.17	\$1,412.60	\$0.00	\$0.00	\$0.00	\$1,420.33	\$2,832.93
Single Family 50'	184	0	0	0	184	1.25	230.00	20.79%	\$324,897.56	\$1,766.75	\$0.00	\$0.00	\$0.00	\$1,420.33	\$3,186.08
<b>Total Community</b>	<b>888</b>	<b>224</b>	<b>338</b>	<b>123</b>	<b>303</b>		<b>1166.80</b>	<b>100%</b>	<b>\$1,563,039.78</b>						

LESS: Manatee County Collection Costs (3%) and Early Payment Discounts (4%):

**(\$109,412.78)**

Net Revenue to be Collected

**\$1,453,627.00**

<sup>(1)</sup> Reflects the number of total lots with Series 2018A-1 (AA1), 2020 (AA2), 2021 (AA2) and 2021 (AA3) debt outstanding.

<sup>(2)</sup> Annual debt service assessment per lot adopted in connection with the Series 2018A-1 (AA1), Series 2020 (AA2), Series 2021 (AA2), Series 2021 (AA3) bond issues. Annual assessment includes principal, interest, Manatee County collection costs and early payment discounts.

<sup>(3)</sup> Annual assessment that will appear on November 2026 Manatee County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

## GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Interest Earnings:** The District may earn interest on its monies in the various operating accounts.

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Event Rental:** The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

**Facilities Rentals:** The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

### EXPENDITURES – ADMINISTRATIVE:

**Supervisor Fees:** The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

**Administrative Services:** The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

**District Management:** The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

**District Engineer:** The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

**Disclosure Report:** The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

**Trustee's Fees:** The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

**Assessment Roll:** The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

**Financial Consulting & Revenue Collections:** Financial consulting services including investment administration of the District's bank and trust accounts, ongoing banking analyses, and related consulting services to support prudent cash management in compliance with applicable statutory requirements. The firm also provides comprehensive billing, collection, and reporting of District assessments to fund debt service and operations, including direct billings, funding requests, owner inquiries, collection agent fees, and lien releases upon full repayment of bond obligations.

**Accounting Services:** Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

**Security Services and Patrols:** The District may wish to contract with a private company to provide security for the District.

**Electric Utility Services:** The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

**Streetlights:** The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

**Utility - Recreation Facility:** The District may budget separately for its recreation and or amenity electric separately.

**Gas Utility Services:** The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

**Garbage - Recreation Facility:** The District will incur expenditures related to the removal of garbage and solid waste.

**Solid Waste Assessment Fee:** The District may have an assessment levied by another local government for solid waste, etc.

**Water-Sewer Utility Services:** The District will incur water/sewer utility expenditures related to district operations.

**Utility - Reclaimed:** The District may incur expenses related to the use of reclaimed water for irrigation.

**Aquatic Maintenance:** Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Fountain Service Repairs & Maintenance:** The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

**Lake/Pond Bank Maintenance:** The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

**Wetland Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

**Mitigation Area Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

**Aquatic Plant Replacement:** The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

**General Liability Insurance:** The District will incur fees to insure items owned by the District for its general liability needs

**Property Insurance:** The District will incur fees to insure items owned by the District for its property needs

**Entry and Walls Maintenance:** The District will incur expenditures to maintain the entry monuments and the fencing.

**Landscape Maintenance:** The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

**Irrigation Maintenance:** The District will incur expenditures related to the maintenance of the irrigation systems.

**Irrigation Repairs:** The District will incur expenditures related to repairs of the irrigation systems.

**Landscape Replacement:** Expenditures related to replacement of turf, trees, shrubs etc.

**Field Services:** The District may contract for field management services to provide landscape maintenance oversight.

**Miscellaneous Fees:** The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

**Gate Phone:** The District will incur telephone expenses if the District has gates that are to be opened and closed.

**Street/Parking Lot Sweeping:** The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

**Gate Facility Maintenance:** Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

**Sidewalk Repair & Maintenance:** Expenses related to sidewalks located in the right of way of streets the District may own if any.

**Roadway Repair & Maintenance:** Expenses related to the repair and maintenance of roadways owned by the District if any.

**Employees - Salaries:** The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

**Employees - P/R Taxes:** This is the employer's portion of employment taxes such as FICA etc.

**Employee - Workers' Comp:** Fees related to obtaining workers compensation insurance.

**Management Contract:** The District may contract with a firm to provide for the oversight of its recreation facilities.

**Maintenance & Repair:** The District may incur expenses to maintain its recreation facilities.

**Facility Supplies:** The District may have facilities that required various supplies to operate.

**Gate Maintenance & Repairs:** Any ongoing gate repairs and maintenance would be included in this line item.

**Telephone, Fax, Internet:** The District may incur telephone, fax and internet expenses related to the recreational facilities.

**Office Supplies:** The District may have an office in its facilities which require various office related supplies.

**Clubhouse - Facility Janitorial Service:** Expenses related to the cleaning of the facility and related supplies.

**Pool Service Contract:** Expenses related to the maintenance of swimming pools and other water features.

**Pool Repairs:** Expenses related to the repair of swimming pools and other water features.

**Security System Monitoring & Maintenance:** The District may wish to install a security system for the clubhouse

**Clubhouse Miscellaneous Expense:** Expenses which may not fit into a defined category in this section of the budget

**Athletic/Park Court/Field Repairs:** Expense related to any facilities such as tennis, basketball etc.

**Trail/Bike Path Maintenance:** Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

**Special Events:** Expenses related to functions such as holiday events for the public enjoyment

**Miscellaneous Fees:** Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

**Miscellaneous Contingency:** Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.

## RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

---

### EXPENDITURES:

**Capital Reserve:** Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.

**DEBT SERVICE FUND BUDGET**  
**ACCOUNT CATEGORY DESCRIPTION**

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

**REVENUES:**

**Special Assessments:** The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

---

**EXPENDITURES – ADMINISTRATIVE:**

**Bank Fees:** The District may incur bank service charges during the year.

**Debt Service Obligation:** This would a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.