

Kingman Gate
Community Development District

Adopted Budget
FY 2026



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Kingman Gate
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
<u>REVENUES:</u>					
Special Assessments - On Roll	\$192,936	\$194,210	\$-	\$194,210	\$192,936
Interest Income	-	12,356	2,471	14,827	9,500
Carry Forward Surplus	3,029	-	3,029	3,029	3,220
TOTAL REVENUES	\$195,965	\$206,566	\$5,500	\$212,066	\$205,656
<u>EXPENDITURES:</u>					
<u>Administrative</u>					
Engineering	\$10,000	\$4,672	\$1,667	\$6,339	\$10,000
Attorney	16,000	12,523	2,505	15,027	16,000
Annual Audit	5,800	5,800	-	5,800	5,800
Arbitrage Rebate	1,100	550	550	1,100	1,100
Dissemination Agent	5,500	4,583	917	5,500	5,500
Assessment Roll	4,000	4,000	-	4,000	4,000
Trustee Fees	8,200	8,081	119	8,200	13,005
Management Fees	40,950	34,125	6,825	40,950	43,817
Website Maintenance	1,260	1,050	210	1,260	1,348
Telephone	50	-	8	8	50
Postage & Delivery	750	181	125	306	750
Insurance General Liability	6,720	6,017	-	6,017	7,269
Printing & Binding	100	45	17	62	100
Legal Advertising	2,500	4,725	1,500	6,225	3,000
Other Current Charges	750	447	125	572	750
Office Supplies	150	0	25	25	150
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$104,005	\$86,974	\$14,592	\$101,565	\$112,814
<i>Operations & Maintenance</i>					
<u>Field Expenditures</u>					
Field Services	\$12,600	\$10,500	\$2,100	\$12,600	\$13,482
Landscape Maintenance	52,000	16,874	3,375	20,249	52,000
Plant Replacement	8,000	-	1,333	1,333	8,000
Lake Maintenance	8,300	2,500	500	3,000	8,300
Lake Debris Removal	2,000	-	333	333	2,000
Contingency	9,060	15,600	1,510	17,110	9,060
TOTAL FIELD EXPENDITURES	\$91,960	\$45,474	\$9,152	\$54,626	\$92,842
TOTAL EXPENDITURES	\$195,965	\$132,448	\$23,743	\$156,191	\$205,656
EXCESS REVENUES (EXPENDITURES)	\$-	\$74,118	\$(18,243)	\$55,874	\$0

Kingman Gate

Community Development District

Adopted Budget General Fund

Description	Adopted Budget FY2025	Actuals Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
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Gross Assessments	\$	203,091
Less: Discounts & Collections 5%		(10,155)
Net Assessments	\$	192,936

Product	Assessable Units	Total Gross Assessment	FY25 Gross Per Unit	FY26 Gross Per Unit	Increase/ (Decrease)
Single Family	168	\$ 41,558.16	\$ 247.37	\$ 247.37	\$ -
Townhomes	349	\$ 86,332.13	\$ 247.37	\$ 247.37	\$ -
Villas	304	\$ 75,200.48	\$ 247.37	\$ 247.37	\$ -
Total	821	\$ 203,090.77			

Kingman Gate
Community Development District
Budget Narrative

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Interest Income

Interest the District earns on the monthly average collected balance for each of their investment accounts.

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 is required to annually have an arbitrage rebate calculation on the District's Series 2016 Special Assessment Bonds. The District will contract with an independent certified public accounting firm to calculate the rebate liability and submit a report to the District.

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.

Communication - Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

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

Insurance General Liability

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

Printing and Binding

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

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.

Kingman Gate
Community Development District
Budget Narrative

Expenditures - Administrative (continued)
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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 the Florida Department of Commerce for \$175.

Expenditures – Field

Field Management

The supervision and reporting to the Board of Supervisors of the field maintenance services as provided by the different vendors.

Landscape Maintenance

Landscaping of the common area. Includes grass cutting, pest control, fertilization, mulching, pruning and porter service.

Plants Replacement

The District will go into contract for the replacement of plants needed along the common areas.

Lake Maintenance

The maintenance of CDD owned lakes.

Lake Debris Removal

Includes cleaning of lake shorelines of any debris.

Contingency

Includes any miscellaneous expense related to the maintenance of the common areas.

