ADOPTED BUDGET

2027

VERSION 5









GATEWAY SERVICES CDD

DATE: AUGUST 20, 2026

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Budget Summary - Revenue/Other Sources

(Year-over-Year Comparison by Fund)

OPERATING / CAPITAL FUNDS

Fund	Fund Description	FY2027	FY 2026	Variance $ Incr. / (Decr/)	Variance %
001	General Fund	$13,028,944	$5,741,352	$7,287,592	126.9%
002	Pelican Preserve Fund	$5,087,307	$4,756,269	$331,038	7.0%
004	Stoneybrook Fund	$0	$339,778	($339,778)	-100.0%
005	Towne Lakes Fund	$0	$0	$0	0.0%
400	Enterprise Fund	$13,293,893	$32,258,782	($18,964,889)	-58.8%
	Total	**$31,410,145**	**$43,096,181**	**($11,686,037)**	**-27.1%**

DEBT SERVICE FUNDS

Fund	Fund Description	FY2027	FY 2026	Variance $ Incr. / (Decr/)	Variance %
202	Series 2013 Debt Service Fund (Pelican Preserve)	$0	$231,909	($231,909)	-100.0%
205	Lake Bank Restoration Fund (State Revolving Loans)	$1,224,074	$1,082,589	$141,485	13.1%
207	Series 2023-1 Debt Service Fund (Gateway Area)	$884,172	$0	$884,172	0.0%
208	Series 2023-2 Debt Service Fund (PP Area)	$97,262	$0	$97,262	0.0%
400	Enterprise Fund	$742,179	$292,071	$450,108	154.1%
	Total	**$2,947,688**	**$1,606,569**	**$1,341,119**	**83.5%**

Budget Summary - Expenses/Other Uses

(Year-over-Year Comparison by Fund)

OPERATING / CAPITAL FUNDS

Fund	Fund Description	FY2027	FY 2026	Variance $ Incr. / (Decr/)	Variance %
001	General Fund	$13,028,944	$15,243,816	($2,214,871)	-14.5%
002	Pelican Preserve Fund	$5,087,307	$4,769,728	$317,579	6.7%
004	Stoneybrook Fund	$0	$339,777	($339,777)	-100.0%
005	Towne Lakes Fund	$0	$8,070	($8,070)	-100.0%
400	Enterprise Fund	$13,293,894	$27,665,500	($14,371,606)	-51.9%
	Total	**$31,410,145**	**$48,026,891**	**($16,616,746)**	**-34.6%**

DEBT SERVICE FUNDS

Fund	Fund Description	FY2027	FY 2026	Variance $ Incr. / (Decr/)	Variance %
202	Series 2013 Debt Service Fund (Pelican Preserve)	$0	$231,909	($231,909)	-100.0%
205	Lake Bank Restoration Fund (State Revolving Loans)	$1,224,074	$1,082,589	$141,485	13.1%
207	Series 2023-1 Debt Service Fund (Gateway Area)	883,838	$881,135	$2,702	0.3%
208	Series 2023-2 Debt Service Fund (PP Area)	$93,716	$93,687	$29	0.0%
400	Enterprise Fund	$742,179	$292,071	$450,108	154.1%
	Total	**$2,943,807**	**$2,581,391**	**$362,416**	**14.0%**

Fiscal Year 2027 Assessment Chart (Breakdown by Fund)

Gateway and Pelican Preserve

**Includes 4% gross up*

Product Type	GF Units	LB EAUs	DS Units	General Funds (001 and 002)	Lake Bank Debt Service Fund	Series 2023 Debt Service Fund	FY27 Assessment Per Unit*	FY26 Assessment Per Unit*	Net Change	% Change
General Fund (001)										
Gateway Single Family	3,984	3,984.0	3,984.0	$964.20	$175.09	$157.32	$1,296.61	$1,285.62	$10.99	0.9%
Gateway Multifamily	890	890.0	890.0	$718.25	$175.09	$116.18	$1,009.51	$1,019.24	($9.73)	-1.0%
Arborwood	143	143.0	143.0	$752.77	$175.09	$157.32	$1,085.17	$1,067.59	$17.58	1.6%
Gateway Golf Course	1	223.8	1.0	$64,887.02	$39,184.15	$18,090.13	$122,161.30	$119,659.91	$2,501.39	2.1%
Gateway Commercial **	185	1,100.0	1.0	$910,059.81	$192,601.11	$150,273.54	$1,252,934.46	$1,147,103.74	$105,830.72	9.2%
Shared GF (001)/ PP (002)										
C-5	168	-	168.0	$885.92	$0.00	$28.00	$913.92	$875.36	$38.56	4.4%
PP Commercial **	11	-	1.0	$442,789.28	$0.00	$6,837.23	$449,626.51	$391,220.03	$58,406.48	14.9%
Pelican Preserve (002)										
Pelican Preserve Single Family	1,668	-	1,668.0	$1,153.88	$0.00	$33.37	$1,187.25	$1,185.98	$1.27	0.1%
Pelican Preserve Multi Family	830	-	830.0	$1,025.32	$0.00	$24.88	$1,050.19	$1,063.70	($13.51)	-1.3%
Pelican Preserve GC	1	-	1.0	$248,698.57	$0.00	$13,465.72	$262,164.29	$250,876.57	$11,287.72	4.5%

** Lump sum, varies by property

Fiscal Year 2027 Assessment Chart (Breakdown by Silo)

Gateway and Pelican Preserve

O & M ONLY, Does Not Include Debt Service

**Includes 4% gross up*

Product Type	Units	Roadway Allocation	Water Management Allocation	Parks & Rec Allocation	Total Admin Allocation	Pelican Preserve Admin Allocation	Gateway Admin Assessment	FY27 Total Allocation	FY27 Assessment Per Unit*	FY26 Assessment	Net Change	% Change
General Fund 001												
Gateway Single Family	3,984	$1,560,367.61	$370,021.75	$951,133.44	$963,001.20	$0.00	($156,793.27)	$3,687,730.73	$964.20	$973.48	($9.28)	-1.0%
Gateway Multifamily	890	$177,524.92	$43,565.18	$212,477.10	$215,128.28	$0.00	($35,026.61)	$613,668.87	$718.25	$748.24	($29.99)	-4.0%
Arborwood	143	$56,007.17	$13,281.40	$5,113.59	$34,565.56	$0.00	($5,627.87)	$103,339.85	$752.77	$755.45	($2.68)	-0.4%
Gateway Golf Course	1	$26,594.20	$32,024.34	$35.57	$4,344.85	$0.00	($707.42)	$62,291.54	$64,887.02	$66,920.91	($2,033.89)	-3.0%
Gateway Commercial	185	$737,039.27	$92,653.53	$6,579.92	$44,655.37	$0.00	($7,270.67)	$873,657.42	$4,919.24	$793,460.44	$80,196.98	10.1%
Shared GF 001/ PP 002												
C-5	168	$65,622.05	$37,302.36	$6,007.58	$40,551.90	$0.00	($6,602.55)	$142,881.34	$885.92	$847.36	$38.56	4.6%
PP Commercial	11	$344,343.09	$77,916.32	$393.35	$2,896.56	$0.00	($471.61)	$425,077.71	$40,253.57	$369,007.49	$56,070.22	15.2%
Pelican Preserve 002												
Pelican Preserve Single Family	1,668	$389,215.78	$483,181.13	$59,646.66	$402,622.48	$513,017.35	$0.00	$1,847,683.40	$1,153.88	$1,152.61	$1.27	0.1%
Pelican Preserve Multi Family	830	$193,674.52	$137,993.73	$29,680.29	$200,345.72	$255,278.42	$0.00	$816,972.68	$1,025.32	$1,038.82	($13.50)	-1.3%
Pelican Preserve GC	1	$51,846.38	$172,046.97	$35.76	$6,517.27	$8,304.24	$0.00	$238,750.62	$248,698.57	$237,410.85	$11,287.72	4.8%

Fiscal Year 2027 Operating Budget -- General Fund (001)

Description	Adopted FY 2026 Budget	FY 2027 Budget	Budget Variance Inc/(Decr)
REVENUES			
Interest - Investments	$ 175,000	$ 180,000	$ 5,000
Special Assmnts- Tax Collector	5,060,003	5,148,692	88,689
Special Assmnts- Discounts	(202,400)	(205,948)	(3,548)
Donations	-	25,000	25,000
Other Miscellaneous Revenues	62,047	50,000	(12,047)
Soccer Park Use	150,000	200,000	50,000
Parking Fee Income	-	40,000	40,000
Stormwater/Road Review Fees	-	10,000	10,000
Lee Cty Park Impact Fees	489,702	-	(489,702)
Dog Park Revenues	7,000	-	(7,000)
TOTAL REVENUES	**5,741,352**	**5,447,744**	**(293,608)**
EXPENDITURES			
ADMINISTRATIVE SERVICES			
P/R-Board of Supervisors	8,000	8,000	-
Payroll - Taxes	612	612	-
Attorney Fees	15,000	15,000	-
Engineering Fees	11,667	3,333	(8,334)
Management & Accounting Services	18,667	19,333	666
Developer & Resident Reviews	-	10,000	10,000
Auditing Services	9,333	13,000	3,667
Public Officials Insurance	4,375	2,333	(2,042)
Legal Advertising	5,000	5,000	-
Dues, Licenses, Subscriptions	5,000	5,000	-
Total Administrative Services	**77,654**	**81,612**	**3,958**
OPERATIONAL ADMIN SERVICES			
Payroll - Salaries	610,344	613,130	2,786
Payroll - Overtime	667	1,533	866
Payroll - PTO Buyout	30,551	30,733	182
Payroll - Processing Fees	4,000	6,000	2,000
Payroll - Bonus	11,667	11,667	(0)
Payroll - Market Adjustments	20,011	-	(20,011)
Payroll - Taxes	51,503	50,265	(1,238)
Retirement Benefits	33,662	37,700	4,038
Health and Life Insurance	107,117	114,532	7,415
Workers' Compensation	14,045	13,848	(197)
Professional Fees	6,600	6,667	67
Professional Fees - HR fees	2,970	1,667	(1,303)
Telephone/Fax/Internet Services	891	6,000	5,109

Fiscal Year 2027 Operating Budget -- General Fund (001)

Description	Adopted FY 2026 Budget	FY 2027 Budget	Budget Variance Inc/(Decr)
Postage	330	333	3
Cellular Service	7,590	8,333	743
Internet Fiber Service	1,980	-	(1,980)
Utilities - Lift Stations	495	500	5
Building Utilities - Electricity	5,280	8,667	3,387
Building Utilities - Water/Sewer	1,980	2,667	687
Building Utilities - Other	3,300	3,333	33
Rentals & Leases	2,310	2,333	23
Admin Office Rent Expense	10,230	-	(10,230)
Insurance (Liab., Auto, Property)	66,000	66,667	667
Vehicle Maintenance	7,260	13,333	6,073
Building Maintenance & Repairs	13,200	13,333	133
Printing	495	-	(495)
Marketing Expenses	3,300	2,500	(800)
Meeting Minutes Prep.	3,630	3,667	37
Website & Newsletter	1,650	1,667	17
Team Events	1,650	2,333	683
Computer Support	34,650	39,733	5,083
Agenda & Document Hosting	2,145	3,833	1,688
Office Supplies	660	-	(660)
Computer Equipment & Peripherals	13,200	13,333	133
Operating Supplies	4,950	3,333	(1,617)
Vehicle Operations	14,850	15,000	150
Emergency Supplies	1,320	1,333	13
Education / Training	3,300	2,667	(633)
Software License Fees and Renewals	17,655	21,833	4,178
Dues, Licenses, Subscriptions	1,980	2,000	20
Capital Projects Reserves	20,476	-	(20,476)
Admin Building O&M	33,000	28,333	(4,667)
GIS Mapping	19,470	20,000	530
Total Operational Admin Services	**1,192,364**	**1,174,807**	**(17,556)**
LANDSCAPE SERVICES			
Contr Svcs - Landscaping	1,157,500	1,192,225	34,725
Utility Fees	120,000	120,000	-
Tree Trimming Services	156,500	156,500	-
Tree Replacement Program	55,000	-	(55,000)
Landscape - Mulch	135,000	88,000	(47,000)
Plant Replacement Program	135,000	-	(135,000)
Landscape Replacement	135,000	190,000	55,000
Irrigation R&M - Landscaping	30,000	50,000	20,000
Licenses, Training	2,000	1,500	(500)
Total Landscape Services	**1,926,000**	**1,798,225**	**(127,775)**

