

**SOUTHPOINTE OF MANATEE COUNTY
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**SOUTHPOINTE OF MANATEE COUNTY
COMMUNITY DEVELOPMENT DISTRICT
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**SOUTHPOINTE OF MANATEE COUNTY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 80,099
Allowable discounts (4%)	-				(3,205)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	76,894
Assessment levy: off-roll	-	-	-	-	53,977
Landowner contribution	138,220	28,254	60,242	88,496	-
Total revenues	<u>138,220</u>	<u>28,254</u>	<u>60,242</u>	<u>88,496</u>	<u>130,871</u>
EXPENDITURES					
Professional & administrative					
Supervisors	4,300	-	-	-	-
Management/accounting/recording	48,000	16,000	32,000	48,000	48,000
Legal	25,000	4,481	20,519	25,000	25,000
Engineering	3,000	-	3,000	3,000	5,000
Engineering - stormwater reporting	-	-	-	-	5,000
Audit	5,500	-	-	-	5,500
Arbitrage rebate calculation	500	-	-	-	500
Dissemination agent	2,000	333	1,000	1,333	2,000
Trustee	5,500	-	-	-	5,500
Telephone	200	100	100	200	200
Postage	500	-	500	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,750	179	1,571	1,750	1,750
Annual special district fee	175	175	-	175	175
Insurance	6,000	5,300	-	5,300	6,143
Contingencies/bank charges	1,750	714	1,036	1,750	1,750
EMMA software service	1,000	-	-	-	3,500
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	145	-	145	145
Meeting room rental	-	-	600	600	600
Property appraiser and tax collector	250	-	250	250	2,403
Total professional & administrative	<u>106,840</u>	<u>28,382</u>	<u>60,826</u>	<u>89,208</u>	<u>114,871</u>

**SOUTHPOINTE OF MANATEE COUNTY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
Field operations and maintenance					
Aquatic control - ponds	8,880	-	-	-	-
Wetland mitigation	10,000	-	-	-	-
Wetland monitoring and reporting	10,000	-	-	-	-
Lake bank erosion repairs***	2,500	-	-	-	-
Total field operations	<u>31,380</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures	<u>138,220</u>	<u>28,382</u>	<u>60,826</u>	<u>89,208</u>	<u>114,871</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(128)	(584)	(712)	16,000
Fund balance - beginning (unaudited)	-	712	584	712	-
Fund balance - ending (projected)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Assigned					
Working capital	-	-	-	-	16,000
Unassigned	-	584	-	-	-
Fund balance - ending	<u>\$ -</u>	<u>\$ 584</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 16,000</u>

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

EXPENDITURES

Professional & administrative

Supervisors	\$ -
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	5,000
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.	
Engineering - stormwater reporting	5,000
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	6,143
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	3,500
Website hosting & maintenance	705
Website ADA compliance	145
Meeting room rental	600
Property appraiser and tax collector	2,403
Total expenditures	<u>\$114,871</u>

**SOUTHPOINTE OF MANATEE COUNTY
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2026
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ -				\$ 304,425
Allowable discounts (4%)	-				(12,177)
Net assessment levy - on-roll	-	\$ -	\$ -	\$ -	292,248
Assessment levy: off-roll	-	-	110,219	110,219	-
Interest	-	239	-	239	-
Total revenues	-	239	110,219	110,458	292,248
EXPENDITURES					
Debt service					
Principal	-	-	-	-	60,000
Interest	-	-	49,598	49,598	220,438
Underwriter's discount	-	82,500	-	82,500	-
Cost of issuance	-	198,650	-	198,650	-
Property appraiser & tax collector	-	-	-	-	9,133
Total expenditures	-	281,150	49,598	330,748	289,571
Excess/(deficiency) of revenues over/(under) expenditures	-	(280,911)	60,621	(220,290)	2,677
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	425,652	-	425,652	-
Original issue discount	-	(17,240)	-	(17,240)	-
Total other financing sources/(uses)	-	408,412	-	408,412	-
Net increase/(decrease) in fund balance	-	127,501	60,621	188,122	2,677
Fund balance:					
Beginning fund balance (unaudited)	-	(393)	127,108	(393)	187,729
Ending fund balance (projected)	\$ -	\$ 127,108	\$ 187,729	\$ 187,729	190,406
Use of fund balance:					
Debt service reserve account balance (required)					(70,779)
Interest expense - November 1, 2027					(109,019)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 10,608</u>