Kingman Gate
Community Development District
Adopted Budget
Debt Service Series 2020 Special Assessment Bonds

Description	Adopted Budget FY2025	Actuals Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
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REVENUES:

Special Assessments-On Roll	\$468,738	\$471,778	\$-	\$471,778	\$468,738
Interest Earnings	5,000	19,831	3,966	23,797	5,000
Carry Forward Surplus ⁽¹⁾	210,555	201,863	-	201,863	221,392
TOTAL REVENUES	\$684,293	\$693,472	\$3,966	\$697,438	\$695,130

EXPENDITURES:

Interest 12/15	\$145,863	\$145,863	\$-	\$145,863	\$143,456
Interest 06/15	145,863	145,863	-	145,863	143,456
Principal 06/15	175,000	175,000	-	175,000	180,000
TOTAL EXPENDITURES	\$466,725	\$466,725	\$-	\$466,725	\$466,913

Other Sources/(Uses)

Interfund transfer In/(Out)	\$-	\$(7,768)	(1,554)	(9,321)	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$(7,768)	\$(1,554)	\$(9,321)	\$-
TOTAL EXPENDITURES	\$466,725	\$474,493	\$1,554	\$476,046	\$466,913
EXCESS REVENUES (EXPENDITURES)	\$217,568	\$218,979	\$2,413	\$221,392	\$228,217

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 12/15/26	\$140,643.75
	<u>\$140,643.75</u>

Gross Assessments	\$	493,408
Less: Discounts & Collections 5%		(24,670)
Net Assessments	\$	468,738

Product	Assessable Units	Total Gross Assessment	FY25 Gross Per Unit	FY26 Gross Per Unit	Increase/ (Decrease)
Single Family	117	\$ 158,022.54	\$ 1,350.62	\$ 1,350.62	\$ -
Townhomes	142	\$ 180,280.36	\$ 1,269.58	\$ 1,269.58	\$ -
Villas	132	\$ 155,105.28	\$ 1,175.04	\$ 1,175.04	\$ -
Total	391	\$ 493,408.18			

Kingman Gate
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2020 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
12/15/25	7,385,000	2.750%	-	143,456	464,318.75
06/15/26	7,385,000	3.125%	180,000	143,456	
12/15/26	7,205,000	3.125%	-	140,644	464,100.00
06/15/27	7,205,000	3.125%	190,000	140,644	
12/15/27	7,015,000	3.125%	-	137,675	468,318.75
06/15/28	7,015,000	3.125%	195,000	137,675	
12/15/28	6,820,000	3.125%	-	134,628	467,303.13
06/15/29	6,820,000	3.125%	200,000	134,628	
12/15/29	6,620,000	3.125%	-	131,503	466,131.25
06/15/30	6,620,000	3.125%	205,000	131,503	
12/15/30	6,415,000	3.125%	-	128,300	464,803.13
06/15/31	6,415,000	4.000%	215,000	128,300	
12/15/31	6,200,000	4.000%	-	124,000	467,300.00
06/15/32	6,200,000	4.000%	225,000	124,000	
12/15/32	5,975,000	4.000%	-	119,500	468,500.00
06/15/33	5,975,000	4.000%	230,000	119,500	
12/15/33	5,745,000	4.000%	-	114,900	464,400.00
06/15/34	5,745,000	4.000%	240,000	114,900	
12/15/34	5,505,000	4.000%	-	110,100	465,000.00
06/15/35	5,505,000	4.000%	250,000	110,100	
12/15/35	5,255,000	4.000%	-	105,100	465,200.00
06/15/36	5,255,000	4.000%	260,000	105,100	
12/15/36	4,995,000	4.000%	-	99,900	465,000.00
06/15/37	4,995,000	4.000%	270,000	99,900	
12/15/37	4,725,000	4.000%	-	94,500	464,400.00
06/15/38	4,725,000	4.000%	285,000	94,500	
12/15/38	4,440,000	4.000%	-	88,800	468,300.00
06/15/39	4,440,000	4.000%	295,000	88,800	
12/15/39	4,145,000	4.000%	-	82,900	466,700.00
06/15/40	4,145,000	4.000%	305,000	82,900	
12/15/40	3,840,000	4.000%	-	76,800	464,700.00
06/15/41	3,840,000	4.000%	320,000	76,800	
12/15/41	3,520,000	4.000%	-	70,400	467,200.00
06/15/42	3,520,000	4.000%	330,000	70,400	
12/15/42	3,190,000	4.000%	-	63,800	464,200.00
06/15/43	3,190,000	4.000%	345,000	63,800	
12/15/43	2,845,000	4.000%	-	56,900	465,700.00
06/15/44	2,845,000	4.000%	360,000	56,900	
12/15/44	2,485,000	4.000%	-	49,700	466,600.00
06/15/45	2,485,000	4.000%	375,000	49,700	
12/15/45	2,110,000	4.000%	-	42,200	466,900.00
06/15/46	2,110,000	4.000%	390,000	42,200	
12/15/46	1,720,000	4.000%	-	34,400	466,600.00
06/15/47	1,720,000	4.000%	405,000	34,400	
12/15/47	1,315,000	4.000%	-	26,300	465,700.00
06/15/48	1,315,000	4.000%	420,000	26,300	
12/15/48	895,000	4.000%	-	17,900	464,200.00
06/15/49	895,000	4.000%	440,000	17,900	
12/15/49	455,000	4.000%	-	9,100	467,000.00
06/15/50	455,000	4.000%	455,000	9,100	
12/15/50	-	4.000%	-	-	464,100.00
Total			\$7,385,000	\$4,406,813	\$11,791,813