Fiscal Year 2027 Operating Budget -- General Fund (001)

Description	Adopted FY 2026 Budget	FY 2027 Budget	Budget Variance Inc/(Decr)
WATERWAY MGMT SERVICES			
Attorney Fees	10,000	5,000	(5,000)
Engineering Fees	15,000	7,500	(7,500)
Cell Service for Data Loggers	4,500	4,500	-
Utilities - Aerators	20,000	20,000	-
Stock Fish	10,000	10,000	-
Shared Flowway Maintenance	17,287	17,287	-
Lake Maintenance	180,000	180,000	-
Tools and Equipment	10,000	7,500	(2,500)
Wetland Maintenance	111,000	111,000	-
Wetland Plantings	15,000	10,000	(5,000)
Aerators - R&M	50,000	50,000	-
Littoral Restoration	25,000	25,000	-
Stormwater System-Pipe & Catch Basin Clng	-	15,000	15,000
Wetlands - Surveying, Encroachments, Disposal	2,000	1,500	(500)
Stormwater Basin/Valley Gutter Repair	-	5,000	5,000
Maintenance for Data Loggers	48,000	30,000	(18,000)
Water Quality Testing & Supplies	25,000	25,000	-
Drone Equipment & Training	15,000	-	(15,000)
NPDES Compliance	600	600	-
Licenses, Training	2,500	8,500	6,000
Capital Projects & Equipment*	23,500	6,000	(17,500)
Capital Projects Reserves	48,099	5,600	(42,499)
Total Waterway Management Services	**632,486**	**544,987**	**(87,499)**
PARKS & RECREATION (includes Special Events)			
Payroll - Salaries	245,490	321,796	76,306
Payroll - Overtime	2,455	3,218	763
Payroll - PTO Buyout	12,274	16,090	3,815
Payroll - Market Adjustments	8,049	-	(8,049)
Payroll - Taxes	20,523	26,094	5,572
Retirement Benefits	13,413	12,951	(462)
Health and Life Insurance	21,235	48,356	27,121
Workers' Compensation	7,420	9,849	2,430
Attorney Fees	2,500	1,859	(641)
Contract Svcs - Security Services	55,000	62,030	7,030
Contr Svcs - Landscaping	210,000	218,406	8,406
Utility Services - Trash Removal	5,600	9,294	3,694
Utility Services - Irrigation	23,000	21,376	(1,624)
Utility Services - Electric	26,000	26,580	580
R&M Fun Park	18,000	-	(18,000)
R&M - Irrigation	20,000	27,882	7,882
R&M - Signage	7,500	3,253	(4,247)
Tools and Equipment	5,000	6,970	1,970
Maintenance & Repairs	90,000	88,478	(1,522)
Sod Installation - Dog Park	20,000	-	(20,000)
Sod Replacement - Soccer Field	70,000	88,292	18,292
District Events	50,000	46,469	(3,531)
Meeting Minutes Prep.	3,000	2,788	(212)
Holiday Lighting & Decorations	15,000	35,000	20,000
Uniforms	1,000	929	(71)
Education / Training	2,500	2,556	56
Software License Fees and Renewals		12,082	12,082

Fiscal Year 2027 Operating Budget -- General Fund (001)

Description	Adopted FY 2026 Budget	FY 2027 Budget	Budget Variance Inc/(Decr)
Commons Park O&M	150,000	120,820	(29,180)
Capital Projects & Equipment*	208,000	75,606	(132,394)
Capital Projects Reserves*	56,745	41,451	(15,294)
Total Parks & Recreation	**1,369,703**	**1,330,476**	**(39,227)**
PUBLIC WORKS			
Attorney Fees	5,000	5,000	-
Engineering Fees	15,000	7,500	(7,500)
Electricity - Fountain	9,500	11,000	1,500
FPL Expenses - Streetlights	100,000	208,560	108,560
R&M-Signage	7,500	15,000	7,500
Tools and Equipment	10,000	10,000	-
Street Sweeping Services	11,000	11,000	-
Griffin RAB Fountain R&M	6,000	6,000	-
Road/Sidewalk Maintenance	-	17,500	17,500
Safety Equipment	4,000	2,000	(2,000)
Team Uniforms	5,200	5,200	-
Education / Training	4,000	4,000	-
R&M - Streetlights	10,000	-	(10,000)
Capital Projects & Equipment*	30,000	13,000	(17,000)
Capital Projects Reserves*	112,109	55,100	(57,009)
Total Public Works	**329,309**	**370,860**	**41,551**
SWIMMING POOL			
Attorney Fees	2,500	929	(1,571)
Contr Svcs - Landscaping	40,700	37,826	(2,874)
Telephone/Fax/Internet Services	1,600	-	(1,600)
Utility - Trash Removal	4,000	-	(4,000)
Utility - Irrigation	14,000	-	(14,000)
Utility - Electric	12,000	12,547	547
Propane/ Natural Gas	20,000	20,447	447
Maintenance & Repairs	75,000	32,529	(42,471)
Total Swimming Pool	**169,800**	**104,277**	**(65,523)**
PUBLIC SAFETY SERVICES			
Contr Svcs - Police Patrol	25,000	25,000	-
Total Public Safety Services	**25,000**	**25,000**	**-**
OTHER FEES AND CHARGES			
ProfServ-Trustee Fees	7,000	7,500	500
Misc-Assessment Collection Fees	12,670		(12,670)
Misc. Contingency	40,000		(40,000)
Misc - Board/Resident requests	-	10,000	10,000
Gateway Commons Construction	3,222,652		(3,222,652)
Main Admin Building Construction	1,853,378		(1,853,378)
Bond Projects - Admin		66,000	66,000
Bond Projects - P&R		2,601,200	2,601,200
Bond Projects - Public Works/Roadways	3,538,800	713,800	(2,825,000)

Fiscal Year 2027 Operating Budget -- General Fund (001)

Description	Adopted FY 2026 Budget	FY 2027 Budget	Budget Variance Inc/(Decr)
Bond Projects - Public Works/Landscaping		4,145,200	4,145,200
Bond Projects - Waterways	847,000	55,000	(792,000)
Total Other Fees & Charges	**9,521,500**	**7,598,700**	**(1,922,800)**
TOTAL EXPENDITURES	**15,243,816**	**13,028,944**	**(2,214,871)**
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	**$ (9,502,463)**	**$ (7,581,200)**	**$ 1,921,263**
OTHER FINANCING SOURCES (USES)			
Use of Bond Proceeds - Admin (GW)	60,000	66,000	6,000
Use of Bond Proceeds - Parks & Rec (GW)	1,867,848	2,601,200	733,352
Use of Bond Proceeds - Roads/PW (GW)	3,538,800	713,800	(2,825,000)
Use of Bond Proceeds - Landscaping (GW)	-	4,145,200	4,145,200
Use of Bond Proceeds - Water Management (GW)	847,000	55,000	(792,000)
Use of Bond Proceeds - Admin Building (GW)	977,400	-	(977,400)
Use of Carryforward/Interest for Admin Bldg	848,978	-	(848,978)
Use of Carryforward/Interest for Commons Park	715,102	-	(715,102)
Use of Carryforward for Admin expenses (GW)	170,000	-	(170,000)
Total Other Financing Sources (Uses)	**9,025,128**	**7,581,200**	**(1,443,928)**
NET CHANGE IN FUND BALANCE	**$ (477,335)**	**$ -**	**$ (477,335)**

*** Details in Fund 300**

Fiscal Year 2027 Operating Budget -- Pelican Preserve Fund (002)

Description	Adopted FY 2026 Budget	FY 2027 Budget	Budget Variance Inc/(Decr)
REVENUES			
Interest - Investments	$ 100,000	$ 100,000	$ -
Special Assmnts- Tax Collector	3,631,739	4,030,531	398,792
Special Assmnts- Discounts	(145,270)	(161,221)	(15,951)
TOTAL REVENUES	**3,586,469**	**3,969,310**	**382,841**
EXPENDITURES			
ADMINISTRATIVE SERVICES			
P/R-Board of Supervisors	3,999	4,000	1
Payroll - Taxes	306	306	-
Attorney Fees	7,500	7,500	-
Engineering Fees	5,833	1,667	(4,166)
Management & Accounting Services	9,333	9,667	334
Developer & Resident Reviews	-	5,000	5,000
Auditing Services	4,667	6,500	1,833
Public Officials Insurance	2,188	1,167	(1,021)
Legal Advertising	2,500	2,500	-
Dues, Licenses, Subscriptions	2,500	2,500	-
Total Administrative Services	**38,826**	**40,806**	**1,980**
OPERATIONAL ADMIN SERVICES			
Payroll - Salaries	305,172	306,565	1,393
Payroll - Overtime	333	766	433
Payroll - PTO Buyout	15,275	15,367	92
Payroll - Processing Fees	2,000	3,000	1,000
Payroll - Bonus	5,833	5,833	0
Payroll - Market Adjustments	10,006	-	(10,006)
Payroll - Taxes	25,751	25,133	(618)
Retirement Benefits	16,831	18,850	2,019
Health and Life Insurance	53,559	57,266	3,707
Workers' Compensation	7,022	6,924	(98)
Professional Fees	3,400	3,333	(67)
Professional Fees - HR fees	1,530	833	(697)
Telephone/Fax/Internet Services	459	3,000	2,541
Postage	170	167	(3)
Cellular Service	3,910	4,167	257
Internet Fiber Service	1,020	-	(1,020)
Utilities - Lift Stations	255	250	(5)
Building Utilities - Electricity	2,720	4,333	1,613
Building Utilities - Water/Sewer	1,020	1,333	313
Building Utilities - Other	1,700	1,667	(33)

Fiscal Year 2027 Operating Budget -- Pelican Preserve Fund (002)

