## COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024

FINAL ANNUAL OPERATING BUDGET



## COMMUNITY DEVELOPMENT DISTRICT

### FISCAL YEAR 2024

#### FINAL ANNUAL OPERATING BUDGET

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#### COMMUNITY DEVELOPMENT DISTRICT

#### **BUDGET INTRODUCTION**

#### **Background Information**

The Longleaf Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a "solution" to the State's needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida's effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2024, which begins on October 1, 2023. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

Fund Number	<b>Fund Name</b>	Services Provided			
001	General Fund	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments			
203	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2005 Special Assessment Refunding Revenue Bonds			
204	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2006 Special Assessment Refunding Revenue Bonds			

#### **Facilities of the District**

The District's existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

#### **Maintenance of the Facilities**

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

### COMMUNITY DEVELOPMENT DISTRICT

REVENUES   CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES   Special Assessments - Tax Collector Revenue   0.00		Fiscal Year 2023 Final Operating Budget	Fiscal Year 2024 Actual Budget
EONTRIBUTIONS & DONATIONS PROM PRIVATE SOURCES         Special Assessments- Tax Collector Revenue         0.00         201125,00           Developer Contributions         3.555.00         3.00           DIVAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES         \$3,555.00         \$201,125,00           TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES         \$3,555.00         \$201,125,00           TOTAL SUPERVISOR FEE         0.00         3,000.00           SUPERVISOR FEE         0.00         3,000.00           TOTAL SUBERVISOR FEE         0.00         4,500.00           INNICAL & ADMINISTRATIVE         0.00         25,000.00           District Beginee         0.00         25,000.00           District Enginee         0.00         25,000.00           District Agnager         0.00         24,000.00           District Enginee         0.00         24,000.00           Trustee Fees         0.00         24,000.00           District Enginee         0.00         24,000.00           Trustee Fees         0.00         24,000.00           District Enginee         0.00         2,000.00           Trustee Fees         0.00         4,000.00           District Manager         0.00         2,000.00           Dissemina			
Special Assessments - Tax Collector Revenue			
Special Assessments- Developer Collected         0.00         0.00           Developer Contributions         3.55.00         0.00           TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES         \$3,555.00         \$201,125.00           TOTAL REVENUES         \$3,555.00         \$201,125.00           EXPENDITURES         SUPERUSOR FEE         0.00         3,000.00           TOTAL SUPERVISOR FEE         0.00         3,000.00           TOTAL SUPERVISOR FEE         0.00         4,500.00           FINANCIAL & ADMINISTRATIVE         0.00         2,500.00           Institute Services         0.00         2,500.00           District Aginger         0.00         2,500.00           Tustee Fees         0.00         2,500.00           Recording Secretary         0.00         2,000.00           Organizational Meeting/Initial Set Up         0.00         4,000.00           Construction Accounting         0.00         9,000.00           Dissemination Services         0.00         1,200.00           Financial & Revenue Collections         500.00         1,200.00           Financial & Revenue Collections         500.00         1,200.00           Financial & Revenue Collections         0.00         600.00           Cen			
Developer Contributions   3,555.00   0,00     TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES   83,555.00   \$201,125.00     EXPENDITURES   SUPERVISOR FEE   0.00   3,000.00     EXPENDITURES   SUPERVISOR FEE   0.00   3,000.00     FOTAL SUPERVISOR FEE   0.00   3,000.00     FOTAL SUPERVISOR FEE   0.00   3,000.00     FINANCIAL & ADMINISTRATIVE	•		
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES         \$3,555.00         \$201,125.00           TOTAL REVENUES         \$3,555.00         \$201,125.00           EXPENDITURES         \$3,555.00         \$201,125.00           SUPERVISOR FEE         0.00         3,000.00           TOTAL SUPERVISOR FEE         0.00         3,000.00           FINANCIAL & ADMINISTRATIVE         4,000.00         25,000.00           District Engineer         0.00         25,000.00           District Engineer         0.00         25,000.00           District Engineer         0.00         2,400.00           Construction Accounting         0.00         2,400.00           Organizational Meeting/Initial Set Up         0.00         4,200.00           Construction Accounting         0.00         4,200.00           Dissemination Services         0.00         4,200.00           Financial & Revenue Collections         500.00         1,200.00           Rentals & Leases         175.00         600.00           Office Supplies         0.00         600.00           Condition Services         0.00         600.00           Certain Services         0.00         500.00           Public Official Insurance         0.00         500.00 <td></td> <td>0.00</td> <td></td>		0.00	
TOTAL REVENUES   \$3,555.00   \$201,125.00     EXPENDITURES   SUPERVISOR FEE   0.00   3,000.00     TOTAL SUPERVISOR FEE   0.00   4,500.00     DIStrict Manager   0.00   25,000.00     DIStrict Engineer   0.00   9,500.00     Sistrict Engineer   0.00   6,500.00     Recording Secretary   0.00   2,400.00     Organizational Meeting/Initial Set Up   0.00   4,000.00     Construction Accounting   0.00   9,000.00     Dissemination Services   0.00   4,200.00     Dissemination Services   0.00   4,200.00     Dissemination Services   0.00   4,200.00     Dissemination Services   0.00   10,000     Technology Services   0.00   100.00     Technology Services   0.00   600.00     Accounting Services   0.00   500.00     Accounting Services   0.00   500.00     Postage, Phone, Faxes, Copies   0.00   500.00     Postage, Phone, Faxes, Copies   0.00   5,000.00     Public Officials Insurance   700.00   5,000.00     Legal Advertising   0.00   3,500.00     Bank Fees   0.00   175.00     Miscellaneous Fees   0.00   175.00     Miscellaneous Fees   0.00   1,800.00     TOTAL LEGAL COUNSEL   1,000.00   1,500.00     TOTAL LEGAL COUNSEL   1,000.00   1,500.00     TOTAL LEGAL COUNSEL   1,000.00   3,000.00     Debris Cleanup   0.00   0.00     Aquatic Maintenance - Contract   0.00   0.00     Aquatic Maintenance - Pond Bank   0.00   0.00     Aquatic Maintenance - Pond Bank   0.00   0.00     Aquatic Maintenance - Pond Bank   0.00   0.00     Aquatic Maintenance - Contract   0.00   0.00     Aquatic Maintenance - Contract   0.00   0.00     Aquatic Maintenance - Pond Bank   0.00   0.00     Aquatic Maintenance - Contract   0.00   0.00     Aquatic Maintenance - Contract   0.00   0.00     Aquatic Maintenance - Contract   0.00   0.00     Aquatic Mai	<u> </u>		
SUPERVISOR FEE   SUPERVISOR FEE   O.00   3,000.00		10,000	