Kingman Gate
Community Development District
Adopted Budget
Debt Service Series 2021 Special Assessment Bonds

Description	Adopted Budget FY2025	Actuals Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
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REVENUES:

Special Assessments-On Roll	\$438,603	\$441,448	\$-	\$441,448	\$438,603
Interest Earnings	5,000	18,499	3,700	22,199	5,000
Carry Forward Surplus ⁽¹⁾	196,920	186,533	-	186,533	201,042
TOTAL REVENUES	\$640,522	\$646,480	\$3,700	\$650,179	\$644,644

EXPENDITURES:

Interest 12/15	\$135,206	\$135,206	\$-	\$135,206	\$133,081
Interest 06/15	135,206	135,206	-	135,206	133,081
Principal 06/15	170,000	170,000	-	170,000	170,000
TOTAL EXPENDITURES	\$440,411	\$440,411	\$-	\$440,411	\$436,161

Other Sources/(Uses)

Interfund transfer In/(Out)	\$-	\$(7,272)	(1,454)	(8,726)	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$(7,272)	\$(1,454)	\$(8,726)	\$-
TOTAL EXPENDITURES	\$440,411	\$447,683	\$1,454	\$449,138	\$436,161
EXCESS REVENUES (EXPENDITURES)	\$200,111	\$198,796	\$2,245	\$201,042	\$208,483

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 12/15/26	\$130,955.63
	<u>\$130,955.63</u>

Gross Assessments	\$ 461,687
Less: Discounts & Collections 5%	(23,084)
Net Assessments	<u>\$ 438,603</u>

Product	Assessable Units	Total Gross Assessment	FY25 Gross Per Unit	FY26 Gross Per Unit	Increase/ (Decrease)
Townhomes	207	\$ 260,983.53	\$ 1,260.79	\$ 1,260.79	\$ -
Villas	172	\$ 200,703.36	\$ 1,166.88	\$ 1,166.88	\$ -
Total	379	\$ 461,686.89			