Description	Adopted FY 2026 Budget	FY 2027 Budget	Budget Variance Inc/(Decr)
Rentals & Leases	1,190	1,167	(23)
Admin Office Rent Expense	5,270	-	(5,270)
Insurance (Liab., Auto, Property)	34,000	33,333	(667)
Vehicle Maintenance	3,740	6,667	2,927
Building Maintenance & Repairs	6,800	6,667	(133)
Printing	255	-	(255)
Marketing Expenses	1,700	1,250	(450)
Meeting Minutes Prep.	1,870	1,833	(37)
Website & Newsletter	850	833	(17)
Team Events	850	1,167	317
Computer Support	17,850	19,867	2,017
Agenda & Document Hosting	1,105	1,917	812
Office Supplies	340	-	(340)
Computer Equipment & Peripherals	6,800	6,667	(133)
Operating Supplies	2,550	1,667	(883)
Vehicle Operations	7,650	7,500	(150)
Emergency Supplies	680	667	(13)
Education / Training	1,700	1,333	(367)
Software License Fees and Renewals	9,095	10,917	1,822
Dues, Licenses, Subscriptions	1,020	1,000	(20)
Capital Projects Reserves	10,548	-	(10,548)
Admin Building O&M	17,000	14,167	(2,833)
GIS Mapping	10,030	10,000	(30)
Total Operational Admin Services	**600,859**	**587,404**	**(13,455)**
OPERATING EXPENSES			
Attorney Fees	20,000	20,000	-
Professional Fees	-	3,000	3,000
Engineering Fees	40,000	40,000	-
Utility - Irrigation	12,000	-	(12,000)
Electricity - Signs	7,200	3,000	(4,200)
Vehicle Maintenance	2,500	2,500	-
Tools & Equipment	4,000	4,000	-
Meeting Minutes Prep.	9,000		(9,000)
Vehicle Operations	4,000	4,000	-
Total Operating Expenses	**98,700**	**76,500**	**(22,200)**
SAFETY & SECURITY			
Contr Svcs - Security Services	350,000	345,000	(5,000)
Contr Svcs - Police Patrol	15,000	20,000	5,000
Streetlights	157,400	210,000	52,600
Utilities - Gatehouse	10,500	8,000	(2,500)
R&M - Sidewalks	40,000	10,000	(30,000)
R&M - Signage	17,500	10,000	(7,500)
R&M - Roadway	30,000	20,000	(10,000)
Safety & Security - Other	40,000	20,000	(20,000)

Fiscal Year 2027 Operating Budget -- Pelican Preserve Fund (002)

Description	Adopted FY 2026 Budget	FY 2027 Budget	Budget Variance Inc/(Decr)
Speed Monitoring Devices	-	12,000	12,000
Street Sweeping Services	9,000	12,000	3,000
Gatehouse Repair & Maintenance	63,000	20,000	(43,000)
Pressure Washing	-	30,000	30,000
R&M Streetlights	70,000	-	(70,000)
Capital Outlay - Sidewalks		70,000	70,000
Capital Outlay - Roads	400,000	200,000	(200,000)
GIS Web Portal	15,000	15,000	-
Cap Outlay - Vehicles	-	30,000	30,000
Capital Projects Reserve	-	100,000	100,000
Total Safety & Security	**1,217,400**	**1,132,000**	**(85,400)**
LANDSCAPE SERVICES			
Contr Svcs - Landscaping	388,447	388,447	0
Utility - Irrigation	-	12,000	12,000
R&M - Other Landscaping	30,000	30,000	-
Annual Tree Trimming	144,000	144,000	-
Monuments and Signs	15,000	15,000	-
Landscape Replacement	85,000	85,000	-
Shared Entry Feature	16,000	16,000	-
Irrigation Maintenance	14,000	14,000	-
Holiday Lighting & Decorations	25,000	25,000	-
GIS Web Portal	15,000	15,000	-
Total Landscape Services	**732,447**	**744,447**	**12,000**
WATERWAY MANAGEMENT SERVICES			
Contr Svcs - Lakes	135,000	130,000	(5,000)
R&M - Stormwater System	10,000	75,000	65,000
Basin 6 Flowway	12,000	12,000	-
Fish Gate & Aerator Maint.	10,000	10,000	-
Vine Control & removal	10,000	10,000	-
Littoral Restoration	40,000	25,000	(15,000)
Pond Aeration	147,000	141,000	(6,000)
R&M Drain Boxes	25,000	25,000	-
Conservation & Wetlands	90,000	90,000	-
Pond Bank Improvements	600,000	650,000	50,000
Shared Flowway Maintenance	8,218	9,000	782
GIS Web Portal	20,000	20,000	-
Capital Projects Reserve	-	70,000	70,000
Total Waterway Management Services	**1,107,218**	**1,267,000**	**159,782**

Fiscal Year 2027 Operating Budget -- Pelican Preserve Fund (002)

Description	Adopted FY 2026 Budget	FY 2027 Budget	Budget Variance Inc/(Decr)
PARKS & RECREATION (includes Special Events)			
Payroll - Salaries	-	24,449	24,449
Payroll - Overtime	-	244	244
Payroll - PTO Buyout	-	1,222	1,222
Payroll - Taxes	-	1,983	1,983
Retirement Benefits	-	984	984
Health and Life Insurance	-	3,674	3,674
Workers' Compensation	-	748	748
Attorney Fees	-	141	141
Contract Svcs - Security Services	-	4,713	4,713
Contr Svcs - Landscaping	-	16,594	16,594
Utility Services - Trash Removal	-	706	706
Utility Services - Irrigation	-	1,624	1,624
Utility Services - Electric	-	2,020	2,020
R&M - Irrigation	-	2,118	2,118
R&M - Signage	-	247	247
Tools and Equipment	-	530	530
Maintenance & Repairs	-	6,722	6,722
Sod Replacement - Soccer Field	-	6,708	6,708
District Events	-	3,531	3,531
Meeting Minutes Prep.	-	212	212
Uniforms	-	71	71
Education / Training	-	194	194
Software License Fees and Renewals	-	918	918
Commons Park O&M	-	9,180	9,180
Capital Projects & Equipment*	-	5,744	5,744
Capital Projects Reserves*	-	3,149	3,149
Total Parks & Recreation	**-**	**98,427**	**98,427**
SWIMMING POOL			
Attorney Fees	-	71	71
Contr Svcs - Landscaping	-	2,874	2,874
Utility - Electric	-	953	953
Propane/ Natural Gas	-	1,553	1,553
Maintenance & Repairs	-	2,471	2,471
Total Swimming Pool	**-**	**7,923**	**7,923**

Fiscal Year 2027 Operating Budget -- Pelican Preserve Fund (002)

Description	Adopted FY 2026 Budget	FY 2027 Budget	Budget Variance Inc/(Decr)
OTHER FEES AND CHARGES			
ProfServ-Trustee Fees	3,500	4,000	500
Share of Admin Project Funding (PP)	-	34,000	34,000
Share of P&R Project Funding (PP)	-	198,800	198,800
Share of Roadway Project Funding (PP)	-	116,200	116,200
Share of Landscape Project Funding (PP)	-	674,800	674,800
Misc-Assessment Collection Cost	9,767		(9,767)
HOA Agreement	-		-
Capital Outlay - Admin Bldg Construction*	454,211		(454,211)
Main Admin Building (Bond)*	506,800		(506,800)
Capital Projects Reserve	-	105,000	105,000
Total Other Fees and Charges	**974,278**	**1,132,800**	**158,522**
TOTAL EXPENDITURES	**4,769,728**	**5,087,307**	**317,579**
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	**$ (1,183,259)**	**$ (1,117,997)**	**$ 65,262**
OTHER FINANCING SOURCES (USES)			
Use of Carryforward (PP)	263,000		(263,000)
Use of Bond Proceeds - Admin Shared (PP)*	506,800		(506,800)
Use of Reserves (PP)	400,000	350,000	(50,000)
Share of P&R Project Funding (PP)	-	49,700	49,700
Share of Roadway Project Funding (PP)	-	104,400	104,400
Share of Landscape Project Funding (PP)	-	613,897	613,897
Total Other Financing Sources (Uses)	**$ 1,169,800**	**$ 1,117,997**	**$ (51,803)**
NET CHANGE IN FUND BALANCE	**$ (13,459)**	**$ -**	**$ (13,459)**

Fiscal Year 2027 Operating Budget -- Lake Bank Restoration Fund (006)

Description	Adopted FY 2026 Budget	FY 2027 Budget	Budget Variance Inc/(Decr)
REVENUES			
Special Assmnts- Tax Collector	$ -	$ -	$ -
TOTAL REVENUES	**-**	**-**	**-**
EXPENDITURES			
WATERWAY MGMT SERVICES			
Impr - Lake Bank Restoration	1,000,000	9,000,000	8,000,000
Total Waterway Management Services	**1,000,000**	**9,000,000**	**8,000,000**
TOTAL EXPENDITURES	**1,000,000**	**9,000,000**	**8,000,000**
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	**$ (1,000,000)**	**$ (9,000,000)**	**$ 8,000,000**
OTHER FINANCING SOURCES (USES)			
Loan Proceeds	1,000,000	6,750,000	5,750,000
Total Other Financing Sources (Uses)	**1,000,000**	**6,750,000**	**5,750,000**
NET CHANGE IN FUND BALANCE	**$ -**	**$ (2,250,000)**	**$ (2,250,000)**

Fiscal Year 2027 Operating Budget -- Enterprise Fund (400)

Description	Adopted FY2026 Budget	FY 2027 Budget	Budget Variance Inc/(Decr)
REVENUES			
Grant Proceeds	$ 4,635,405	$ -	$ (4,635,405)
Water Revenue	3,226,700	3,969,086	742,386
Irrigation Revenue	1,381,500	1,736,799	355,299
Sewer Revenue	3,138,800	3,170,188	31,388
Availability Fee Revenue	25,000	25,000	-
Meter Fees	15,000	15,000	-
Penalties	25,000	60,000	35,000
Interest - Investments	109,000	150,000	41,000
Other Miscellaneous Revenues	10,000	10,000	-
Connection Fees - W/S	300,000	-	(300,000)
TOTAL REVENUES	**12,866,405**	**9,136,073**	**(3,730,332)**
EXPENSES			
ADMINISTRATIVE SERVICES			
P/R-Board of Supervisors	11,998	12,000	2
Payroll - Taxes	918	918	-
Attorney Fees	22,500	22,500	-
Engineering Fees	17,500	5,000	(12,500)
Management & Accounting Services	28,000	29,000	1,000
Developer & Resident Reviews	-	15,000	15,000
Auditing Services	14,000	19,500	5,500
Public Officials Insurance	6,563	3,500	(3,063)
Legal Advertising	7,500	7,500	-
Dues, Licenses, Subscriptions	-	7,500	7,500
Total Administrative Services	**108,979**	**122,418**	**13,439**
OPERATIONAL ADMIN SERVICES			
Payroll - Salaries	387,705	427,744	40,039
Payroll - Overtime	1,000	1,069	69
Payroll - PTO Buyout	19,435	21,441	2,006
Payroll - Processing Fees	6,000	9,000	3,000
Payroll - Bonus	17,500	17,500	-
Payroll - Market Adjustments	36,935	-	(36,935)
Payroll - Taxes	35,387	35,783	396
Retirement Benefits	23,129	28,776	5,647
Health and Life Insurance	46,337	53,251	6,914
Workers' Compensation	8,499	9,650	1,151
Professional Fees	10,000	10,000	-
Professional Fees - HR fees	4,500	2,500	(2,000)
Telephone/Fax/Internet Services	1,350	9,000	7,650
Postage	500	500	-
Cellular Service	11,500	12,500	1,000
Internet Fiber Service	3,000	-	(3,000)
Utilities - Lift Stations	750	750	-
Building Utilities - Electricity	8,000	13,000	5,000
Building Utilities - Water/Sewer	3,000	4,000	1,000
Building Utilities - Other	5,000	5,000	-
Rentals & Leases	3,500	3,500	-
Admin Office Rent Expense	15,500	-	(15,500)
Insurance (Liab., Auto, Property)	100,000	100,000	-