Supervisor Fee   0.00   3,000.00   TOTAL SUPERVISOR FEE   0.00   3,000.00   TOTAL SUPERVISOR FEE   0.00   3,000.00   TOTAL SUPERVISOR FEE   0.00   4,500.00   DISTRICT SURFICE   0.00   4,500.00   DISTRICT Engineer   0.00   9,500.00   DISTRICT Engineer   0.00   6,500.00   0,000.00   0,		\$3,555.00	\$201,125.00
Supervisor Fee			
TOTAL SUPERVISOR FEE			
Maministrative Services	*		
Administrative Services         0.00         4,500.00           District Manager         0.00         25,000.00           District Manager         0.00         9,500.00           Trustee Fees         0.00         6,500.00           Recording Secretary         0.00         2,400.00           Organizational Meeting/Initial Set Up         0.00         4,000.00           Construction Accounting         0.00         9,000.00           Dissemination Services         0.00         4,200.00           Financial & Revenue Collections         500.00         1,200.00           Rentals & Leases         175.00         600.00           Office Supplies         0.00         100.00           Technology Services         0.00         600.00           Accounting Services         0.00         6,000.00           Accounting Services         0.00         5,000.00           Auditing Services         0.00         5,000.00           Postage, Phone, Faxes, Copies         0.00         5,000.00           Postage, Phone, Faxes, Copies         0.00         3,500.00           Bank Fees         500.00         250.00           Bues, Licenses & Fees         0.00         175.00           Miscellaneous Fees<		0.00	3,000.00
District Manager         0.00         25,000.00           District Engineer         0.00         9,500.00           Trustee Fees         0.00         6,500.00           Recording Secretary         0.00         2,400.00           Organizational Meeting/Initial Set Up         0.00         4,000.00           Construction Accounting         0.00         9,000.00           Dissemination Services         0.00         4,200.00           Financial & Revenue Collections         500.00         1,200.00           Rentals & Leases         175.00         600.00           Office Supplies         0.00         100.00           Technology Services         0.00         9,000.00           Accounting Services         0.00         9,000.00           Accounting Services         0.00         9,000.00           Public Officials Insurance         700.00         50.00           Postage, Phone, Faxes, Copies         0.00         3,500.00           Public Officials Insurance         700.00         3,500.00           Legal Advertising         0.00         15,000.00           Dues, Licenses & Fees         0.00         1,500.00           Miscellaneous Fees         0.00         1,200.00           Mis			
District Engineer         0.00         9,500.00           Trustee Fees         0.00         6,500.00           Recording Secretary         0.00         2,400.00           Organizational Meeting/Initial Set Up         0.00         4,000.00           Construction Accounting         0.00         9,000.00           Dissemination Services         0.00         4,200.00           Financial & Revenue Collections         500.00         1,200.00           Rentals & Leases         175.00         600.00           Office Supplies         0.00         600.00           Technology Services         0.00         9,000.00           Accounting Services         0.00         9,000.00           Accounting Services         0.00         6,000.00           Accounting Services         0.00         6,000.00           Accounting Services         0.00         5,000.00           Accounting Services         0.00         6,000.00           Postage, Phone, Faxes, Copies         0.00         5,000.00           Postage, Phone, Faxes, Copies         0.00         3,500.00           Bank Fees         500.00         250.00           Busk Fees         500.00         250.00           Wiscellancing Fees	Administrative Services	0.00	4,500.00
Trustee Fees         0.00         6,500.00           Recording Secretary         0.00         2,400.00           Organizational Meeting/Initial Set Up         0.00         9,000.00           Construction Accounting         0.00         9,000.00           Dissemination Services         0.00         4,200.00           Financial & Revenue Collections         500.00         12,00.00           Rentals & Leases         175.00         600.00           Office Supplies         0.00         100.00           Technology Services         0.00         9,000.00           Accounting Services         0.00         500.00           Postage, Phone, Faxes, Copies         0.00         500.00           Public Officials Insurance         700.00         5,000.00           Legal Advertising         0.00         3,500.00           Bank Fees         500.00         20.00           Miscellaneous Fees         0.00         175.00           Website Development & Maintenance         0.00         1,800.00           ADA Website Compliance         1,800.00         1,800.00           TOTAL FINANCIAL & ADMINISTRATIVE         1,875.00         95.225.00           IEGAL COUNSEL         1,000.00         1,500.00		0.00	25,000.00
Recording Secretary         0.00         2,400.00           Organizational Meeting/Initial Set Up         0.00         4,000.00           Construction Accounting         0.00         9,000.00           Dissemination Services         0.00         1,200.00           Financial & Revenue Collections         500.00         1,200.00           Sentals & Leases         175.00         600.00           Office Supplies         0.00         600.00           Technology Services         0.00         600.00           Accounting Services         0.00         5,000.00           Additing Services         0.00         5,000.00           Auditing Services         0.00         5,000.00           Public Officials Insurance         0.00         5,000.00           Public Officials Insurance         0.00         200.00           Bark Fees         500.00         200.00           Bark Fees         0.00         1,500.00           Buss, Licenses & Fees         0.00         1,200.00           Mésiet Development & Maintenance         0.00         1,200.00           DAD A Website Compliance         1,875.00         95,225.00           TOTAL IENANCIAL & ADMINISTRATIVE         1,875.00         15,000.00	o .	0.00	9,500.00
Organizational Meeting/Initial Set Up         0.00         4,000.00           Construction Accounting         0.00         9,000.00           Dissemination Services         0.00         4,200.00           Financial & Revenue Collections         500.00         1,200.00           Rentals & Leases         175.00         600.00           Office Supplies         0.00         600.00           Technology Services         0.00         9,000.00           Accounting Services         0.00         6,000.00           Accounting Services         0.00         6,000.00           Postage, Phone, Faxes, Copies         0.00         5,000.00           Public Officials Insurance         700.00         5,000.00           Legal Advertising         0.00         3,500.00           Public Officials Insurance         700.00         250.00           Uses, Licenses & Fees         0.00         250.00           Website Development & Maintenance         0.00         1,200.00           ADA Website Compliance         0.00         1,800.00           TOTAL FINANCIAL & ADMINISTRATIVE         1,875.00         95,225.00           Website Compliance         1,000.00         15,000.00           TOTAL LEGAL COUNSEL         1,000.00		0.00	6,500.00