Kingman Gate
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2021 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
12/15/25	7,170,000	2.500%	-	133,081	
06/15/26	7,170,000	2.500%	170,000	133,081	434,036.25
12/15/26	7,000,000	2.500%	-	130,956	
06/15/27	7,000,000	3.125%	175,000	130,956	434,176.88
12/15/27	6,825,000	3.125%	-	128,221	
06/15/28	6,825,000	3.125%	185,000	128,221	438,551.88
12/15/28	6,640,000	3.125%	-	125,331	
06/15/29	6,640,000	3.125%	190,000	125,331	437,692.50
12/15/29	6,450,000	3.125%	-	122,362	
06/15/30	6,450,000	3.125%	195,000	122,362	436,676.88
12/15/30	6,255,000	3.125%	-	119,315	
06/15/31	6,255,000	3.125%	200,000	119,315	435,505.00
12/15/31	6,055,000	3.125%	-	116,190	
06/15/32	6,055,000	3.600%	210,000	116,190	438,600.00
12/15/32	5,845,000	3.600%	-	112,410	
06/15/33	5,845,000	3.600%	215,000	112,410	435,950.00
12/15/33	5,630,000	3.600%	-	108,540	
06/15/34	5,630,000	3.600%	225,000	108,540	438,030.00
12/15/34	5,405,000	3.600%	-	104,490	
06/15/35	5,405,000	3.600%	230,000	104,490	434,840.00
12/15/35	5,175,000	3.600%	-	100,350	
06/15/36	5,175,000	3.600%	240,000	100,350	436,380.00
12/15/36	4,935,000	3.600%	-	96,030	
06/15/37	4,935,000	3.600%	250,000	96,030	437,560.00
12/15/37	4,685,000	3.600%	-	91,530	
06/15/38	4,685,000	3.600%	260,000	91,530	438,380.00
12/15/38	4,425,000	3.600%	-	86,850	
06/15/39	4,425,000	3.600%	265,000	86,850	433,930.00
12/15/39	4,160,000	3.600%	-	82,080	
06/15/40	4,160,000	3.600%	275,000	82,080	434,210.00
12/15/40	3,885,000	3.600%	-	77,130	
06/15/41	3,885,000	3.600%	285,000	77,130	434,130.00
12/15/41	3,600,000	3.600%	-	72,000	
06/15/42	3,600,000	4.000%	300,000	72,000	438,000.00
12/15/42	3,300,000	4.000%	-	66,000	
06/15/43	3,300,000	4.000%	310,000	66,000	435,800.00
12/15/43	2,990,000	4.000%	-	59,800	
06/15/44	2,990,000	4.000%	325,000	59,800	438,100.00
12/15/44	2,665,000	4.000%	-	53,300	
06/15/45	2,665,000	4.000%	335,000	53,300	434,900.00
12/15/45	2,330,000	4.000%	-	46,600	
06/15/46	2,330,000	4.000%	350,000	46,600	436,200.00
12/15/46	1,980,000	4.000%	-	39,600	
06/15/47	1,980,000	4.000%	365,000	39,600	436,900.00
12/15/47	1,615,000	4.000%	-	32,300	
06/15/48	1,615,000	4.000%	380,000	32,300	437,000.00
12/15/48	1,235,000	4.000%	-	24,700	
06/15/49	1,235,000	4.000%	395,000	24,700	436,500.00
12/15/49	840,000	4.000%	-	16,800	
06/15/50	840,000	4.000%	410,000	16,800	435,400.00
12/15/50	430,000	4.000%	-	8,600	
06/15/51	430,000	4.000%	430,000	8,600	438,600.00
12/15/51	-	4.000%	-	-	
Total			\$7,340,000	\$4,579,541	\$11,919,541

Kingman Gate
Community Development District
Adopted Budget
Debt Service Series 2024 Special Assessment Bonds

Description	Proposed Budget FY2025	Actuals Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
REVENUES:					
Special Assessments-On Roll	\$91,580	\$92,174	\$-	\$92,174	\$91,580
Interest Earnings	1,000	2,032	406	2,439	2,000
Carry Forward Surplus ⁽¹⁾	-	13,202	-	13,202	38,359
TOTAL REVENUES	\$92,580	\$107,409	\$406	\$107,815	\$131,939
EXPENDITURES:					
Interest 12/15	\$14,063	\$14,063	\$-	\$14,063	\$34,711
Interest 06/15	35,157	35,157	-	35,157	34,711
Principal 06/15	21,000	21,000	-	21,000	22,000
TOTAL EXPENDITURES	\$70,220	\$70,220	\$-	\$70,220	\$91,422
Other Sources/(Uses)					
Bond Proceeds	\$23,221	\$23,221	\$-	\$23,221	\$-
Transfer In	-	1,084	-	1,084	-
Transfer (Out)	-	(267)	(53)	(321)	-
TOTAL OTHER SOURCES/(USES)	\$23,221	\$24,038	\$(53)	\$763	\$-
TOTAL EXPENDITURES	\$46,999	\$46,182	\$53	\$69,456	\$91,422
EXCESS REVENUES (EXPENDITURES)	\$45,581	\$61,226	\$353	\$38,359	\$40,517

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 12/15/26 \$34,243.25
\$34,243.25

Gross Assessments \$ 96,400
Less: Discounts & Collections 5% (4,820)
\$ 91,580

Product	Assessable Units	Total Gross Assessment	FY25 Gross Per Unit	FY26 Gross Per Unit	Increase/ (Decrease)
Single Family	51	\$ 96,400.20	\$ -	\$ 1,890.20	\$ 1,890.20
Total	51	\$ 96,400.20			