Fiscal Year 2027 Operating Budget -- Enterprise Fund (400)

Description	Adopted FY2026 Budget	FY 2027 Budget	Budget Variance Inc/(Decr)
Vehicle Maintenance	11,000	20,000	9,000
Building Maintenance & Repairs	20,000	20,000	-
Printing	750	-	(750)
Marketing Expenses	5,000	3,750	(1,250)
Meeting Minutes Prep.	5,500	5,500	-
Website & Newsletter	2,500	2,500	-
Team Events	2,500	3,500	1,000
Computer Support	52,500	59,600	7,100
Agenda & Document Hosting	3,250	5,750	2,500
Office Supplies	1,000	-	(1,000)
Computer Equipment & Peripherals	20,000	20,000	-
Operating Supplies	7,500	5,000	(2,500)
Vehicle Operations	22,500	22,500	-
Emergency Supplies	2,000	2,000	-
Education / Training	5,000	4,000	(1,000)
Software License Fees and Renewals	26,750	32,750	6,000
Dues, Licenses, Subscriptions	3,000	3,000	-
Capital Projects Reserves	31,024	-	(31,024)
Admin Building O&M	50,000	42,500	(7,500)
GIS Mapping	29,500	30,000	500
Total Operational Admin Services	**1,049,801**	**1,047,315**	**(2,486)**
UTILITY SERVICES			
Payroll - Salaries	738,812	696,858	(41,954)
Payroll - Overtime	34,000	34,843	843
Payroll - PTO Buyout	36,941	34,843	(2,098)
Payroll Taxes	2,826	2,665	(160)
Retirement Benefits	24,952	44,827	19,875
Health and Life Insurance	145,149	167,558	22,409
Workers' Compensation	23,443	22,228	(1,215)
ProfServ-Trustee Fees	8,300	12,000	3,700
Attorney Fees	45,000	20,000	(25,000)
Professional Fees	10,000	45,000	35,000
Billing IT Support	30,000	-	(30,000)
Engineering Fees	43,000	62,000	19,000
Billing IT License Fees	-	12,000	12,000
AMI Metering - Maintenance Support & License	-	90,500	90,500
Billing IT Support - AMI Zenner	15,500	-	(15,500)
Contracts-Bulk Potable Water	1,512,500	1,663,750	151,250
Contracts-Bulk Wastewater	1,149,500	1,264,450	114,950
Contractual Svcs-Locate Services	1,500	1,500	-
Contractual Svcs-Odor Control	90,000	90,000	-
Water Quality Analysis-Health Department	12,000	12,000	-
Water Quality Testing	20,000	12,000	(8,000)
Water Quality Testing Supplies	5,000	5,000	-
Contr Svcs - Landscaping (Lift Station)	11,500	11,500	-
Postage - Utility Billing	17,000	18,500	1,500
Cellular Service	11,100	18,100	7,000
Cell Service for Tablet Devices	2,200	-	(2,200)
Cell Service for Metering Services	1,300	-	(1,300)
Cell Service for SCADA	7,600	-	(7,600)
Electricity	210,000	231,000	21,000

Fiscal Year 2027 Operating Budget -- Enterprise Fund (400)

Description	Adopted FY2026 Budget	FY 2027 Budget	Budget Variance Inc/(Decr)
R&M - Equipment	10,000	10,000	-
R&M - Lift Station	45,000	35,000	(10,000)
Tools & Equipment	20,000	15,000	(5,000)
R&M AMI Metering	9,000	-	(9,000)
R&M AMI Non Warranty	25,000	-	(25,000)
Manhole Maintenance & Repairs	20,000	20,000	-
Video Inspections	150,000	200,000	50,000
Irrigation Maintenance	50,000	50,000	-
R & M - Water Distribution	75,000	60,000	(15,000)
R & M - Wastewater Collection	100,000	225,000	125,000
R & M - Irrigation Distribution	75,000	60,000	(15,000)
Fire Hydrant Repairs	40,000	25,000	(15,000)
Generator & Bypass Pump Maint.	20,000	25,000	5,000
Printing - Billing	9,950	12,000	2,050
Bank Fees	4,000	4,000	-
Safety Equipment	3,000	3,000	-
Lee County Agreement Obligation	172,500	172,500	-
Annual Lee County True-Up	100,000	350,000	250,000
Sanitary Sewer Jetting	40,000	20,000	(20,000)
Inventory	175,000	100,000	(75,000)
Meter Boxes	5,000	1,500	(3,500)
Meters & Supplies	100,000	50,000	(50,000)
Team Uniforms	16,000	16,000	-
Billing Supplies	1,300	600	(700)
R&M Meters & Supplies	2,500	5,200	2,700
Inventory - Electric	30,000	30,000	-
Education / Training	10,000	10,000	-
Dues, Licenses, Subscriptions	3,000	3,000	-
Total Utility Services	**5,520,372**	**6,075,922**	**555,550**
TOTAL OPERATING REVENUE	**12,866,405**	**9,136,073**	**(3,730,332)**
TOTAL OPERATING EXPENSES	**6,679,152**	**7,245,655**	**566,503**
OPERATING INCOME	**6,187,253**	**1,890,418**	**(4,296,835)**
DEBT SERVICE			
Debt Service Principal	125,182	576,765	451,583
Debt Service Interest	166,889	165,414	(1,475)
Total Debt Service	**292,071**	**742,179**	**450,108**

Fiscal Year 2027 Operating Budget -- Enterprise Fund (400)

Description	Adopted FY2026 Budget	FY 2027 Budget	Budget Variance Inc/(Decr)
CAPITAL PROJECTS & RESERVES			
Reserve - Capital Projects	742,900	400,000	(342,900)
Reserve - Maintenance Program	500,000	346,239	(153,761)
Capital Projects	924,000	402,000	(522,000)
Meter Replacement Project	10,134,069	4,800,000	(5,334,069)
12" Forcemain	4,635,405	-	(4,635,405)
Main Admin Building Construction	4,049,974	-	(4,049,974)
Share of Admin Project Funding	-	100,000	100,000
Total Capital Projects & Reserves	**20,986,348**	**6,048,239**	**(14,938,109)**
NON-OPERATING SOURCES (USES)			
Interfund Transfer - In	924,000	-	(924,000)
Use of Reserves and/or Connection Fees	-	100,000	100,000
Loan/Note Proceeds (SRF)	10,134,069	4,800,000	(5,334,069)
Grant Proceeds	4,635,405	-	(4,635,405)
Use of Bond Funds	2,135,800	-	(2,135,800)
Use of Carryforward/Interest	590,554	-	(590,554)
Use of Loan Proceeeds (FH)	1,264,620	-	(1,264,620)
Total Non-operating Sources (Uses)	**19,684,448**	**4,900,000**	**(14,784,448)**
NET CHANGE IN POSITION	**$ 4,593,282**	**$ (0)**	**$ 4,593,282**

Amortization Schedule

State Revolving Loan - SW360490

Utility Projects: Design Loan - Transmission Main Upgrade

Period Ending	Principal	Interest Rate	Interest	Debt Service	Annual Debt Service	Outstanding Balance
1/15/2023						$170,505
2/15/2023	$14,360	0.73%	$622	$14,983		$156,145
8/15/2023	$14,413	0.73%	$570	$14,983	$29,965	$141,732
2/15/2024	$14,465	0.73%	$517	$14,983		$127,267
8/15/2024	$14,518	0.73%	$465	$14,983	$29,965	$112,748
2/15/2025	$14,571	0.73%	$412	$14,983		$98,177
8/15/2025	$14,847	0.73%	$135	$14,983	$29,965	$83,330
2/15/2026	$14,874	0.73%	$108	$14,983		$68,456
8/15/2026	$14,901	0.73%	$81	$14,983	$29,965	$53,554
2/15/2027	$14,928	0.73%	$54	$14,983		$38,626
8/15/2027	$14,955	0.73%	$27	$14,983	$29,965	$23,671
2/15/2028	$14,928	0.73%	$54	$14,983		$8,742
8/15/2028	$8,742	0.73%	$27	$8,770	$23,752	$0
	$170,505		$3,074			

Amortization Schedule

State Revolving Loan - SW360491

Utility Projects: Extend irrigation main, new irrigation well, 2.0 MG GST, H.S. pumping facility, and FM

Period Ending	Principal	Interest Rate	Interest	Debt Service	Annual Debt Service	Outstanding Balance
9/28/2023						$2,217,884
8/15/2025	$47,157	1.54%	$17,078	$64,235		$2,170,727
2/15/2026	$47,520	1.54%	$16,715	$64,235	$128,470	$2,123,206
8/15/2026	$47,886	1.54%	$16,349	$64,235		$2,075,320
2/15/2027	$48,255	1.54%	$15,980	$64,235	$128,470	$2,027,065
8/15/2027	$48,627	1.54%	$15,608	$64,235		$1,978,438
2/15/2028	$49,001	1.54%	$15,234	$64,235	$128,470	$1,929,437
8/15/2028	$49,378	1.54%	$14,857	$64,235		$1,880,059
2/15/2029	$49,759	1.54%	$14,476	$64,235	$128,470	$1,830,300
8/15/2029	$50,142	1.54%	$14,093	$64,235		$1,780,159
2/15/2030	$50,528	1.54%	$13,707	$64,235	$128,470	$1,729,631
8/15/2030	$50,917	1.54%	$13,318	$64,235		$1,678,714
2/15/2031	$51,309	1.54%	$12,926	$64,235	$128,470	$1,627,405
8/15/2031	$51,704	1.54%	$12,531	$64,235		$1,575,701
2/15/2032	$52,102	1.54%	$12,133	$64,235	$128,470	$1,523,599
8/15/2032	$52,503	1.54%	$11,732	$64,235		$1,471,096
2/15/2033	$52,908	1.54%	$11,327	$64,235	$128,470	$1,418,188
8/15/2033	$53,315	1.54%	$10,920	$64,235		$1,364,873
2/15/2034	$53,725	1.54%	$10,510	$64,235	$128,470	$1,311,148
8/15/2034	$54,139	1.54%	$10,096	$64,235		$1,257,009
2/15/2035	$54,556	1.54%	$9,679	$64,235	$128,470	$1,202,453
8/15/2035	$54,976	1.54%	$9,259	$64,235		$1,147,477
2/15/2036	$55,399	1.54%	$8,836	$64,235	$128,470	$1,092,077
8/15/2036	$55,826	1.54%	$8,409	$64,235		$1,036,251
2/15/2037	$56,256	1.54%	$7,979	$64,235	$128,470	$979,995
8/15/2037	$56,689	1.54%	$7,546	$64,235		$923,306
2/15/2038	$57,126	1.54%	$7,109	$64,235	$128,470	$866,181
8/15/2038	$57,565	1.54%	$6,670	$64,235		$808,615
2/15/2039	$58,009	1.54%	$6,226	$64,235	$128,470	$750,607
8/15/2039	$58,455	1.54%	$5,780	$64,235		$692,151
2/15/2040	$58,905	1.54%	$5,330	$64,235	$128,470	$633,246
8/15/2040	$59,359	1.54%	$4,876	$64,235		$573,887
2/15/2041	$59,816	1.54%	$4,419	$64,235	$128,470	$514,071
8/15/2041	$60,277	1.54%	$3,958	$64,235		$453,794
2/15/2042	$60,741	1.54%	$3,494	$64,235	$128,470	$393,053
8/15/2042	$61,208	1.54%	$3,027	$64,235		$331,845
2/15/2043	$61,680	1.54%	$2,555	$64,235	$128,470	$270,165
8/15/2043	$62,155	1.54%	$2,080	$64,235		$208,010
2/15/2044	$62,633	1.54%	$1,602	$64,235	$128,470	$145,377
8/15/2044	$63,116	1.54%	$1,119	$64,235		$82,261
2/15/2045	$63,602	1.54%	$633	$64,235	$128,470	$18,660
8/15/2045	$18,660	1.54%	$144	$18,804	$83,039	$0
	$2,217,884		$370,320			