Construction Accounting         0.00         9,000.00           Dissemination Services         0.00         4,200.00           Financial & Revenue Collections         500.00         1,200.00           Rentals & Leases         175.00         600.00           Office Supplies         0.00         100.00           Technology Services         0.00         9,000.00           Accounting Services         0.00         6,000.00           Postage, Phone, Faxes, Copies         0.00         5,000.00           Public Officials Insurance         700.00         5,000.00           Public Officials Insurance         700.00         3,500.00           Bank Fees         500.00         250.00           Busk Fees         0.00         175.00           Miscellaneous Fees         0.00         175.00           Website Development & Maintenance         0.00         1,200.00           ADA Website Dompliance         0.00         1,800.00           TOTAL FINANCIAL & ADMINISTRATIVE         1,875.00         95,225.00           Ibstrict Counsel         1,000.00         15,000.00           TOTAL LEGAL COUNSEL         1,000.00         15,000.00           Total LEGAL ENVIRONMENT         0.00         0.00		0.00	2,400.00
Dissemination Services         0.00         4,200.00           Financial & Revenue Collections         500.00         1,200.00           Rentals & Leases         175.00         600.00           Office Supplies         0.00         100.00           Technology Services         0.00         9,000.00           Accounting Services         0.00         6,000.00           Valditing Services         0.00         5,000.00           Postage, Phone, Faxes, Copies         0.00         5,000.00           Public Officials Insurance         700.00         5,000.00           Legal Advertising         0.00         35,000.00           Bank Fees         500.00         200.00           Bank Fees         500.00         25,000           Miscellaneous Fees         0.00         1,75.00           Miscellaneous Fees         0.00         1,200.00           ADA Website Compliance         0.00         1,800.00           TOTAL FINANCIAL & ADMINISTRATIVE         1,875.00         95,225.00           TEGAL COUNSEL         1,000.00         15,000.00           TOTAL LEGAL COUNSEL         1,000.00         15,000.00           TQuatic Maintenance - Contract         0.00         0.00           Quental Liabi	Organizational Meeting/Initial Set Up	0.00	4,000.00
Financial & Revenue Collections         500.00         1,200.00           Rentals & Leases         175.00         600.00           Office Supplies         0.00         100.00           Technology Services         0.00         600.00           Accounting Services         0.00         9,000.00           Auditing Services         0.00         6,000.00           Postage, Phone, Faxes, Copies         0.00         500.00           Public Officials Insurance         700.00         5,000.00           Legal Advertising         0.00         3,500.00           Bank Fees         500.00         200.00           Dues, Licenses & Fees         0.00         175.00           Miscellaneous Fees         0.00         1,500.00           Website Development & Maintenance         0.00         1,800.00           ADA Website Compliance         0.00         1,800.00           TOTAL FINANCIAL & ADMINISTRATIVE         1,875.00         95.225.00           LEGAL COUNSEL         1,000.00         15,000.00           TOTAL LEGAL COUNSEL         1,000.00         15,000.00           TOTAL LEGAL ENVIRONMENT         0.00         0.00           Quatic - Other         0.00         0.00           Aquatic Main	Construction Accounting	0.00	9,000.00
Rentals & Leases         175,00         600.00           Office Supplies         0.00         100.00           Technology Services         0.00         9,000.00           Accounting Services         0.00         9,000.00           Auditing Services         0.00         500.00           Postage, Phone, Faxes, Copies         0.00         500.00           Public Officials Insurance         700.00         5,000.00           Legal Advertising         0.00         3,500.00           Bank Fees         500.00         200.00           Dues, Licenses & Fees         0.00         175.00           Miscellaneous Fees         0.00         1,200.00           Website Development & Maintenance         0.00         1,200.00           ADA Website Compliance         0.00         1,800.00           TOTAL FINANCIAL & ADMINISTRATIVE         1,875.00         95,225.00           EEGAL COUNSEL         1,000.00         15,000.00           TOTAL LEGAL COUNSEL         1,000.00         15,000.00           TOTHER PHYSICAL ENVIRONMENT         0.00         0.00           Quatic Other         0.00         0.00           Quatic Maintenance - Contract         0.00         0.00           General Liability	Dissemination Services	0.00	4,200.00
Office Supplies         0.00         100.00           Technology Services         0.00         600.00           Accounting Services         0.00         6,000.00           Auditing Services         0.00         6,000.00           Postage, Phone, Faxes, Copies         0.00         500.00           Public Officials Insurance         700.00         5,000.00           Legal Advertising         0.00         3,500.00           Bank Fees         500.00         200.00           Dues, Licenses & Fees         0.00         175.00           Miscellaneous Fees         0.00         1,200.00           Website Development & Maintenance         0.00         1,800.00           TOTAL FINANCIAL & ADMINISTRATIVE         1,875.00         95,225.00           LEGAL COUNSEL         1,000.00         15,000.00           TOTAL LEGAL COUNSEL         1,000.00         15,000.00           TOTAL LEGAL COUNSEL         1,000.00         3,000.00           Quatic Maintenance - Contract         0.00         0.00           Aquatic - Other         0.00         9,000.00           General Liability Insurance         0.00         0.00           Facility Janitorial R&M - Contract         0.00         0.00	Financial & Revenue Collections	500.00	1,200.00
Technology Services         0.00         600.00           Accounting Services         0.00         9,000.00           Auditing Services         0.00         6,000.00           Postage, Phone, Faxes, Copies         0.00         500.00           Public Officials Insurance         700.00         5,000.00           Legal Advertising         0.00         3,500.00           Bank Fees         500.00         200.00           Dues, Licenses & Fees         0.00         175.00           Miscellaneous Fees         0.00         1,200.00           Website Development & Maintenance         0.00         1,200.00           ADA Website Compliance         0.00         1,800.00           TOTAL FINANCIAL & ADMINISTRATIVE         1,875.00         95,225.00           LEGAL COUNSEL         1,000.00         15,000.00           TOTAL LEGAL COUNSEL         1,000.00         15,000.00           TOTAL LEGAL ENVIRONMENT         0.00         0.00           Aquatic - Other         0.00         38,000.00           Aquatic - Other         0.00         38,000.00           General Liability Insurance         0.00         0.00           Facility Janitorial Supplies/Other         0.00         0.00 <td< td=""><td>Rentals &amp; Leases</td><td>175.00</td><td>600.00</td></td<>	Rentals & Leases	175.00	600.00