Kingman Gate
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2024 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
12/15/25	1,368,000	4.250%	-	34,711	90,867.75
06/15/26	1,368,000	4.250%	22,000	34,711	
12/15/26	1,346,000	4.250%	-	34,243	90,954.00
06/15/27	1,346,000	4.250%	23,000	34,243	
12/15/27	1,323,000	4.250%	-	33,755	90,997.75
06/15/28	1,323,000	4.250%	24,000	33,755	
12/15/28	1,299,000	4.250%	-	33,245	90,999.00
06/15/29	1,299,000	4.250%	25,000	33,245	
12/15/29	1,274,000	4.250%	-	32,713	90,957.75
06/15/30	1,274,000	4.250%	26,000	32,713	
12/15/30	1,248,000	4.250%	-	32,161	90,874.00
06/15/31	1,248,000	4.250%	27,000	32,161	
12/15/31	1,221,000	5.000%	-	31,587	90,747.75
06/15/32	1,221,000	5.000%	29,000	31,587	
12/15/32	1,192,000	5.000%	-	30,862	91,449.00
06/15/33	1,192,000	5.000%	30,000	30,862	
12/15/33	1,162,000	5.000%	-	30,112	90,974.00
06/15/34	1,162,000	5.000%	32,000	30,112	
12/15/34	1,130,000	5.000%	-	29,312	91,424.00
06/15/35	1,130,000	5.000%	33,000	29,312	
12/15/35	1,097,000	5.000%	-	28,487	90,799.00
06/15/36	1,097,000	5.000%	35,000	28,487	
12/15/36	1,062,000	5.000%	-	27,612	91,099.00
06/15/37	1,062,000	5.000%	37,000	27,612	
12/15/37	1,025,000	5.000%	-	26,687	91,299.00
06/15/38	1,025,000	5.000%	39,000	26,687	
12/15/38	986,000	5.000%	-	25,712	91,399.00
06/15/39	986,000	5.000%	41,000	25,712	
12/15/39	945,000	5.000%	-	24,687	91,399.00
06/15/40	945,000	5.000%	43,000	24,687	
12/15/40	902,000	5.000%	-	23,612	91,299.00
06/15/41	902,000	5.000%	45,000	23,612	
12/15/41	857,000	5.000%	-	22,487	91,099.00
06/15/42	857,000	5.000%	47,000	22,487	
12/15/42	810,000	5.000%	-	21,312	90,799.00
06/15/43	810,000	5.000%	50,000	21,312	
12/15/43	760,000	5.000%	-	20,062	91,374.00
06/15/44	760,000	5.000%	52,000	20,062	
12/15/44	708,000	5.300%	-	18,762	90,824.00
06/15/45	708,000	5.300%	55,000	18,762	
12/15/45	653,000	5.300%	-	17,305	91,066.50
06/15/46	653,000	5.300%	58,000	17,305	
12/15/46	595,000	5.300%	-	15,768	91,072.00
06/15/47	595,000	5.300%	61,000	15,768	
12/15/47	534,000	5.300%	-	14,151	90,918.50
06/15/48	534,000	5.300%	65,000	14,151	
12/15/48	469,000	5.300%	-	12,429	91,579.50
06/15/49	469,000	5.300%	68,000	12,429	
12/15/49	401,000	5.300%	-	10,627	91,055.00
06/15/50	401,000	5.300%	72,000	10,627	
12/15/50	329,000	5.300%	-	8,719	91,345.00
06/15/51	329,000	5.300%	76,000	8,719	
12/15/51	253,000	5.300%	-	6,705	91,423.00
06/15/52	253,000	5.300%	80,000	6,705	
12/15/52	173,000	5.300%	-	4,585	91,289.00
06/15/53	173,000	5.300%	84,000	4,585	
12/15/53	89,000	5.300%	-	2,359	90,943.00
06/15/54	89,000	5.300%	89,000	2,359	
12/15/54	-	5.300%	-	-	91,358.50
Total			\$1,368,000	\$1,309,528	\$2,677,528

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

Neighborhood	O&M Units	Bonds Units 2020	Bonds Units 2021	Bonds Units 2024	Annual Maintenance Assessments			Annual Debt Assessments							Total Assessed Per Unit		
					FY 2026	FY2025	Increase/ (decrease)	FY 2026			FY2025			Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)
								Series 2020	Series 2021	Series 2024	Series 2020	Series 2021	Series 2024				
Single Family	168	117	0	51				\$1,350.62	\$0.00	\$1,890.20	\$1,350.62	\$0.00	\$0.00				
Townhomes	349	142	207	0				\$1,269.58	\$1,260.79	\$0.00	\$1,269.58	\$1,260.79	\$0.00				
Villas	304	132	172	0				\$1,175.04	\$1,166.88	\$0.00	\$1,175.04	\$1,166.88	\$0.00				
Total	821	391	379	51													