Amortization Schedule

Water and Sewer Revenue Bonds, Series 2025

Period Ending	Principal	Interest Rate	Interest	Other	Debt Service	Annual Debt Service	Outstanding Balance
3/3/2025							$1,800,000
7/1/2025	$0	5.77%	$34,332		$34,332		$1,800,000
1/1/2026	$0	5.77%	$51,930		$51,930	$86,262	$1,800,000
7/1/2026	$0	5.77%	$51,930		$51,930		$1,800,000
1/1/2027	$0	5.77%	$51,930		$51,930	$103,860	$1,800,000
7/1/2027	$450,000	5.77%	$51,930		$501,930		$1,350,000
1/1/2028	$0	5.77%	$38,948		$38,948	$540,878	$1,350,000
7/1/2028	$450,000	5.77%	$38,948		$488,948		$900,000
1/1/2029	$0	5.77%	$25,965		$25,965	$514,913	$900,000
7/1/2029	$450,000	5.77%	$25,965		$475,965		$450,000
1/1/2030	$0	5.77%	$12,983		$12,983	$488,948	$450,000
3/1/2030	$450,000	5.77%	$4,328		$454,328		$0
	$1,800,000		$389,187	$0			

Amortization Schedule

State Revolving Loan - DW3604G0

Water Meter Construction Project

Period Ending	Principal	Interest Rate	Interest	Debt Service	Annual Debt Service	Outstanding Balance
3/31/2025						$14,586,096
10/15/2027	$281,512	2.56%	$186,702	$468,214		$14,304,584
4/15/2028	$285,115	2.56%	$183,099	$468,214	$936,428	$14,019,469
10/15/2028	$288,765	2.56%	$179,449	$468,214		$13,730,704
4/15/2029	$292,461	2.56%	$175,753	$468,214	$936,428	$13,438,243
10/15/2029	$296,204	2.56%	$172,010	$468,214		$13,142,038
4/15/2030	$299,996	2.56%	$168,218	$468,214	$936,428	$12,842,043
10/15/2030	$303,836	2.56%	$164,378	$468,214		$12,538,207
4/15/2031	$307,725	2.56%	$160,489	$468,214	$936,428	$12,230,482
10/15/2031	$311,664	2.56%	$156,550	$468,214		$11,918,818
4/15/2032	$315,653	2.56%	$152,561	$468,214	$936,428	$11,603,165
10/15/2032	$319,693	2.56%	$148,521	$468,214		$11,283,471
4/15/2033	$323,786	2.56%	$144,428	$468,214	$936,428	$10,959,686
10/15/2033	$327,930	2.56%	$140,284	$468,214		$10,631,756
4/15/2034	$332,128	2.56%	$136,086	$468,214	$936,428	$10,299,628
10/15/2034	$336,379	2.56%	$131,835	$468,214		$9,963,249
4/15/2035	$340,684	2.56%	$127,530	$468,214	$936,428	$9,622,565
10/15/2035	$345,045	2.56%	$123,169	$468,214		$9,277,520
4/15/2036	$349,462	2.56%	$118,752	$468,214	$936,428	$8,928,058
10/15/2036	$353,935	2.56%	$114,279	$468,214		$8,574,123
4/15/2037	$358,465	2.56%	$109,749	$468,214	$936,428	$8,215,658
10/15/2037	$363,054	2.56%	$105,160	$468,214		$7,852,604
4/15/2038	$367,701	2.56%	$100,513	$468,214	$936,428	$7,484,904
10/15/2038	$372,407	2.56%	$95,807	$468,214		$7,112,496
4/15/2039	$377,174	2.56%	$91,040	$468,214	$936,428	$6,735,322
10/15/2039	$382,002	2.56%	$86,212	$468,214		$6,353,321
4/15/2040	$386,891	2.56%	$81,323	$468,214	$936,428	$5,966,429
10/15/2040	$391,844	2.56%	$76,370	$468,214		$5,574,585
4/15/2041	$396,859	2.56%	$71,355	$468,214	$936,428	$5,177,726
10/15/2041	$401,939	2.56%	$66,275	$468,214		$4,775,787
4/15/2042	$407,084	2.56%	$61,130	$468,214	$936,428	$4,368,703
10/15/2042	$412,295	2.56%	$55,919	$468,214		$3,956,408
4/15/2043	$417,572	2.56%	$50,642	$468,214	$936,428	$3,538,836
10/15/2043	$422,917	2.56%	$45,297	$468,214		$3,115,920
4/15/2044	$428,330	2.56%	$39,884	$468,214	$936,428	$2,687,589
10/15/2044	$433,813	2.56%	$34,401	$468,214		$2,253,776
4/15/2045	$439,366	2.56%	$28,848	$468,214	$936,428	$1,814,411
10/15/2045	$444,990	2.56%	$23,224	$468,214		$1,369,421
4/15/2046	$450,685	2.56%	$17,529	$468,214	$936,428	$918,736
10/15/2046	$456,454	2.56%	$11,760	$468,214		$462,282
4/15/2047	$462,282	2.56%	$5,917	$468,199	$936,413	$0
	$14,586,096		$4,142,449			

Fiscal Year 2027 Allocation of Shared Costs

*** Change to 50/50 Shared Admin & Enterprise Fund (400)*

Account Description	FY2026 Budget	FY2027 Budgeted Amount	Allocation by Fund: General Fund & Pelican Preserve Shared	Allocation by Fund: Enterprise Fund (400)
			50.0%	50.0%
Administrative				
P/R-Board of Supervisors	24,000	24,000	12,000	12,000
Payroll - Taxes	1,836	1,836	918	918
Attorney Fees	45,000	45,000	22,500	22,500
Engineering Fees	35,000	10,000	5,000	5,000
Management & Accounting Services	56,000	58,000	29,000	29,000
Developer & Resident Reviews	-	30,000	15,000	15,000
Auditing Services	28,000	39,000	19,500	19,500
Public Officials Insurance	13,125	7,000	3,500	3,500
Legal Advertising	15,000	15,000	7,500	7,500
Dues, Licenses, Subscriptions	15,000	15,000	7,500	7,500
Subtotal	**232,961**	**244,836**	**122,418**	**122,418**
Operational Admin Services				
Payroll - Salaries	1,303,221	1,347,439	919,695	427,744
Payroll - Overtime	2,000	3,369	2,299	1,069
Payroll - PTO Buyout	65,261	67,540	46,100	21,441
Payroll - Processing Fees	12,000	18,000	9,000	9,000
Payroll - Bonus	35,000	35,000	17,500	17,500
Payroll - Market Adjustments	66,951	-	-	-
Payroll - Taxes	112,641	111,181	75,398	35,783
Retirement Benefits	73,622	85,327	56,550	28,776
Health and Life Insurance	207,013	225,048	171,797	53,251
Workers' Compensation	29,567	30,422	20,771	9,650
Professional Fees	20,000	20,000	10,000	10,000
Professional Fees - HR fees	9,000	5,000	2,500	2,500
Telephone/Fax/Internet Services	2,700	18,000	9,000	9,000
Postage	1,000	1,000	500	500
Cellular Service	23,000	25,000	12,500	12,500
Internet Fiber Service	6,000	-	-	-
Utilities - Lift Stations	1,500	1,500	750	750
Building Utilities - Electricity	16,000	26,000	13,000	13,000
Building Utilities - Water/Sewer	6,000	8,000	4,000	4,000
Building Utilities - Other	10,000	10,000	5,000	5,000
Rentals & Leases	7,000	7,000	3,500	3,500
Admin Office Rent Expense	31,000	-	-	-
Insurance (Liab., Auto, Property)	200,000	200,000	100,000	100,000
Vehicle Maintenance	22,000	40,000	20,000	20,000
Building Maintenance & Repairs	40,000	40,000	20,000	20,000
Printing	1,500	-	-	-
Marketing Expenses	10,000	7,500	3,750	3,750
Meeting Minutes Prep.	11,000	11,000	5,500	5,500
Website & Newsletter	5,000	5,000	2,500	2,500
Team Events	5,000	7,000	3,500	3,500
Computer Support	105,000	119,200	59,600	59,600
Agenda & Document Hosting	6,500	11,500	5,750	5,750

Fiscal Year 2027 Allocation of Shared Costs

*** Change to 50/50 Shared Admin & Enterprise Fund (400)*

Account Description	FY2026 Budget	FY2027 Budgeted Amount	Allocation by Fund: General Fund & Pelican Preserve Shared	Allocation by Fund: Enterprise Fund (400)
			50.0%	50.0%
Office Supplies	2,000	-	-	-
Computer Equipment & Peripherals	40,000	40,000	20,000	20,000
Operating Supplies	15,000	10,000	5,000	5,000
Vehicle Operations	45,000	45,000	22,500	22,500
Emergency Supplies	4,000	4,000	2,000	2,000
Education / Training	10,000	8,000	4,000	4,000
Software License Fees and Renewals	53,500	65,500	32,750	32,750
Dues, Licenses, Subscriptions	6,000	6,000	3,000	3,000
Capital Projects Reserves	62,047	-	-	-
Admin Building O&M	100,000	85,000	42,500	42,500
GIS Mapping	59,000	60,000	30,000	30,000
Subtotal	**2,843,023**	**2,809,526**	**1,762,211**	**1,047,315**
Total	**$ 3,075,984**	**$ 3,054,362**	**$ 1,884,629**	**$ 1,169,733**

Fiscal Year 2026 Debt Service Budget

Series 2023-1 Debt Service Fund (207) - Gateway Assessment Area

Description	Adopted FY 2026 Budget	FY 2027 Budget	Budget Variance Inc/(Decr)
REVENUES			
Special Assmnts- Tax Collector	$ 921,014	$ 921,013	$ (1)
Special Assmnts- Discounts	(36,841)	(36,841)	0
TOTAL REVENUES	**884,173**	**884,172**	**(1)**
EXPENDITURES			
DEBT SERVICE PAYMENTS			
Principal Debt Retirement	425,000	440,000	15,000
Interest Expense	423,900	409,844	(14,056)
Misc-Assessment Collection Cost	32,235	33,994	1,758
Total Debt Service Payments	**881,135**	**883,838**	**2,702**
TOTAL EXPENDITURES	**881,135**	**883,838**	**2,702**
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	**$ 3,037**	**335**	**(2,703)**

ASSESSMENT CHART				
Category	**Amount Per Unit**	**# of Units**	**Total Amount**	**Gross Assessments**
Single Family	$157.32	4,127	$649,248.23	$649,248.23
Multi-Family	$116.18	890	$103,401.61	$103,401.61
Golf Course	$18,090.13	1	$18,090.13	$18,090.13
Commercial	$150,273.54	1	$150,273.54	$150,273.54
	Total	**5,019**	**$921,013.51**	**$921,013.51**