Accounting Services         0.00         6,000.00           Auditing Services         0.00         6,000.00           Postage, Phone, Faxes, Copies         0.00         500.00           Public Officials Insurance         700.00         5,000.00           Legal Advertising         0.00         3,500.00           Bank Fees         500.00         200.00           Dues, Licenses & Fees         0.00         175.00           Miscellaneous Fees         0.00         1,200.00           Miscellaneous Fees         0.00         1,200.00           Website Development & Maintenance         0.00         1,800.00           ADA Website Compliance         0.00         1,800.00           TOTAL FINANCIAL & ADMINISTRATIVE         1,875.00         95,225.00           LEGAL COUNSEL         1,000.00         15,000.00           TOTAL LEGAL COUNSEL         1,000.00         15,000.00           TOTAL LEGAL ENVIRONMENT         0.00         0.00           Aquatic - Other         0.00         9,000.00           General Liability Insurance         0.00         9,000.00           General Liability Janitorial R&M - Contract         0.00         0.00           Facility Janitorial Supplies/Other         0.00         0.00	Office Supplies	0.00	100.00
Auditing Services         0.00         6,000.00           Postage, Phone, Faxes, Copies         0.00         500.00           Public Officials Insurance         700.00         5,000.00           Legal Advertising         0.00         3,500.00           Bank Fees         500.00         200.00           Dues, Licenses & Fees         0.00         175.00           Miscellaneous Fees         0.00         1,200.00           Website Development & Maintenance         0.00         1,800.00           ADA Website Compliance         0.00         1,800.00           TOTAL FINANCIAL & ADMINISTRATIVE         1,875.00         95,225.00           LEGAL COUNSEL         1,000.00         15,000.00           TOTAL LEGAL COUNSEL         1,000.00         15,000.00           TOTHER PHYSICAL ENVIRONMENT         0.00         0.00           Aquatic Maintenance - Contract         0.00         38,000.00           Debris Cleanup         0.00         9,000.00           General Liability Insurance         0.00         0.00           Facility Janitorial R&M - Contract         0.00         0.00           Facility Janitorial Supplies/Other         0.00         0.00           Irrigation Maintenance         Pond Banks         0.00<	Technology Services	0.00	600.00
Postage, Phone, Faxes, Copies         0.00         500.00           Public Officials Insurance         700.00         5,000.00           Legal Advertising         0.00         3,500.00           Bank Fees         500.00         200.00           Dues, Licenses & Fees         0.00         175.00           Miscellaneous Fees         0.00         250.00           Website Development & Maintenance         0.00         1,200.00           ADA Website Compliance         0.00         1,800.00           TOTAL FINANCIAL & ADMINISTRATIVE         1875.00         95,225.00           LEGAL COUNSEL         1,000.00         15,000.00           TOTAL LECAL COUNSEL         1,000.00         15,000.00           TOTHER PHYSICAL ENVIRONMENT         0.00         0.00           Aquatic Maintenance - Contract         0.00         38,000.00           Debris Cleanup         0.00         9,000.00           General Liability Insurance         0.00         5,000.00           Facility Janitorial R&M - Contract         0.00         0.00           Facility Janitorial Supplies/Other         0.00         0.00           Iandscape Maintenance - Pond Banks         0.00         0.00           Landscape - Plant Replacement Program         0.00	Accounting Services	0.00	9,000.00
Public Officials Insurance         700.00         5,000.00           Legal Advertising         0.00         3,500.00           Bank Fees         500.00         200.00           Dues, Licenses & Fees         0.00         175.00           Miscellaneous Fees         0.00         250.00           Website Development & Maintenance         0.00         1,200.00           ADA Website Compliance         0.00         1,800.00           TOTAL FINANCIAL & ADMINISTRATIVE         1,875.00         95,225.00           LEGAL COUNSEL         1,000.00         15,000.00           District Counsel         1,000.00         15,000.00           TOTAL LEGAL COUNSEL         1,000.00         38,000.00           Other         0.00         38,000.00           Aquatic - Other         0.00         38,000.00           Pobris Cleanup         0.00         38,000.00           Debris Cleanup         0.00         5,000.00           General Liability Insurance         0.00         5,000.00           Facility Janitorial R&M - Contract         0.00         0.00           Facility Janitorial Supplies/Other         0.00         0.00           Irrigation Maintenance         -00 Banks         0.00         0.00	Auditing Services	0.00	6,000.00
Legal Advertising         0.00         3,500.00           Bank Fees         500.00         200.00           Dues, Licenses & Fees         0.00         175.00           Miscellaneous Fees         0.00         250.00           Website Development & Maintenance         0.00         1,200.00           ADA Website Compliance         0.00         1,800.00           TOTAL FINANCIAL & ADMINISTRATIVE         1,875.00         95,225.00           LEGAL COUNSEL         1,000.00         15,000.00           TOTAL LEGAL COUNSEL         1,000.00         15,000.00           TOTAL LEGAL ENVIRONMENT         0.00         0.00           Aquatic - Other         0.00         38,000.00           Debris Cleanup         0.00         9,000.00           General Liability Insurance         0.00         5,000.00           Facility Janitorial R&M - Contract         0.00         0.00           Facility Janitorial Supplies/Other         0.00         0.00           Irrigation Maintenance         0.00         0.00           Landscape Maintenance - Pond Banks         0.00         0.00           Landscape Plant Replacement Program         0.00         0.00           Landscape Maintenance - Contract         0.00         0.00	Postage, Phone, Faxes, Copies	0.00	500.00
Bank Fees         500.00         200.00           Dues, Licenses & Fees         0.00         175.00           Miscellaneous Fees         0.00         250.00           Website Development & Maintenance         0.00         1,200.00           ADA Website Compliance         0.00         1,800.00           TOTAL FINANCIAL & ADMINISTRATIVE         1,875.00         95,225.00           LEGAL COUNSEL         1,000.00         15,000.00           TOTAL LEGAL COUNSEL         1,000.00         15,000.00           TOTAL LEGAL ENVIRONMENT         0.00         0.00           Aquatic - Other         0.00         38,000.00           Debris Cleanup         0.00         38,000.00           General Liability Insurance         0.00         5,000.00           Facility Janitorial R&M - Contract         0.00         0.00           Facility Janitorial Supplies/Other         0.00         0.00           Irrigation Maintenance         0.00         0.00           Landscape Maintenance - Pond Banks         0.00         25,000.00           Landscape - Plant Replacement Program         0.00         0.00           Landscape - Maintenance - Contract         0.00         0.00           Pool - R&M         0.00         0.00	Public Officials Insurance	700.00	5,000.00
