

**MANGROVE POINT & MANGROVE MANOR  
COMMUNITY DEVELOPMENT DISTRICT  
ADOPTED BUDGET  
FISCAL YEAR 2026**

**MANGROVE POINT & MANGROVE MANOR  
COMMUNITY DEVELOPMENT DISTRICT  
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**MANGROVE POINT & MANGROVE MANOR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 01/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 103,687				\$ 103,687
Allowable discounts (4%)	(4,147)				(4,147)
Assessment levy: on-roll - net	99,540	95,367	\$ 4,173	\$ 99,540	99,540
Total revenues	99,540	95,367	4,173	99,540	99,540
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Management/accounting/recording	48,000	16,000	32,000	48,000	48,000
Legal	15,000	392	14,608	15,000	15,000
Engineering	10,000	272	9,728	10,000	10,000
Audit	4,400	-	4,400	4,400	4,400
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	1,000	333	667	1,000	1,000
EMMA software service	1,000	1,000	-	1,000	1,000
Trustee	5,500	-	5,500	5,500	5,500
Telephone	200	67	133	200	200
Postage	500	-	500	500	500
Printing & binding	500	167	333	500	500
Legal advertising	2,000	2,113	-	2,113	2,000
Annual special district fee	175	175	-	175	175
Insurance	5,720	5,408	-	5,408	5,720
Contingencies/bank charges	500	246	254	500	500
Property appraiser & tax collector	3,629	1,905	1,724	3,629	3,629
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Total expenditures	99,539	28,078	71,262	99,340	99,539
Excess/(deficiency) of revenues over/(under) expenditures	1	67,289	(67,089)	200	1
Fund balance - beginning (unaudited)	56,356	64,623	131,912	64,623	64,823
Fund balance - ending (projected)					
Assigned					
Working capital	29,306	29,306	11,500	11,500	29,306
Unassigned	27,051	102,606	53,323	53,323	35,518
Fund balance - ending	<u>\$ 56,357</u>	<u>\$ 131,912</u>	<u>\$ 64,823</u>	<u>\$ 64,823</u>	<u>\$ 64,824</u>

**MANGROVE POINT & MANGROVE MANOR  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Management/accounting/recording	\$ 48,000
<b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	15,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	10,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	4,400
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
EMMA software service	1,000
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	5,500
Telephone	200
Postage	500
Telephone and fax machine.	
Printing & binding	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	2,000
Letterhead, envelopes, copies, agenda packages	
Annual special district fee	175
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Insurance	5,720
Annual fee paid to the Florida Department of Economic Opportunity.	
Contingencies/bank charges	500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Property appraiser & tax collector	3,629
Website hosting & maintenance	705
Website ADA compliance	210
Total expenditures	<u><u>\$ 99,539</u></u>

**MANGROVE POINT & MANGROVE MANOR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2022  
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 01/31/2025	Projected through 9/30/2025	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 506,199				\$ 506,199
Allowable discounts (4%)	(20,248)				(20,248)
Net assessment levy - on-roll	485,951	\$ 465,614	\$ 20,337	\$ 485,951	485,951
Interest	-	3,728	-	3,728	-
Total revenues	485,951	469,342	20,337	489,679	485,951
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	145,000	-	145,000	145,000	150,000
Interest	322,365	161,182	161,183	322,365	316,855
Property appraiser & tax collector	17,717	9,301	8,416	17,717	17,717
Total expenditures	485,082	170,483	314,599	485,082	484,572
Excess/(deficiency) of revenues over/(under) expenditures	869	298,859	(294,262)	4,597	1,379
Fund balance:					
Beginning fund balance (unaudited)	311,972	346,281	645,140	346,281	311,972
Ending fund balance (projected)	<u>\$312,841</u>	<u>\$ 645,140</u>	<u>\$ 350,878</u>	<u>\$ 350,878</u>	313,351
Use of fund balance:					
Debt service reserve account balance (required)					(117,059)
Interest expense - November 1, 2026					(155,578)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 40,714</u>