Amortization Schedule

Series 2023-1 Debt Service Fund (207) - Gateway Assessment Area

Period Ending November 1	Principal	Interest	Debt Service	Outstanding Balance
				$11,710,000
2023	$0	$289,919	$289,919	$11,710,000
2024	$0	$444,131	$444,131	$11,710,000
2025	$410,000	$437,469	$847,469	$11,300,000
2026	$425,000	$423,900	$848,900	$10,875,000
2027	$440,000	$409,844	$849,844	$10,435,000
2028	$455,000	$395,300	$850,300	$9,980,000
2029	$470,000	$380,856	$850,856	$9,510,000
2030	$485,000	$366,531	$851,531	$9,025,000
2031	$500,000	$351,506	$851,506	$8,525,000
2032	$515,000	$335,709	$850,709	$8,010,000
2033	$530,000	$319,050	$849,050	$7,480,000
2034	$550,000	$299,438	$849,438	$6,930,000
2035	$575,000	$276,938	$851,938	$6,355,000
2036	$595,000	$253,538	$848,538	$5,760,000
2037	$620,000	$229,238	$849,238	$5,140,000
2038	$645,000	$203,938	$848,938	$4,495,000
2039	$675,000	$176,694	$851,694	$3,820,000
2040	$700,000	$147,475	$847,475	$3,120,000
2041	$730,000	$117,088	$847,088	$2,390,000
2042	$765,000	$85,319	$850,319	$1,625,000
2043	$795,000	$52,169	$847,169	$830,000
2044	$830,000	$17,638	$847,638	$0

Fiscal Year 2026 Debt Service Budget

Series 2023-2 Debt Service Fund (208) - Pelican Preserve Assessment Area

Description	FY 2026 Budget	FY2027 Budget	Budget Variance Inc/(Decr)
REVENUES			
Special Assmnts- Tax Collector	$ 101,315	$ 101,315	$ (0)
Special Assmnts- Discounts	(4,053)	(4,053)	0
TOTAL REVENUES	**97,262**	**97,262**	**0**
EXPENDITURES			
DEBT SERVICE PAYMENTS			
Principal Debt Retirement	45,000	50,000	5,000
Interest Expense	45,141	43,716	(1,425)
Misc-Assessment Collection Cost	3,546	-	(3,546)
Total Debt Service Payments	**93,687**	**93,716**	**29**
TOTAL EXPENDITURES	**93,687**	**93,716**	**29**
OTHER FINANCING SOURCES (USES)			
Interfund Transfer - In	-	-	-
Total Other Financing Sources (Uses)	**-**	**-**	**-**
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	**3,575**	**$ 3,546**	**$ (29)**

ASSESSMENT CHART			
Category	**Amount Per Unit**	**# of Units**	**Total Amount**
Single Family	$33.37	1,668	$55,661.81
Multi-Family (inside gate)	$24.88	830	$20,646.45
Multi-Family (outside gate)	$28.00	168	$4,703.67
Golf Course	$13,465.72	1	$13,465.72
Commercial	$6,837.23	1	$6,837.23
	Total	**2,668**	**$101,314.88**

Amortization Schedule

Series 2023-2 Debt Service Fund (208) - Pelican Preserve Assessment Area

Period Ending November 1	Principal	Interest	Debt Service	Outstanding Balance
				$1,255,000
2023	$0	$30,789	$30,789	$1,255,000
2024	$0	$47,166	$47,166	$1,255,000
2025	$45,000	$46,491	$91,491	$1,210,000
2026	$45,000	$45,141	$90,141	$1,165,000
2027	$50,000	$43,716	$93,716	$1,115,000
2028	$50,000	$42,216	$92,216	$1,065,000
2029	$50,000	$40,716	$90,716	$1,015,000
2030	$50,000	$39,216	$89,216	$965,000
2031	$55,000	$37,607	$92,607	$910,000
2032	$55,000	$35,868	$90,868	$855,000
2033	$55,000	$34,094	$89,094	$800,000
2034	$60,000	$32,000	$92,000	$740,000
2035	$60,000	$29,600	$89,600	$680,000
2036	$65,000	$27,100	$92,100	$615,000
2037	$65,000	$24,500	$89,500	$550,000
2038	$70,000	$21,800	$91,800	$480,000
2039	$70,000	$18,913	$88,913	$410,000
2040	$75,000	$15,831	$90,831	$335,000
2041	$80,000	$12,538	$92,538	$255,000
2042	$80,000	$9,138	$89,138	$175,000
2043	$85,000	$5,631	$90,631	$90,000
2044	$90,000	$1,913	$91,913	$0

Fiscal Year 2026 Debt Service Budget

Debt Service Fund (205) - Lake Bank Restoration Loans

Description	Adopted FY 2026 Budget	FY 2027 Budget	Budget Variance Inc/(Decr)
REVENUES			
Special Assessment Levy	$ 981,693	$ 1,110,189	$ 128,496
Tax Collector/Property Appraiser/Discounts	(39,268)	(44,408)	(5,140)
Interest - Investments	-	-	-
TOTAL REVENUES	**942,425**	**1,065,782**	**123,357**
EXPENDITURES			
ADMINISTRATIVE SERVICES			
ProfServ-Trustees Fees	5,500	5,500	-
Auditing Services	2,500	5,000	2,500
Total Administrative Services	**8,000**	**10,500**	**2,500**
DEBT SERVICE PAYMENTS			
Principal Debt Retirement	820,832	948,498	127,666
Interest Expense	113,593	106,784	(6,809)
Total Debt Service Payments	**934,425**	**1,055,282**	**120,857**
OTHER FEES AND CHARGES			
Reserve - Other	140,164	158,292	18,128
Miscellaneous Collection Fees	-	-	-
Total Other Fees & Charges	**140,164**	**158,292**	**18,128**
TOTAL EXPENDITURES	**1,082,589**	**1,224,074**	**141,485**
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	**(140,164)**	**(158,292)**	**(18,128)**
OTHER FINANCING SOURCES (USES)			
Use of Fund Balance	140,164	158,292	18,128
Total Other Financing Sources (Uses)	**140,164**	**158,292**	**18,128**
NET CHANGE IN FUND BALANCE	**$ -**	**$ -**	**$ (0)**

Amortization Schedule - All Loans

Debt Service Fund (205) - Lake Bank Restoration Bond

Fiscal Year	Principal	Interest	Other	Annual Debt Service	Outstanding Balance
					$18,269,811
2025	$694,954	$70,215	$0	$765,169	$17,574,857
2026	$820,832	$113,593	$0	$934,425	$16,754,025
2027	$948,498	$106,784	$0	$1,055,282	$15,805,527
2028	$1,076,259	$99,880	$0	$1,176,139	$14,729,269
2029	$1,083,258	$92,880	$0	$1,176,139	$13,646,010
2030	$1,090,356	$85,783	$0	$1,176,139	$12,555,654
2031	$1,097,552	$78,587	$0	$1,176,139	$11,458,102
2032	$1,104,849	$71,290	$0	$1,176,139	$10,353,253
2033	$1,112,248	$63,891	$0	$1,176,139	$9,241,005
2034	$1,119,750	$56,389	$0	$1,176,139	$8,121,254
2035	$1,127,358	$48,781	$0	$1,176,139	$6,993,897
2036	$1,135,072	$41,067	$0	$1,176,139	$5,858,825
2037	$1,142,894	$33,245	$0	$1,176,139	$4,715,931
2038	$1,150,825	$25,313	$0	$1,176,139	$3,565,106
2039	$714,312	$18,553	$0	$732,864	$2,850,794
2040	$717,307	$15,556	$0	$732,864	$2,133,487
2041	$705,353	$12,566	$0	$717,919	$1,428,134
2042	$590,198	$9,821	$0	$600,019	$837,936
2043	$592,952	$7,067	$0	$600,019	$244,983
2044	$597,064	$4,265	$0	$601,329	($352,081)
2045	$365,764	$1,415	$0	$367,179	($717,845)
2046	$241,713	$0	$0	$241,713	($959,558)
Total	**$18,987,656**	**$1,056,942**	**$0**	**$20,044,598**	

Amortization Schedule

State Revolving Loan - SW360400

Period Ending	Principal	Interest Rate	Interest	Debt Service	Annual Debt Service	Outstanding Balance
6/15/2017						$102,992
12/15/2017	$10,562	2.18%	$276	$10,838		$92,431
6/15/2018	$9,830	2.18%	$1,008	$10,838	$21,676	$82,601
12/15/2018	$9,938	2.18%	$900	$10,838		$72,663
6/15/2019	$10,046	2.18%	$792	$10,838	$21,676	$62,617
12/15/2019	$10,155	2.18%	$683	$10,838		$52,462
6/15/2020	$10,266	2.18%	$572	$10,838	$21,676	$42,196
12/15/2020	$10,378	2.18%	$460	$10,838		$31,818
6/15/2021	$10,491	2.18%	$347	$10,838	$21,676	$21,327
12/15/2021	$10,605	2.18%	$232	$10,838		$10,721
6/5/2022	$10,721	2.18%	$117	$10,838	$21,676	$0
	$102,993		$3,202			

Amortization Schedule

State Revolving Loan - SW360410 (original)

Period Ending	Principal	Interest Rate	Interest	Other	Debt Service	Annual Debt Service	Outstanding Balance
8/15/2019							$2,869,032
2/15/2020	$8,981	1.07%	$15,349		$24,331		$2,860,051
8/15/2020	$70,106	1.07%	$15,301	$61,077	$146,484	$170,815	$2,789,945
2/15/2021	$70,481	1.07%	$14,926		$85,407		$2,719,464
8/15/2021	$70,858	1.07%	$14,549		$85,407	$170,815	$2,648,605
2/15/2022	$71,237	1.07%	$14,170		$85,407		$2,577,368
8/15/2022	$71,619	1.07%	$13,789		$85,407	$170,815	$2,505,749
2/15/2023	$72,002	1.07%	$13,406		$85,407		$2,433,747
8/15/2023	$72,387	1.07%	$13,021		$85,407	$170,815	$2,361,361
2/15/2024	$72,774	1.07%	$12,633		$85,407		$2,288,586
8/15/2024	$73,164	1.07%	$12,244		$85,407	$170,815	$2,215,423
2/15/2025	$73,555	1.07%	$11,853		$85,407		$2,141,868
8/15/2025	$73,948	1.07%	$11,459		$85,407	$170,815	$2,067,919
2/15/2026	$74,344	1.07%	$11,063		$85,407		$1,993,575
8/15/2026	$74,742	1.07%	$10,666		$85,407	$170,815	$1,918,833
2/15/2027	$75,142	1.07%	$10,266		$85,407		$1,843,692
8/15/2027	$75,544	1.07%	$9,864		$85,407	$170,815	$1,768,148
2/15/2028	$75,948	1.07%	$9,460		$85,407		$1,692,200
8/15/2028	$76,354	1.07%	$9,053		$85,407	$170,815	$1,615,846
2/15/2029	$76,763	1.07%	$8,645		$85,407		$1,539,083
8/15/2029	$77,173	1.07%	$8,234		$85,407	$170,815	$1,461,910
2/15/2030	$77,586	1.07%	$7,821		$85,407		$1,384,324
8/15/2030	$78,001	1.07%	$7,406		$85,407	$170,815	$1,306,322
2/15/2031	$78,419	1.07%	$6,989		$85,407		$1,227,904
8/15/2031	$78,838	1.07%	$6,569		$85,407	$170,815	$1,149,066
2/15/2032	$79,260	1.07%	$6,148		$85,407		$1,069,806
8/15/2032	$79,684	1.07%	$5,723		$85,407	$170,815	$990,122
2/15/2033	$80,110	1.07%	$5,297		$85,407		$910,011
8/15/2033	$80,539	1.07%	$4,869		$85,407	$170,815	$829,472
2/15/2034	$80,970	1.07%	$4,438		$85,407		$748,503
8/15/2034	$81,403	1.07%	$4,004		$85,407	$170,815	$667,100
2/15/2035	$81,838	1.07%	$3,569		$85,407		$585,261
8/15/2035	$82,276	1.07%	$3,131		$85,407	$170,815	$502,985
2/15/2036	$82,717	1.07%	$2,691		$85,407		$420,268
8/15/2036	$83,159	1.07%	$2,248		$85,407	$170,815	$337,109
2/15/2037	$83,604	1.07%	$1,804		$85,407		$253,505
8/15/2037	$84,051	1.07%	$1,356		$85,407	$170,815	$169,454
2/15/2038	$84,501	1.07%	$907		$85,407		$84,953
8/15/2038	$84,953	1.07%	$454		$85,408	$170,815	$0
	$2,869,032		$315,375	$61,077			