Bank Fees         500.00         200.00           Dues, Licenses & Fees         0.00         175.00           Miscellaneous Fees         0.00         250.00           Website Development & Maintenance         0.00         1,200.00           ADA Website Compliance         0.00         1,800.00           TOTAL FINANCIAL & ADMINISTRATIVE         1,875.00         95,225.00           LEGAL COUNSEL         1,000.00         15,000.00           TOTAL LEGAL COUNSEL         1,000.00         15,000.00           TOTAL LEGAL ENVIRONMENT         0.00         0.00           Aquatic - Other         0.00         38,000.00           Debris Cleanup         0.00         38,000.00           Beris Cleanup         0.00         9,000.00           General Liability Insurance         0.00         0.00           Facility Janitorial R&M - Contract         0.00         0.00           Facility Janitorial Supplies/Other         0.00         0.00           Irigation Maintenance         0.00         0.00           Landscape Maintenance - Pond Banks         0.00         25,000.00           Landscape Plant Replacement Program         0.00         0.00           Rool - R&M         0.00         0.00	Legal Advertising	0.00	3,500.00
Miscellaneous Fees         0.00         250.00           Website Development & Maintenance         0.00         1,200.00           ADA Website Compliance         0.00         1,800.00           TOTAL FINANCIAL & ADMINISTRATIVE         1,875.00         95,225.00           LEGAL COUNSEL           District Counsel         1,000.00         15,000.00           TOTAL LEGAL COUNSEL         1,000.00         15,000.00           OTHER PHYSICAL ENVIRONMENT           Aquatic Maintenance - Contract         0.00         38,000.00           Debris Cleanup         0.00         9,000.00           General Liability Insurance         0.00         5,000.00           Facility Janitorial R&M - Contract         0.00         0.00           Facility Janitorial Supplies/Other         0.00         0.00           Irrigation Maintenance         0.00         0.00           Landscape Maintenance - Pond Banks         0.00         0.00           Landscape - Plant Replacement Program         0.00         0.00           Landscape Maintenance - Contract         0.00         0.00           Pool - R&M         0.00         6,400.00	Bank Fees	500.00	
Miscellaneous Fees         0.00         250.00           Website Development & Maintenance         0.00         1,200.00           ADA Website Compliance         0.00         1,800.00           TOTAL FINANCIAL & ADMINISTRATIVE         1,875.00         95,225.00           LEGAL COUNSEL           District Counsel         1,000.00         15,000.00           TOTAL LEGAL COUNSEL         1,000.00         15,000.00           OTHER PHYSICAL ENVIRONMENT           Aquatic Maintenance - Contract         0.00         38,000.00           Bebris Cleanup         0.00         9,000.00           General Liability Insurance         0.00         5,000.00           Facility Janitorial R&M - Contract         0.00         0.00           Facility Janitorial Supplies/Other         0.00         0.00           Irrigation Maintenance         0.00         0.00           Landscape Maintenance - Pond Banks         0.00         0.00           Landscape - Plant Replacement Program         0.00         0.00           Landscape Maintenance - Contract         0.00         0.00           Pool - R&M         0.00         6,400.00	Dues, Licenses & Fees	0.00	175.00
Website Development & Maintenance         0.00         1,200.00           ADA Website Compliance         0.00         1,800.00           TOTAL FINANCIAL & ADMINISTRATIVE         1,875.00         95,225.00           LEGAL COUNSEL         1,000.00         15,000.00           District Counsel         1,000.00         15,000.00           TOTAL LEGAL COUNSEL         1,000.00         0.00           Other         0.00         0.00         38,000.00           Aquatic Maintenance - Contract         0.00         38,000.00           Debris Cleanup         0.00         9,000.00           General Liability Insurance         0.00         5,000.00           Facility Janitorial R&M - Contract         0.00         0.00           Facility Janitorial Supplies/Other         0.00         0.00           Indicate Maintenance         0.00         0.00           Landscape Maintenance - Pond Banks         0.00         0.00           Landscape Maintenance - Contract         0.00         0.00           Pool - R&M         0.00         0.00           Wildlife Control         0.00         6,400.00	Miscellaneous Fees	0.00	
TOTAL FINANCIAL & ADMINISTRATIVE         1,875.00         95,225.00           LEGAL COUNSEL         1,000.00         15,000.00           TOTAL LEGAL COUNSEL         1,000.00         15,000.00           OTHER PHYSICAL ENVIRONMENT         0.00         0.00         38,000.00           Aquatic Other         0.00         38,000.00         0.00         9,000.00           Debris Cleanup         0.00         9,000.00         9,000.00         0.00         5,000.00           General Liability Insurance         0.00         0.00         5,000.00         0.00         Facility Janitorial R&M - Contract         0.00         0.00         0.00         0.00         Insurance         0.00 <td>Website Development &amp; Maintenance</td> <td>0.00</td> <td></td>	Website Development & Maintenance	0.00	
TOTAL FINANCIAL & ADMINISTRATIVE         1,875.00         95,225.00           LEGAL COUNSEL         1,000.00         15,000.00           TOTAL LEGAL COUNSEL         1,000.00         15,000.00           OTHER PHYSICAL ENVIRONMENT         0.00         0.00         38,000.00           Aquatic Other         0.00         38,000.00         0.00         9,000.00           Debris Cleanup         0.00         9,000.00         9,000.00         0.00         5,000.00           General Liability Insurance         0.00         0.00         5,000.00         0.00         Facility Janitorial R&M - Contract         0.00         0.00         0.00         0.00         Insurance         0.00 <td>•</td> <td>0.00</td> <td>,</td>	•	0.00	,
LEGAL COUNSEL         1,000.00         15,000.00           TOTAL LEGAL COUNSEL         1,000.00         15,000.00           OTHER PHYSICAL ENVIRONMENT           Aquatic - Other         0.00         0.00         38,000.00           Aquatic Maintenance - Contract         0.00         38,000.00           Debris Cleanup         0.00         9,000.00           General Liability Insurance         0.00         5,000.00           Facility Janitorial R&M - Contract         0.00         0.00           Facility Janitorial Supplies/Other         0.00         0.00           Irrigation Maintenance         0.00         0.00           Landscape Maintenance - Pond Banks         0.00         25,000.00           Landscape - Plant Replacement Program         0.00         0.00           Landscape Maintenance - Contract         0.00         0.00           Pool - R&M         0.00         0.00           Wildlife Control         0.00         6,400.00	TOTAL FINANCIAL & ADMINISTRATIVE	1,875.00	
