

Epmore/Dunagans Annexation

Community Development District

Adopted Budget
FY 2025 & 2026



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Epmore/Dunagans Annexation

Community Development District

Adopted Budget

General Fund

Description	With Annexation of Dunagans	
	Adopted Budget	Adopted Budget
	FY 2025	FY 2026
<u>REVENUES:</u>		
Developer Contributions/Maintenance Assessments	\$ 79,005	\$ 109,005
TOTAL REVENUES	\$ 79,005	\$ 109,005
<u>EXPENDITURES:</u>		
<u>Administrative</u>		
Engineering	\$ 10,000	\$ 10,000
Attorney	15,000	15,000
Annual Audit	-	6,000
Assessment Administration	-	2,000 (1)
Arbitrage Rebate	-	550 (1)
Dissemination Agent	-	1,200 (1)
Trustee Fees	-	5,000 (1)
Management Fees	35,000	35,000
Website Maintenance	1,000	1,000
Postage & Delivery	250	250
Insurance General Liability	5,500	7,000
Printing & Binding	250	250
Legal Advertising	10,000	5,000
Other Current Charges	600	530
Office Supplies	50	50
Dues, Licenses & Subscriptions	175	175
Contingency	1,180	2,500
TOTAL ADMINISTRATIVE	\$ 79,005	\$ 91,505
<u>Field Expenditures</u>		
Landscape Maintenance	\$ -	\$ 15,000
Mail Kiosk	-	2,500
TOTAL FIELD EXPENDITURES	\$ -	\$ 17,500
TOTAL EXPENDITURES	\$ 79,005	\$ 109,005
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ -

(1) Represents costs associated with the issuance of Bonds.

Epmore/Dunagans Annexation
Community Development District
Budget Narrative
FY 2025 & 2026

REVENUES

Developer Contributions/Assessments

The District will levy a Non-Ad Valorem assessment on all platted lots within the Districts to pay all of the operating expenditures for the Fiscal Year in Accordance with the Adopted Budget.

Expenditures - Administrative

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Assessment Roll Administration

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

Arbitrage Rebate

The District has contracted with its independent auditors to annually calculate the arbitrage rebate liability on its bonds.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Epmore/Dunagans Annexation
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Expenditures - Administrative (continued)
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Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

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

Contingencies

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

Expenditures – Field

Landscape Maintenance

The cost of maintaining the common area tracts.

Mailbox Kiosk

The maintenance of the resident's mailbox kiosk.

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Community Development District

FY 2025 & 2026

With Annexation of Dunagans

Type	# Units	Gross Assessment	Gross Assmt Per Unit	Net Assessment	Net Assessment
Single Family	115	43,984.47	\$ 382.47	\$ 41,785.25	\$ 363.35
Single Family	50 149	56,988.58	382.47	54,139.15	363.35
Multi-Family	36	13,769.05	382.47	13,080.60	363.35
	300	114,742.11		109,005.00	
Total with Annexation		\$ 114,742.11		\$ 109,005.00	