Amortization Schedule

State Revolving Loan - SW360410 (amendment)

Period Ending	Principal	Interest Rate	Interest	Other	Debt Service	Annual Debt Service	Outstanding Balance
							$846,698
8/15/2019	$8,965	1.68%	$194		$9,159		$837,733
2/15/2020	$5,518	1.68%	$3,777	$16,968	$26,262		$832,216
8/15/2020	$19,271	1.68%	$6,991		$26,262	$52,524	$812,944
2/15/2021	$19,433	1.68%	$6,829		$26,262		$793,511
8/15/2021	$19,596	1.68%	$6,665		$26,262	$52,524	$773,915
2/15/2022	$19,761	1.68%	$6,501		$26,262		$754,154
8/15/2022	$19,927	1.68%	$6,335		$26,262	$52,524	$734,227
2/15/2023	$20,094	1.68%	$6,168		$26,262		$714,132
8/15/2023	$20,263	1.68%	$5,999		$26,262	$52,524	$693,869
2/15/2024	$20,433	1.68%	$5,828		$26,262		$673,435
8/15/2024	$20,605	1.68%	$5,657		$26,262	$52,524	$652,830
2/15/2025	$20,778	1.68%	$5,484		$26,262		$632,052
8/15/2025	$20,953	1.68%	$5,309		$26,262	$52,524	$611,099
2/15/2026	$21,129	1.68%	$5,133		$26,262		$589,971
8/15/2026	$21,306	1.68%	$4,956		$26,262	$52,524	$568,664
2/15/2027	$21,485	1.68%	$4,777		$26,262		$547,179
8/15/2027	$21,666	1.68%	$4,596		$26,262	$52,524	$525,513
2/15/2028	$21,848	1.68%	$4,414		$26,262		$503,666
8/15/2028	$22,031	1.68%	$4,231		$26,262	$52,524	$481,635
2/15/2029	$22,216	1.68%	$4,046		$26,262		$459,418
8/15/2029	$22,403	1.68%	$3,859		$26,262	$52,524	$437,015
2/15/2030	$22,591	1.68%	$3,671		$26,262		$414,424
8/15/2030	$22,781	1.68%	$3,481		$26,262	$52,524	$391,644
2/15/2031	$22,972	1.68%	$3,290		$26,262		$368,671
8/15/2031	$23,165	1.68%	$3,097		$26,262	$52,524	$345,506
2/15/2032	$23,360	1.68%	$2,902		$26,262		$322,147
8/15/2032	$23,556	1.68%	$2,706		$26,262	$52,524	$298,591
2/15/2033	$23,754	1.68%	$2,508		$26,262		$274,837
8/15/2033	$23,953	1.68%	$2,309		$26,262	$52,524	$250,883
2/15/2034	$24,155	1.68%	$2,107		$26,262		$226,729
8/15/2034	$24,357	1.68%	$1,905		$26,262	$52,524	$202,371
2/15/2035	$24,562	1.68%	$1,700		$26,262		$177,809
8/15/2035	$24,768	1.68%	$1,494		$26,262	$52,524	$153,041
2/15/2036	$24,976	1.68%	$1,286		$26,262		$128,065
8/15/2036	$25,186	1.68%	$1,076		$26,262	$52,524	$102,878
2/15/2037	$25,398	1.68%	$864		$26,262		$77,481
8/15/2037	$25,611	1.68%	$651		$26,262	$52,524	$51,869
2/15/2038	$25,826	1.68%	$436		$26,262		$26,043
8/15/2038	$26,043	1.68%	$219		$26,262	$52,524	$0
	$837,733		$143,254				

Amortization Schedule

State Revolving Loan - SW360442

Period Ending	Principal	Interest Rate	Interest	Debt Service	Annual Debt Service	Outstanding Balance
4/30/2024						$1,981,750
8/15/2024	$56,621	0.00%	$0	$56,621		$1,925,129
2/15/2025	$56,621	0.00%	$0	$56,621	$113,243	$1,868,507
8/15/2025	$56,621	0.00%	$0	$56,621		$1,811,886
2/15/2026	$56,621	0.00%	$0	$56,621	$113,243	$1,755,264
8/15/2026	$56,621	0.00%	$0	$56,621		$1,698,643
2/15/2027	$56,621	0.00%	$0	$56,621	$113,243	$1,642,021
8/15/2027	$56,621	0.00%	$0	$56,621		$1,585,400
2/15/2028	$56,621	0.00%	$0	$56,621	$113,243	$1,528,779
8/15/2028	$56,621	0.00%	$0	$56,621		$1,472,157
2/15/2029	$56,621	0.00%	$0	$56,621	$113,243	$1,415,536
8/15/2029	$56,621	0.00%	$0	$56,621		$1,358,914
2/15/2030	$56,621	0.00%	$0	$56,621	$113,243	$1,302,293
8/15/2030	$56,621	0.00%	$0	$56,621		$1,245,671
2/15/2031	$56,621	0.00%	$0	$56,621	$113,243	$1,189,050
8/15/2031	$56,621	0.00%	$0	$56,621		$1,132,429
2/15/2032	$56,621	0.00%	$0	$56,621	$113,243	$1,075,807
8/15/2032	$56,621	0.00%	$0	$56,621		$1,019,186
2/15/2033	$56,621	0.00%	$0	$56,621	$113,243	$962,564
8/15/2033	$56,621	0.00%	$0	$56,621		$905,943
2/15/2034	$56,621	0.00%	$0	$56,621	$113,243	$849,321
8/15/2034	$56,621	0.00%	$0	$56,621		$792,700
2/15/2035	$56,621	0.00%	$0	$56,621	$113,243	$736,078
8/15/2035	$56,621	0.00%	$0	$56,621		$679,457
2/15/2036	$56,621	0.00%	$0	$56,621	$113,243	$622,836
8/15/2036	$56,621	0.00%	$0	$56,621		$566,214
2/15/2037	$56,621	0.00%	$0	$56,621	$113,243	$509,593
8/15/2037	$56,621	0.00%	$0	$56,621		$452,971
2/15/2038	$56,621	0.00%	$0	$56,621	$113,243	$396,350
8/15/2038	$56,621	0.00%	$0	$56,621		$339,728
2/15/2039	$56,621	0.00%	$0	$56,621	$113,243	$283,107
8/15/2039	$56,621	0.00%	$0	$56,621		$226,485
2/15/2040	$56,621	0.00%	$0	$56,621	$113,243	$169,864
8/15/2040	$56,621	0.00%	$0	$56,621		$113,243
2/15/2041	$56,621	0.00%	$0	$56,621	$113,243	$56,621
8/15/2041	$56,621	0.00%	$0	$56,621		($0)
	$1,981,750		$0			

Amortization Schedule

State Revolving Loan - SW360441

Period Ending	Principal	Interest Rate	Fees	Interest	Debt Service	Annual Debt Service	Outstanding Balance
12/15/2020							$193,332
6/15/2021	$0	1.66%	4,280.87	$1,605	$1,605		$193,332
12/15/2021	$3,089	1.66%	1,191.41	$1,605	$4,694	$6,299	$190,243
6/15/2022	$4,307	1.66%	-	$1,579	$5,886		$185,936
12/15/2022	$4,342	1.66%	-	$1,543	$5,886	$11,771	$181,594
6/15/2023	$4,378	1.66%	-	$1,507	$5,886		$177,216
12/15/2023	$4,415	1.66%	-	$1,471	$5,886	$11,771	$172,801
6/15/2024	$4,451	1.66%	-	$1,434	$5,886		$168,350
12/15/2024	$4,488	1.66%	-	$1,397	$5,886	$11,771	$163,862
6/15/2025	$4,525	1.66%	-	$1,360	$5,886		$159,336
12/15/2025	$4,563	1.66%	-	$1,322	$5,886	$11,771	$154,773
6/15/2026	$4,601	1.66%	-	$1,285	$5,886		$150,172
12/15/2026	$4,639	1.66%	-	$1,246	$5,886	$11,771	$145,533
6/15/2027	$4,678	1.66%	-	$1,208	$5,886		$140,855
12/15/2027	$4,716	1.66%	-	$1,169	$5,886	$11,771	$136,139
6/15/2028	$4,756	1.66%	-	$1,130	$5,886		$131,383
12/15/2028	$4,795	1.66%	-	$1,090	$5,886	$11,771	$126,588
6/15/2029	$4,835	1.66%	-	$1,051	$5,886		$121,754
12/15/2029	$4,875	1.66%	-	$1,011	$5,886	$11,771	$116,879
6/15/2030	$4,915	1.66%	-	$970	$5,886		$111,963
12/15/2030	$4,956	1.66%	-	$929	$5,886	$11,771	$107,007
6/15/2031	$4,997	1.66%	-	$888	$5,886		$102,010
12/15/2031	$5,039	1.66%	-	$847	$5,886	$11,771	$96,971
6/15/2032	$5,081	1.66%	-	$805	$5,886		$91,890
12/15/2032	$5,123	1.66%	-	$763	$5,886	$11,771	$86,767
6/15/2033	$5,165	1.66%	-	$720	$5,886		$81,602
12/15/2033	$5,208	1.66%	-	$677	$5,886	$11,771	$76,394
6/15/2034	$5,251	1.66%	-	$634	$5,886		$71,142
12/15/2034	$5,295	1.66%	-	$590	$5,886	$11,771	$65,847
6/15/2035	$5,339	1.66%	-	$547	$5,886		$60,508
12/15/2035	$5,383	1.66%	-	$502	$5,886	$11,771	$55,125
6/15/2036	$5,428	1.66%	-	$458	$5,886		$49,697
12/15/2036	$5,473	1.66%	-	$412	$5,886	$11,771	$44,224
6/15/2037	$5,518	1.66%	-	$367	$5,886		$38,705
12/15/2037	$5,564	1.66%	-	$321	$5,886	$11,771	$33,141
6/15/2038	$5,610	1.66%	-	$275	$5,886		$27,530
12/15/2038	$5,657	1.66%	-	$229	$5,886	$11,771	$21,873
6/15/2039	$5,704	1.66%	-	$182	$5,886		$16,169
12/15/2039	$5,751	1.66%	-	$134	$5,886	$11,771	$10,418
6/15/2040	$5,799	1.66%	-	$86	$5,886		$4,619
12/15/2040	$4,619	1.66%	-	$38	$4,657	$10,543	0.00
	$193,332		$5,472	$35,389			