TOTAL LEGAL COUNSEL         1,000.00         15,000.00           OTHER PHYSICAL ENVIRONMENT           Aquatic - Other         0.00         0.00         38,000.00           Aquatic Maintenance - Contract         0.00         38,000.00         9,000.00           Debris Cleanup         0.00         9,000.00         5,000.00           General Liability Insurance         0.00         0.00         5,000.00           Facility Janitorial R&M - Contract         0.00         0.00         0.00           Facility Janitorial Supplies/Other         0.00         0.00         0.00           Irrigation Maintenance         0.00         0.00         0.00           Landscape Maintenance - Pond Banks         0.00         0.00         0.00           Landscape Maintenance - Contract         0.00         0.00         0.00           Pool - R&M         0.00         0.00         0.00           Wildlife Control         0.00         6,400.00	LEGAL COUNSEL	, , ,	
TOTAL LEGAL COUNSEL         1,000.00         15,000.00           OTHER PHYSICAL ENVIRONMENT         0.00         0.00           Aquatic Other         0.00         38,000.00           Aquatic Maintenance - Contract         0.00         9,000.00           Debris Cleanup         0.00         9,000.00           General Liability Insurance         0.00         5,000.00           Facility Janitorial R&M - Contract         0.00         0.00           Facility Janitorial Supplies/Other         0.00         0.00           Irrigation Maintenance         0.00         0.00           Landscape Maintenance - Pond Banks         0.00         25,000.00           Landscape - Plant Replacement Program         0.00         0.00           Landscape Maintenance - Contract         0.00         0.00           Pool - R&M         0.00         0.00           Wildlife Control         0.00         6,400.00	District Counsel	1,000.00	15,000.00
OTHER PHYSICAL ENVIRONMENT           Aquatic - Other         0.00         0.00         38,000.00           Aquatic Maintenance - Contract         0.00         38,000.00         9,000.00           Debris Cleanup         0.00         9,000.00         5,000.00           General Liability Insurance         0.00         0.00         5,000.00           Facility Janitorial R&M - Contract         0.00         0.00         0.00           Facility Janitorial Supplies/Other         0.00         0.00         0.00           Irrigation Maintenance         0.00         0.00         0.00           Landscape Maintenance - Pond Banks         0.00         0.00         0.00           Landscape Maintenance - Pond Replacement Program         0.00         0.00         0.00           Landscape Maintenance - Contract         0.00         0.00         0.00           Pool - R&M         0.00         0.00         6,400.00	TOTAL LEGAL COUNSEL	,	-
Aquatic Maintenance - Contract       0.00       38,000.00         Debris Cleanup       0.00       9,000.00         General Liability Insurance       0.00       5,000.00         Facility Janitorial R&M - Contract       0.00       0.00         Facility Janitorial Supplies/Other       0.00       0.00         Irrigation Maintenance       0.00       0.00         Landscape Maintenance - Pond Banks       0.00       25,000.00         Landscape - Plant Replacement Program       0.00       0.00         Landscape Maintenance - Contract       0.00       0.00         Pool - R&M       0.00       0.00         Wildlife Control       0.00       6,400.00	OTHER PHYSICAL ENVIRONMENT	,	<u> </u>
Aquatic Maintenance - Contract       0.00       38,000.00         Debris Cleanup       0.00       9,000.00         General Liability Insurance       0.00       5,000.00         Facility Janitorial R&M - Contract       0.00       0.00         Facility Janitorial Supplies/Other       0.00       0.00         Irrigation Maintenance       0.00       0.00         Landscape Maintenance - Pond Banks       0.00       25,000.00         Landscape - Plant Replacement Program       0.00       0.00         Landscape Maintenance - Contract       0.00       0.00         Pool - R&M       0.00       0.00         Wildlife Control       0.00       6,400.00	Aquatic - Other	0.00	0.00
Debris Cleanup         0.00         9,000.00           General Liability Insurance         0.00         5,000.00           Facility Janitorial R&M - Contract         0.00         0.00           Facility Janitorial Supplies/Other         0.00         0.00           Irrigation Maintenance         0.00         0.00           Landscape Maintenance - Pond Banks         0.00         25,000.00           Landscape - Plant Replacement Program         0.00         0.00           Landscape Maintenance - Contract         0.00         0.00           Pool - R&M         0.00         0.00           Wildlife Control         0.00         6,400.00	•		
General Liability Insurance         0.00         5,000.00           Facility Janitorial R&M - Contract         0.00         0.00           Facility Janitorial Supplies/Other         0.00         0.00           Irrigation Maintenance         0.00         0.00           Landscape Maintenance - Pond Banks         0.00         25,000.00           Landscape - Plant Replacement Program         0.00         0.00           Landscape Maintenance - Contract         0.00         0.00           Pool - R&M         0.00         0.00           Wildlife Control         0.00         6,400.00			
Facility Janitorial R&M - Contract         0.00         0.00           Facility Janitorial Supplies/Other         0.00         0.00           Irrigation Maintenance         0.00         0.00           Landscape Maintenance - Pond Banks         0.00         25,000.00           Landscape - Plant Replacement Program         0.00         0.00           Landscape Maintenance - Contract         0.00         0.00           Pool - R&M         0.00         0.00           Wildlife Control         0.00         6,400.00	•		
Facility Janitorial Supplies/Other         0.00         0.00           Irrigation Maintenance         0.00         0.00           Landscape Maintenance - Pond Banks         0.00         25,000.00           Landscape - Plant Replacement Program         0.00         0.00           Landscape Maintenance - Contract         0.00         0.00           Pool - R&M         0.00         0.00           Wildlife Control         0.00         6,400.00	·		
Irrigation Maintenance         0.00         0.00           Landscape Maintenance - Pond Banks         0.00         25,000.00           Landscape - Plant Replacement Program         0.00         0.00           Landscape Maintenance - Contract         0.00         0.00           Pool - R&M         0.00         0.00           Wildlife Control         0.00         6,400.00	•		
Landscape Maintenance - Pond Banks         0.00         25,000.00           Landscape - Plant Replacement Program         0.00         0.00           Landscape Maintenance - Contract         0.00         0.00           Pool - R&M         0.00         0.00           Wildlife Control         0.00         6,400.00			
Landscape - Plant Replacement Program         0.00         0.00           Landscape Maintenance - Contract         0.00         0.00           Pool - R&M         0.00         0.00           Wildlife Control         0.00         6,400.00	-		
Landscape Maintenance - Contract         0.00         0.00           Pool - R&M         0.00         0.00           Wildlife Control         0.00         6,400.00	-		
Pool - R&M         0.00         0.00           Wildlife Control         0.00         6,400.00			
Wildlife Control 0.00 6,400.00	•		
· · · · · · · · · · · · · · · · · · ·			
	TOTAL OTHER PHYSICAL ENVIRONMENT	0.00	83,400.00

