

**MANGROVE POINT & MANGROVE MANOR
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2027**

**MANGROVE POINT & MANGROVE MANOR
COMMUNITY DEVELOPMENT DISTRICT
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**MANGROVE POINT & MANGROVE MANOR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026		
	Adopted Budget FY 2026	Projected through 9/30/2026	Adopted Budget FY 2027
REVENUES			
Assessment levy: on-roll - gross	\$ 103,687	\$ 103,687	\$ 103,687
Allowable discounts (4%)	(4,147)	(4,147)	(4,147)
Assessment levy: on-roll - net	99,540	\$ 99,540	99,540
Total revenues	99,540	99,540	99,540
EXPENDITURES			
Professional & administrative			
Management/accounting/recording	48,000	48,000	48,000
Legal	15,000	15,000	15,000
Engineering	10,000	10,000	10,000
Audit	4,400	4,400	4,400
Arbitrage rebate calculation	500	500	500
Dissemination agent	1,000	1,000	1,000
EMMA software service	1,000	1,000	1,000
Trustee	5,500	5,500	5,500
Telephone	200	200	200
Postage	500	500	500
Printing & binding	500	500	500
Legal advertising	2,000	2,000	2,000
Annual special district fee	175	175	175
Insurance	5,720	5,720	5,720
Contingencies/bank charges	500	500	500
Property appraiser & tax collector	3,629	3,629	3,629
Website hosting & maintenance	705	705	705
Website ADA compliance	210	210	210
Total expenditures	99,539	99,539	99,539
Excess/(deficiency) of revenues over/(under) expenditures	1	1	1
Fund balance - beginning (unaudited)	64,823	82,027	82,028
Fund balance - ending (projected)			
Assigned			
Working capital	29,306	11,500	29,306
Unassigned	35,518	70,528	52,723
Fund balance - ending	<u>\$ 64,824</u>	<u>\$ 82,028</u>	<u>\$ 82,029</u>

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

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
Wrathell, Hunt and Associates, LLC (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	\$ 99,539

**MANGROVE POINT & MANGROVE MANOR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022
FISCAL YEAR 2027**

	Fiscal Year 2026			
	Adopted Budget FY 2026	Projected through 9/30/2026	Total Actual & Projected	Adopted Budget FY 2027
REVENUES				
Assessment levy: on-roll	\$ 506,199			\$ 506,199
Allowable discounts (4%)	(20,248)			(20,248)
Net assessment levy - on-roll	485,951	\$ 485,951	\$ 485,951	485,951
Total revenues	485,951	485,951	485,951	485,951
EXPENDITURES				
Debt service				
Principal	150,000	150,000	150,000	160,000
Interest	316,855	316,855	316,855	311,155
Property appraiser & tax collector	17,717	17,717	17,717	17,717
Total expenditures	484,572	484,572	484,572	488,872
Excess/(deficiency) of revenues over/(under) expenditures	1,379	1,379	1,379	(2,921)
Fund balance:				
Beginning fund balance (unaudited)	311,972	361,380	361,380	362,759
Ending fund balance (projected)	<u>\$313,351</u>	<u>\$362,759</u>	<u>\$362,759</u>	<u>359,838</u>
Use of fund balance:				
Debt service reserve account balance (required)				(117,059)
Interest expense - November 1, 2027				(152,538)
Projected fund balance surplus/(deficit) as of September 30, 2027				<u>\$ 90,241</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	-
Total	7,430,000.00		5,311,347.54	12,741,347.54	

**MANGROVE POINT & MANGROVE MANOR
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2027 ASSESSMENTS**

On-Roll Assessments						FY 2026
Product/Parcel	Units	FY 2027 O&M	FY 2027 DS	FY 2027 Total	Total	Assessment
		Assessment	Assessment	Assessment	Assessment	
TH	286	\$ 166.08	\$ 810.78	\$ 976.86	\$ 976.86	
SF 50'	203	276.79	1,351.31	1,628.10	1,628.10	
Total	489					