

**SOUTHPOINTE OF MANATEE COUNTY
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026**

**SOUTHPOINTE OF MANATEE COUNTY
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

Description	Page Number(s)
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 4

**SOUTHPOINTE OF MANATEE COUNTY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2026				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Landowner contribution	\$136,534	\$ 24,489	\$ 106,799	\$ 131,288	\$ 138,220
Total revenues	<u>136,534</u>	<u>24,489</u>	<u>106,799</u>	<u>131,288</u>	<u>138,220</u>
EXPENDITURES					
Professional & administrative					
Supervisors	4,306	-	4,306	4,306	4,300
Management/accounting/recording	40,000	14,160	22,000	36,160	48,000
Legal	25,000	-	25,000	25,000	25,000
Engineering	3,000	-	3,000	3,000	3,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	1,333	-	667	667	2,000
Trustee	5,500	-	5,500	5,500	5,500
Telephone	200	83	117	200	200
Postage	500	-	500	500	500
Printing & binding	500	208	292	500	500
Legal advertising	7,500	392	7,108	7,500	1,750
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,000	500	5,500	6,000
Contingencies/bank charges	1,500	572	928	1,500	1,750
EMMA software service	1,000	-	1,000	1,000	1,000
Website hosting & maintenance	1,680	1,940	-	1,940	705
Website ADA compliance	210	-	210	210	210
Property appraiser and Tax Collector	250	-	250	250	250
Total professional & administrative	<u>104,154</u>	<u>22,530</u>	<u>77,378</u>	<u>99,908</u>	<u>106,840</u>

**SOUTHPOINTE OF MANATEE COUNTY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2026				
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
Field operations and maintenance					
Field operations manager	-	-	-	-	-
Insurance: property	5,000	-	-	-	-
Aquatic control - ponds	8,880	-	8,880	8,880	8,880
Wetland mitigation	10,000	-	10,000	10,000	10,000
Wetland monitoring and reporting	10,000	-	10,000	10,000	10,000
Lake Bank Erosion Repairs***	2,500	-	2,500	2,500	2,500
Total field operations	36,380	-	31,380	31,380	31,380
Total expenditures	140,534	22,530	108,758	131,288	138,220
 Excess/(deficiency) of revenues over/(under) expenditures	 (4,000)	 1,959	 (1,959)	 -	 -
 Fund balance - beginning (unaudited)	 -	 -	 1,959	 -	 -
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Unassigned	(4,000)	1,959	-	-	-
Fund balance - ending	<u>\$ (4,000)</u>	<u>\$ 1,959</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

* These items will be realized when bonds are issued

** WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

***These items will be realized when the CDD takes ownership of the related assets.

Estimated Total Number of Units	524
Estimated Professional & Admin Amount - Per Unit	\$ 203.89
Estimated Total Field Operations Amount - Per Unit	\$ 59.89
Estimated Total O&M - Per Unit	\$ 263.78

**SOUTHPOINTE OF MANATEE COUNTY
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 4,300
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
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	25,000
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	3,000
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	5,500
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.	
Dissemination agent	2,000
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
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	1,750
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
EXPENDITURES (continued)	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,000
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	1,750
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
EMMA software service	1,000
Website hosting & maintenance	705
Website ADA compliance	210
Property appraiser and Tax Collector	250

**SOUTHPOINTE OF MANATEE COUNTY
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Field operations and maintenance

Field operations manager	-
Insurance: property	-
Aquatic control - ponds	8,880
Wetland mitigation	10,000
Wetland monitoring and reporting	10,000
Lake Bank Erosion Repairs***	2,500
Total expenditures	<u><u>\$ 138,220</u></u>