**MANGROVE POINT & MANGROVE MANOR  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2022 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			158,427.50	158,427.50	7,430,000.00
05/01/26	150,000.00	3.800%	158,427.50	308,427.50	7,280,000.00
11/01/26			155,577.50	155,577.50	7,280,000.00
05/01/27	160,000.00	3.800%	155,577.50	315,577.50	7,120,000.00
11/01/27			152,537.50	152,537.50	7,120,000.00
05/01/28	165,000.00	4.000%	152,537.50	317,537.50	6,955,000.00
11/01/28			149,237.50	149,237.50	6,955,000.00
05/01/29	170,000.00	4.000%	149,237.50	319,237.50	6,785,000.00
11/01/29			145,837.50	145,837.50	6,785,000.00
05/01/30	180,000.00	4.000%	145,837.50	325,837.50	6,605,000.00
11/01/30			142,237.50	142,237.50	6,605,000.00
05/01/31	185,000.00	4.000%	142,237.50	327,237.50	6,420,000.00
11/01/31			138,537.50	138,537.50	6,420,000.00
05/01/32	195,000.00	4.000%	138,537.50	333,537.50	6,225,000.00
11/01/32			134,637.50	134,637.50	6,225,000.00
05/01/33	200,000.00	4.250%	134,637.50	334,637.50	6,025,000.00
11/01/33			130,387.50	130,387.50	6,025,000.00
05/01/34	210,000.00	4.250%	130,387.50	340,387.50	5,815,000.00
11/01/34			125,925.00	125,925.00	5,815,000.00
05/01/35	220,000.00	4.250%	125,925.00	345,925.00	5,595,000.00
11/01/35			121,250.00	121,250.00	5,595,000.00
05/01/36	230,000.00	4.250%	121,250.00	351,250.00	5,365,000.00
11/01/36			116,362.50	116,362.50	5,365,000.00
05/01/37	240,000.00	4.250%	116,362.50	356,362.50	5,125,000.00
11/01/37			111,262.50	111,262.50	5,125,000.00
05/01/38	250,000.00	4.250%	111,262.50	361,262.50	4,875,000.00
11/01/38			105,950.00	105,950.00	4,875,000.00
05/01/39	260,000.00	4.250%	105,950.00	365,950.00	4,615,000.00
11/01/39			100,425.00	100,425.00	4,615,000.00
05/01/40	270,000.00	4.250%	100,425.00	370,425.00	4,345,000.00
11/01/40			94,687.50	94,687.50	4,345,000.00
05/01/41	280,000.00	4.250%	94,687.50	374,687.50	4,065,000.00
11/01/41			88,737.50	88,737.50	4,065,000.00
05/01/42	295,000.00	4.250%	88,737.50	383,737.50	3,770,000.00
11/01/42			82,468.75	82,468.75	3,770,000.00
05/01/43	305,000.00	4.375%	82,468.75	387,468.75	3,465,000.00
11/01/43			75,796.88	75,796.88	3,465,000.00
05/01/44	320,000.00	4.375%	75,796.88	395,796.88	3,145,000.00
11/01/44			68,796.88	68,796.88	3,145,000.00
05/01/45	335,000.00	4.375%	68,796.88	403,796.88	2,810,000.00
11/01/45			61,468.75	61,468.75	2,810,000.00
05/01/46	350,000.00	4.375%	61,468.75	411,468.75	2,460,000.00

**MANGROVE POINT & MANGROVE MANOR  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2022 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/46			53,812.50	53,812.50	2,460,000.00
05/01/47	365,000.00	4.375%	53,812.50	418,812.50	2,095,000.00
11/01/47			45,828.13	45,828.13	2,095,000.00
05/01/48	385,000.00	4.375%	45,828.13	430,828.13	1,710,000.00
11/01/48			37,406.25	37,406.25	1,710,000.00
05/01/49	400,000.00	4.375%	37,406.25	437,406.25	1,310,000.00
11/01/49			28,656.25	28,656.25	1,310,000.00
05/01/50	420,000.00	4.375%	28,656.25	448,656.25	890,000.00
11/01/50			19,468.75	19,468.75	890,000.00
05/01/51	435,000.00	4.375%	19,468.75	454,468.75	455,000.00
11/01/51			9,953.13	9,953.13	455,000.00
05/01/52	455,000.00	4.375%	9,953.13	464,953.13	-
<b>Total</b>	<b>7,430,000.00</b>		<b>5,311,347.54</b>	<b>12,741,347.54</b>	

**MANGROVE POINT & MANGROVE MANOR  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

<b>On-Roll Assessments</b>					
					<b>FY 2025</b>
<b>Product/Parcel</b>	<b>Units</b>	<b>FY 2026 O&amp;M Assessment per Unit</b>	<b>FY 2026 DS Assessment per Unit</b>	<b>FY 2026 Total Assessment per Unit</b>	<b>Total Assessment per Unit</b>
TH	286	\$ 166.08	\$ 810.78	\$ 976.86	\$ 976.86
SF 50'	203	276.79	1,351.31	1,628.10	1,628.10
<b>Total</b>	<b>489</b>				