**SOUTHPOINTE OF MANATEE COUNTY
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2026 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/26			49,598.44	49,598.44	4,125,000.00
11/01/26			110,218.75	110,218.75	4,125,000.00
05/01/27	60,000.00	4.000%	110,218.75	170,218.75	4,065,000.00
11/01/27			109,018.75	109,018.75	4,065,000.00
05/01/28	65,000.00	4.000%	109,018.75	174,018.75	4,000,000.00
11/01/28			107,718.75	107,718.75	4,000,000.00
05/01/29	65,000.00	4.000%	107,718.75	172,718.75	3,935,000.00
11/01/29			106,418.75	106,418.75	3,935,000.00
05/01/30	70,000.00	4.000%	106,418.75	176,418.75	3,865,000.00
11/01/30			105,018.75	105,018.75	3,865,000.00
05/01/31	70,000.00	4.000%	105,018.75	175,018.75	3,795,000.00
11/01/31			103,618.75	103,618.75	3,795,000.00
05/01/32	75,000.00	4.000%	103,618.75	178,618.75	3,720,000.00
11/01/32			102,118.75	102,118.75	3,720,000.00
05/01/33	80,000.00	4.000%	102,118.75	182,118.75	3,640,000.00
11/01/33			100,518.75	100,518.75	3,640,000.00
05/01/34	80,000.00	5.375%	100,518.75	180,518.75	3,560,000.00
11/01/34			98,368.75	98,368.75	3,560,000.00
05/01/35	85,000.00	5.375%	98,368.75	183,368.75	3,475,000.00
11/01/35			96,084.38	96,084.38	3,475,000.00
05/01/36	90,000.00	5.375%	96,084.38	186,084.38	3,385,000.00
11/01/36			93,665.63	93,665.63	3,385,000.00
05/01/37	95,000.00	5.375%	93,665.63	188,665.63	3,290,000.00
11/01/37			91,112.50	91,112.50	3,290,000.00
05/01/38	100,000.00	5.375%	91,112.50	191,112.50	3,190,000.00
11/01/38			88,425.00	88,425.00	3,190,000.00
05/01/39	105,000.00	5.375%	88,425.00	193,425.00	3,085,000.00
11/01/39			85,603.13	85,603.13	3,085,000.00
05/01/40	115,000.00	5.375%	85,603.13	200,603.13	2,970,000.00
11/01/40			82,512.50	82,512.50	2,970,000.00
05/01/41	120,000.00	5.375%	82,512.50	202,512.50	2,850,000.00
11/01/41			79,287.50	79,287.50	2,850,000.00
05/01/42	125,000.00	5.375%	79,287.50	204,287.50	2,725,000.00
11/01/42			75,928.13	75,928.13	2,725,000.00
05/01/43	130,000.00	5.375%	75,928.13	205,928.13	2,595,000.00
11/01/43			72,434.38	72,434.38	2,595,000.00
05/01/44	140,000.00	5.375%	72,434.38	212,434.38	2,455,000.00
11/01/44			68,671.88	68,671.88	2,455,000.00
05/01/45	145,000.00	5.375%	68,671.88	213,671.88	2,310,000.00
11/01/45			64,775.00	64,775.00	2,310,000.00
05/01/46	155,000.00	5.375%	64,775.00	219,775.00	2,155,000.00
11/01/46			60,609.38	60,609.38	2,155,000.00
05/01/47	165,000.00	5.625%	60,609.38	225,609.38	1,990,000.00
11/01/47			55,968.75	55,968.75	1,990,000.00
05/01/48	175,000.00	5.625%	55,968.75	230,968.75	1,815,000.00
11/01/48			51,046.88	51,046.88	1,815,000.00
05/01/49	185,000.00	5.625%	51,046.88	236,046.88	1,630,000.00
11/01/49			45,843.75	45,843.75	1,630,000.00
05/01/50	195,000.00	5.625%	45,843.75	240,843.75	1,435,000.00

**SOUTHPOINTE OF MANATEE COUNTY
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2026 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/50			40,359.38	40,359.38	1,435,000.00
05/01/51	205,000.00	5.625%	40,359.38	245,359.38	1,230,000.00
11/01/51			34,593.75	34,593.75	1,230,000.00
05/01/52	220,000.00	5.625%	34,593.75	254,593.75	1,010,000.00
11/01/52			28,406.25	28,406.25	1,010,000.00
05/01/53	230,000.00	5.625%	28,406.25	258,406.25	780,000.00
11/01/53			21,937.50	21,937.50	780,000.00
05/01/54	245,000.00	5.625%	21,937.50	266,937.50	535,000.00
11/01/54			15,046.88	15,046.88	535,000.00
05/01/55	260,000.00	5.625%	15,046.88	275,046.88	275,000.00
11/01/55			7,734.38	7,734.38	275,000.00
05/01/56	275,000.00	5.625%	7,734.38	282,734.38	-
Total	4,125,000.00		4,455,729.80	8,580,729.80	

**SOUTHPOINTE OF MANATEE COUNTY
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2027 ASSESSMENTS**

On-Roll Assessments

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2027 O&M Assessment per Unit</u>	<u>FY 2027 DS Assessment per Unit</u>	<u>FY 2027 Total Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>
SF 20'	84	\$ 262.62	\$ -	\$ 262.62	n/a
Villas (SF 36')	114	262.62	1,182.61	1,445.23	n/a
SF 40'	42	262.62	1,376.13	1,638.75	n/a
SF 50'	65	262.62	1,720.16	1,982.78	n/a
Total	305				

Off-Roll Assessments

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2027 O&M Assessment per Unit</u>	<u>FY 2027 DS Assessment per Unit</u>	<u>FY 2027 Total Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>
SF 20'	-	\$ 244.24	\$ -	\$ 244.24	n/a
Villas (SF 36')	-	244.24	-	244.24	n/a
SF 40'	122	244.24	-	244.24	n/a
SF 50'	99	244.24	-	244.24	n/a
Total	221				