#### FISCAL YEAR 2024 FINAL OPERATING BUDGET

### COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2023 Final Operating Budget	Fiscal Year 2024 Actual Budget
PARKS & RECREATION		
Access Control Fob Distribution	0.00	0.00
Access Control Maintenance & Fobs	0.00	0.00
Amenity Furniture	0.00	0.00
Amenity R&M	0.00	0.00
Contingency-Misc	0.00	0.00
Dog Waste Station Service & Supplies	0.00	0.00
HVAC	0.00	0.00
Lighting Maintenance	0.00	0.00
Pest Control - Amenity	0.00	0.00
Pool - Contract	0.00	0.00
Pool - Permits	0.00	0.00
Repairs & Maintenance (General)	0.00	0.00
Special Events	0.00	0.00
Telephone/Internet Services	100.00	0.00
TOTAL PARKS & RECREATION	100.00	0.00
ROAD & STREET FACILITIES		
Sidewalk/Pavement/Drainage Repair	0.00	0.00
TOTAL ROAD & STREET FACILITIES	0.00	0.00
WATER - SEWER COMBINATION SERVICES		
Utility - Water/Sewer	0.00	0.00
TOTAL WATER - SEWER COMBINATION SERVICES	0.00	0.00
ELECTRIC UTILITY SERVICES		
Utility - Electric	0.00	0.00
Utility - Streetlights	0.00	0.00
TOTAL ELECTRIC UTILITY SERVICES	0.00	0.00
CONTINGENCY		
Miscellaneous Contingency	0.00	4,500.00
TOTAL CONTINGENCY	0.00	4,500.00
TOTAL EXPENDITURES	\$2,975.00	\$201,125.00
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$580.00	\$0.00

#### **GENERAL FUND 001**

#### Fin an cial & Administrative

#### District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

#### District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

#### Disclosure Reporting

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

#### Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

#### Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

#### Postage, Phone, Fax, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

#### Miscellaneous Administration

This is required of the District to store its official records.

#### Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

#### Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

#### Bank Fees

The District operates a checking account for expenditures and receipts.

#### Dues, Licenses & Fees

The District is required to file with the County and State each year.

#### Miscellaneous Fees

To provide for unbudgeted administrative expenses.

FISCAL YEAR 2024 FINAL OPERATING BUDGET

#### **GENERAL FUND 001**

#### Investment Reporting Fees

This is to provide an investment report to the District on a quarterly basis.

#### Office Supplies

Cost of daily supplies required by the District to facilitate operations.

#### Technology Services

This is to upgrade and keep current the operating components to comply with new governmental accounting standards along with basic website maintenance.

#### Website Administration

This is for maintenance and administration of the Districts official website.

#### Capital Outlay

This is to purchase new equipment as required.

#### Legal Counsel

#### District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

#### Electric Utility Services

#### Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity

#### Garbage/Solid Waste Control Services

#### Garbage Collection

This item is for pick up at the recreation facility and parks as needed.

#### Water-Sewer Combination Services

#### Water Utility Services

This item is for the potable and non-potable water used for irrigation.

#### Other Physical Environment

#### Waterway Management System

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

#### Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

#### Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

#### Landscape Maintenance

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

#### FISCAL YEAR 2024 FINAL OPERATING BUDGET

#### **GENERAL FUND 001**

#### Miscellaneous Landscape

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

#### Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

#### Property Taxes

This item is for property taxes assessed to lands within the District.

#### Irrigation Maintenance

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

#### Pool Maintenance

This item is necessary to contract with a vendor to maintain the pool within state guidelines for public use.

#### Clubhouse Maintenance

This item provides for operations, maintenance, and supplies to the District's Amenity Center.

#### Security System

This item is for the alarm system and monitoring at the clubhouse.

# DEBT SERVICE FUND SERIES 2020

REVENUES	
CDD Debt Service Assessments	\$ 867,563
TOTAL REVENUES	\$ 867,563
EXPENDITURES	
Series 2020 May Bond Principal Payment	\$ 345,919
Series 2020 May Bond Interest Payment	\$ 180,000
Series 2020 November Bond Interest Payment	\$ 341,644
TOTAL EXPENDITURES	\$ 867,563
EXCESS OF REVENUES OVER EXPENDITURES	\$ -
ANALYSIS OF BONDS OUTSTANDING	
Bonds Outstanding - Period Ending 11/1/2023	\$ 12,355,000
Principal Payment Applied Toward Series 2020 Bonds	\$ 345,919
Bonds Outstanding - Period Ending 11/1/2024	\$ 12,009,081

<sup>\*</sup> Series 2020 Bonds Principal and Debt Service obligation to be established at issuance

# SCHEDULE OF ANNUAL ASSESSMENTS (1)

SERIES 2022 ASSESSMENT AREA									
	FI	SCAL YEAR 2	023	1	FISCAL YEAR 2024				
Lot Size	Series 2022 Unit Count	O&M Unit Count	Debt Service Per Unit	O&M Per Unit <sup>(1)</sup>	FY 2023 TOTAL	Debt Service Per Unit	O&M Per Unit (1)	FY 2024	
SINGLE FAMILY 40	18	18	\$1,276.31	\$720.00	\$1,996.31	\$1,276.31	\$110.21	\$1,386.53	
SINGLE FAMILY 45	122	122	\$1,435.85	\$810.00	\$2,245.85	\$1,435.85	\$123.99	\$1,559.84	
SINGLE FAMILY 50	47	47	\$1,595.39	\$900.00	\$2,495.39	\$1,595.39	\$137.76	\$1,733.16	
SINGLE FAMILY 52	237	237	\$1,659.21	\$936.00	\$2,595.21	\$1,659.21	\$143.28	\$1,802.48	
SINGLE FAMILY 60	136	136	\$1,914.47	\$1,080.00	\$2,994.47	\$1,914.47	\$165.32	\$2,079.79	
SUBTOTAL	560	560							

SERIES 2023 ASSESSMENT AREA									
	FI	SCAL YEAR 2	023	FISCAL YEAR 2024					
Lot Size	Series 2023 Unit Count	O&M Unit Count	Debt Service Per Unit	O&M Per Unit <sup>(1)</sup>	FY 2023 TOTAL	Debt Service Per Unit	O&M Per Unit (1)	FY 2024	
SINGLE FAMILY 40	244	244	\$0.00	\$720.00	\$720.00	\$0.00	\$110.21	\$110.21	
SINGLE FAMILY 45	122	122	\$0.00	\$810.00	\$810.00	\$0.00	\$123.99	\$123.99	
SINGLE FAMILY 50	502	502	\$0.00	\$900.00	\$900.00	\$0.00	\$137.76	\$137.76	
SINGLE FAMILY 52	108	108	\$0.00	\$936.00	\$936.00	\$0.00	\$143.28	\$143.28	
SINGLE FAMILY 60	58	58	\$0.00	\$1,080.00	\$1,080.00	\$0.00	\$165.32	\$165.32	
SUBTOTAL	1,034	1,034		-					