

**CANOE CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**CANOE CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 4
Assessment Comparison	5

**CANOE CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 03/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Landowner contribution	\$ 100,290	\$ 20,365	\$ 46,593	\$ 66,958	\$ 289,125
Total revenues	100,290	20,365	46,593	66,958	289,125
EXPENDITURES					
Professional & administrative					
Management/accounting/recording**	48,000	12,000	12,000	24,000	48,000
Legal	25,000	1,673	23,327	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Engineering - stormwater reporting	-	-	-	-	5,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation*	500	-	-	-	500
Dissemination agent*	2,000	-	-	-	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	-	1,750	1,750	1,750
Annual special district fee	175	175	-	175	175
Insurance	6,000	5,300	-	5,300	6,000
Contingencies/bank charges	1,750	491	1,259	1,750	1,750
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	145	-	145	145
Total professional & administrative	100,290	20,839	46,686	67,525	105,225
Field operations					
Management services field operations	-	-	-	-	20,400
Field operations accounting	-	-	-	-	1,000
General administrative	-	-	-	-	1,000
Grounds and building maintenance					
General maintenance	-	-	-	-	2,500
Irrigation repairs: common area	-	-	-	-	3,500
Irrigation pump system service and maintenance	-	-	-	-	6,000
Landscape contract: common area	-	-	-	-	72,000
Mulch annual replish: common areas minus amenity	-	-	-	-	1,000
Landscaping extras - replacement	-	-	-	-	1,500
Tree trimming	-	-	-	-	750
Pond aquatic maintenance	-	-	-	-	6,000
Pressure washing common areas	-	-	-	-	1,500
Holiday decorations	-	-	-	-	2,500
Walking paths maintenance/ repair	-	-	-	-	3,000
Gazebo structure maintenance and repair	-	-	-	-	1,000
Retaining wall/ rail maintenance and repair	-	-	-	-	1,000
Roadway maintenance and repairs	-	-	-	-	2,500
Pet stations garbage cans service common areas	-	-	-	-	3,600
Playground maintenance and repair	-	-	-	-	1,500

**CANOE CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 03/31/2026	Projected through 9/30/2026	Total Actual & Projected	
Recreational expenses - amenity					
Pool maintenance contract	-	-	-	-	6,000
Pool/ cabana janitorial contract/ trash removal	-	-	-	-	2,400
Pool equipment repairs/ furniture repairs	-	-	-	-	250
Pool/cabana/ fence/ gate general maintenance	-	-	-	-	250
Termite bond/ pest control amenity	-	-	-	-	750
Parking lot maintenance and repair	-	-	-	-	750
Access control system/ cameras/ service/ maintenance	-	-	-	-	1,000
Pressure washing pool/ amenity	-	-	-	-	-
Electric - amenity/ amenity irrigation	-	-	-	-	1,500
Domestic water/ sewer - amenity	-	-	-	-	2,000
Irrigation - amenity	-	-	-	-	1,000
Telephone/ cable/ internet - amenity	-	-	-	-	450
Pool permits/ licenses	-	-	-	-	600
Amenity landscape maintenance	-	-	-	-	4,500
Amenity (pool/cabana) mulch	-	-	-	-	-
Utilities					
Electric - common areas (minus pool amenity)	-	-	-	-	1,200
Electric - street lights	-	-	-	-	24,000
Water - irrigation TOHO	-	-	-	-	5,000
Total field operations	-	-	-	-	183,900
Total expenditures	<u>100,290</u>	<u>20,839</u>	<u>46,686</u>	<u>67,525</u>	<u>289,125</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(474)	(93)	(567)	-
Net increase/(decrease) of fund balance	-				-
Fund balance - beginning (unaudited)	-	567	93	567	-
Fund balance - ending (projected)					
Assigned					
Working capital	-				-
Unassigned	-	93	-	-	-
Fund balance - ending	<u>\$ -</u>	<u>\$ 93</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.

**CANOE CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording**	\$ 48,000
<p>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.</p>	
Legal	25,000
<p>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.</p>	
Engineering	2,000
Engineering - stormwater reporting	5,000
<p>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.</p>	
Audit	5,500
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation*	500
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent*	2,000
<p>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.</p>	
Dissemination agent - 2nd bond series*	-
Trustee*	5,500
Debt service fund accounting*	-
Telephone	200
Postage	500
<p>Telephone and fax machine.</p>	
Printing & binding	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Legal advertising	1,750
<p>Letterhead, envelopes, copies, agenda packages</p>	
Annual special district fee	175
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	

**CANOE CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Insurance	6,000
Annual fee paid to the Florida Department of Economic Opportunity.	
Contingencies/bank charges	1,750
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	145
Management services field operations	20,400
Field operations accounting	1,000
General administrative	1,000
Grounds and building maintenance	-
General maintenance	2,500
Irrigation repairs: common area	3,500
Irrigation pump system service and maintenance	6,000
Landscape contract: common area	72,000
Mulch annual replish: common areas minus amenity	1,000
Landscaping extras - replacement	1,500
Tree trimming	750
Pond aquatic maintenance	6,000
Pressure washing common areas	1,500
Holiday decorations	2,500
Walking paths maintenance/ repair	3,000
Gazebo structure maintenance and repair	1,000
Retaining wall/ rail maintenance and repair	1,000
Roadway maintenance and repairs	2,500
Pet stations garbage cans service common areas	3,600
Playground maintenance and repair	1,500
Recreational expenses - amenity	-
Pool maintenance contract	6,000
Pool/ cabana janitorial contract/ trash removal	2,400
Pool equipment repairs/ furniture repairs	250
Pool/cabana/ fence/ gate general maintenance	250
Termite bond/ pest control amenity	750
Parking lot maintenance and repair	750
Access control system/ cameras/ service/ maintenance	1,000
Pressure washing pool/ amenity	-
Electric - amenity/ amenity irrigation	1,500
Domestic water/ sewer - amenity	2,000
Irrigation - amenity	1,000
Telephone/ cable/ internet - amenity	450
Pool permits/ licenses	600
Amenity landscape maintenance	4,500
Amenity (pool/cabana) mulch	-
Utilities	-
Electric - common areas (minus pool amenity)	1,200
Electric - street lights	24,000
Water - irrigation TOHO	5,000
Total expenditures	<u><u>\$ 289,125</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.

**CANOE CREEK RESERVE
 COMMUNITY DEVELOPMENT DISTRICT
 ASSESSMENT COMPARISON
 PROJECTED FISCAL YEAR 2027 ASSESSMENTS**

Landowner Contribution (GF)

<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>
TH	69	\$ 378.44	\$ -	\$ 378.44	n/a
SF 40'	353	378.44	-	378.44	n/a
SF 45'	264	378.44	-	378.44	n/a
SF 50'	78	378.44	-	378.44	n/a
Total	764				