Amortization Schedule

State Revolving Loan - SW360440

Period Ending	Principal	Interest Rate	Interest	Debt Service	Annual Debt Service	Outstanding Balance
4/15/2020						$122,327
10/15/2020	$2,368	2.53%	$1,547	$3,916		$119,959
4/15/2021	$2,398	2.53%	$1,517	$3,916	$7,832	$117,561
10/15/2021	$2,429	2.53%	$1,487	$3,916		$115,132
4/15/2022	$2,459	2.53%	$1,456	$3,916	$7,832	$112,673
10/15/2022	$2,490	2.53%	$1,425	$3,916		$110,182
4/15/2023	$2,522	2.53%	$1,394	$3,916	$7,832	$107,660
10/15/2023	$2,554	2.53%	$1,362	$3,916		$105,106
4/15/2024	$2,586	2.53%	$1,330	$3,916	$7,832	$102,520
10/15/2024	$2,619	2.53%	$1,297	$3,916		$99,901
4/15/2025	$2,652	2.53%	$1,264	$3,916	$7,832	$97,249
10/15/2025	$2,686	2.53%	$1,230	$3,916		$94,564
4/15/2026	$2,720	2.53%	$1,196	$3,916	$7,832	$91,844
10/15/2026	$2,754	2.53%	$1,162	$3,916		$89,090
4/15/2027	$2,789	2.53%	$1,127	$3,916	$7,832	$86,301
10/15/2027	$2,824	2.53%	$1,092	$3,916		$83,477
4/15/2028	$2,860	2.53%	$1,056	$3,916	$7,832	$80,617
10/15/2028	$2,896	2.53%	$1,020	$3,916		$77,721
4/15/2029	$2,933	2.53%	$983	$3,916	$7,832	$74,789
10/15/2029	$2,970	2.53%	$946	$3,916		$71,819
4/15/2030	$3,007	2.53%	$909	$3,916	$7,832	$68,812
10/15/2030	$3,045	2.53%	$870	$3,916		$65,766
4/15/2031	$3,084	2.53%	$832	$3,916	$7,832	$62,683
10/15/2031	$3,123	2.53%	$793	$3,916		$59,560
4/15/2032	$3,162	2.53%	$753	$3,916	$7,832	$56,397
10/15/2032	$3,202	2.53%	$713	$3,916		$53,195
4/15/2033	$3,243	2.53%	$673	$3,916	$7,832	$49,952
10/15/2033	$3,284	2.53%	$632	$3,916		$46,668
4/15/2034	$3,325	2.53%	$590	$3,916	$7,832	$43,343
10/15/2034	$3,367	2.53%	$548	$3,916		$39,975
4/15/2035	$3,410	2.53%	$506	$3,916	$7,832	$36,565
10/15/2035	$3,453	2.53%	$463	$3,916		$33,112
4/15/2036	$3,497	2.53%	$419	$3,916	$7,832	$29,615
10/15/2036	$3,541	2.53%	$375	$3,916		$26,074
4/15/2037	$3,586	2.53%	$330	$3,916	$7,832	$22,488
10/15/2037	$3,631	2.53%	$284	$3,916		$18,857
4/15/2038	$3,677	2.53%	$239	$3,916	$7,832	$15,179
10/15/2038	$3,724	2.53%	$192	$3,916		$11,456
4/15/2039	$3,771	2.53%	$145	$3,916	$7,832	$7,685
10/15/2039	$3,819	2.53%	$97	$3,916		$3,866
4/15/2040	$3,866	2.53%	$49	$3,915	$7,831	$0
	$122,327		$34,304			

Amortization Schedule

State Revolving Loan - SW360401

Period Ending	Principal	Interest Rate	Interest	Debt Service	Annual Debt Service	Outstanding Balance
6/15/2018						$3,938,791
12/15/2018	$88,304	1.10%	$21,663	$109,968		$3,850,487
6/15/2019	$88,790	1.10%	$21,178	$109,968	$219,935	$3,761,696
12/15/2019	$89,278	1.10%	$20,689	$109,968		$3,672,418
6/15/2020	$89,769	1.10%	$20,198	$109,968	$219,935	$3,582,649
12/15/2020	$90,263	1.10%	$19,705	$109,968		$3,492,385
6/15/2021	$90,760	1.10%	$19,208	$109,968	$219,935	$3,401,626
12/15/2021	$91,259	1.10%	$18,709	$109,968		$3,310,367
6/15/2022	$91,761	1.10%	$18,207	$109,968	$219,935	$3,218,606
12/15/2022	$92,265	1.10%	$17,702	$109,968		$3,126,341
6/15/2023	$92,773	1.10%	$17,195	$109,968	$219,935	$3,033,568
12/15/2023	$93,283	1.10%	$16,685	$109,968		$2,940,285
6/15/2024	$93,796	1.10%	$16,172	$109,968	$219,935	$2,846,489
12/15/2024	$94,312	1.10%	$15,656	$109,968		$2,752,177
6/15/2025	$94,831	1.10%	$15,137	$109,968	$219,935	$2,657,346
12/15/2025	$95,352	1.10%	$14,615	$109,968		$2,561,993
6/15/2026	$95,877	1.10%	$14,091	$109,968	$219,935	$2,466,117
12/15/2026	$96,404	1.10%	$13,564	$109,968		$2,369,713
6/15/2027	$96,934	1.10%	$13,033	$109,968	$219,935	$2,272,778
12/15/2027	$97,467	1.10%	$12,500	$109,968		$2,175,311
6/15/2028	$98,004	1.10%	$11,964	$109,968	$219,935	$2,077,307
12/15/2028	$98,543	1.10%	$11,425	$109,968		$1,978,765
6/15/2029	$99,085	1.10%	$10,883	$109,968	$219,935	$1,879,680
12/15/2029	$99,630	1.10%	$10,338	$109,968		$1,780,051
6/15/2030	$100,177	1.10%	$9,790	$109,968	$219,935	$1,679,873
12/15/2030	$100,728	1.10%	$9,239	$109,968		$1,579,145
6/15/2031	$101,282	1.10%	$8,685	$109,968	$219,935	$1,477,862
12/15/2031	$101,840	1.10%	$8,128	$109,968		$1,376,023
6/15/2032	$102,400	1.10%	$7,568	$109,968	$219,935	$1,273,623
12/15/2032	$102,963	1.10%	$7,005	$109,968		$1,170,660
6/15/2033	$103,529	1.10%	$6,439	$109,968	$219,935	$1,067,131
12/15/2033	$104,099	1.10%	$5,869	$109,968		$963,033
6/15/2034	$104,671	1.10%	$5,297	$109,968	$219,935	$858,362
12/15/2034	$105,247	1.10%	$4,721	$109,968		$753,115
6/15/2035	$105,826	1.10%	$4,142	$109,968	$219,935	$647,289
12/15/2035	$106,408	1.10%	$3,560	$109,968		$540,882
6/15/2036	$106,993	1.10%	$2,975	$109,968	$219,935	$433,889
12/15/2036	$107,581	1.10%	$2,386	$109,968		$326,307
6/15/2037	$108,173	1.10%	$1,795	$109,968	$219,935	$218,134
12/15/2037	$108,768	1.10%	$1,200	$109,968		$109,366
6/15/2038	$109,366	1.10%	$602	$109,968	$219,935	$0
	$3,938,791		$459,919			

Amortization Schedule

State Revolving Loan - SW3604A0

Period Ending	Principal	Interest Rate	Interest	Debt Service	Annual Debt Service	Outstanding Balance
9/15/2023						$3,782,310
2/15/2025	$0	0.00%	$0	$0		$3,782,310
8/15/2025	$0	0.00%	$0	$0	$0	$3,782,310
2/15/2026	$94,525	0.00%	$0	$94,525		$3,687,785
8/15/2026	$94,525	0.00%	$0	$94,525	$189,050	$3,593,260
2/15/2027	$94,525	0.00%	$0	$94,525		$3,498,735
8/15/2027	$94,525	0.00%	$0	$94,525	$189,050	$3,404,210
2/15/2028	$94,525	0.00%	$0	$94,525		$3,309,685
8/15/2028	$94,525	0.00%	$0	$94,525	$189,050	$3,215,160
2/15/2029	$94,525	0.00%	$0	$94,525		$3,120,635
8/15/2029	$94,525	0.00%	$0	$94,525	$189,050	$3,026,110
2/15/2030	$94,525	0.00%	$0	$94,525		$2,931,585
8/15/2030	$94,525	0.00%	$0	$94,525	$189,050	$2,837,060
2/15/2031	$94,525	0.00%	$0	$94,525		$2,742,535
8/15/2031	$94,525	0.00%	$0	$94,525	$189,050	$2,648,010
2/15/2032	$94,525	0.00%	$0	$94,525		$2,553,485
8/15/2032	$94,525	0.00%	$0	$94,525	$189,050	$2,458,960
2/15/2033	$94,525	0.00%	$0	$94,525		$2,364,435
8/15/2033	$94,525	0.00%	$0	$94,525	$189,050	$2,269,910
2/15/2034	$94,525	0.00%	$0	$94,525		$2,175,385
8/15/2034	$94,525	0.00%	$0	$94,525	$189,050	$2,080,860
2/15/2035	$94,525	0.00%	$0	$94,525		$1,986,335
8/15/2035	$94,525	0.00%	$0	$94,525	$189,050	$1,891,810
2/15/2036	$94,525	0.00%	$0	$94,525		$1,797,285
8/15/2036	$94,525	0.00%	$0	$94,525	$189,050	$1,702,760
2/15/2037	$94,525	0.00%	$0	$94,525		$1,608,235
8/15/2037	$94,525	0.00%	$0	$94,525	$189,050	$1,513,710
2/15/2038	$94,525	0.00%	$0	$94,525		$1,419,185
8/15/2038	$94,525	0.00%	$0	$94,525	$189,050	$1,324,660
2/15/2039	$94,525	0.00%	$0	$94,525		$1,230,135
8/15/2039	$94,525	0.00%	$0	$94,525	$189,050	$1,135,610
2/15/2040	$94,525	0.00%	$0	$94,525		$1,041,085
8/15/2040	$94,525	0.00%	$0	$94,525	$189,050	$946,560

Amortization Schedule
State Revolving Loan - SW3604B1

Period Ending	Principal	Interest Rate	Interest	Debt Service	Annual Debt Service	Outstanding Balance
5/21/2025						$2,822,917
3/15/2026	$60,351	1.72%	$24,277	$84,628		$2,762,566
9/15/2026	$60,870	1.72%	$23,758	$84,628	$121,221	$2,701,696
3/15/2027	$61,393	1.72%	$23,235	$84,628		$2,640,303
9/15/2027	$61,921	1.72%	$22,707	$84,628	$123,315	$2,578,382
3/15/2028	$62,454	1.72%	$22,174	$84,628		$2,515,928
9/15/2028	$62,991	1.72%	$21,637	$84,628	$125,445	$2,452,937
3/15/2029	$63,533	1.72%	$21,095	$84,628		$2,389,404
9/15/2029	$64,079	1.72%	$20,549	$84,628	$127,612	$2,325,325
3/15/2030	$64,630	1.72%	$19,998	$84,628		$2,260,695
9/15/2030	$65,186	1.72%	$19,442	$84,628	$169,256	$2,195,509
3/15/2031	$65,747	1.72%	$18,881	$84,628		$2,129,762
9/15/2031	$66,312	1.72%	$18,316	$84,628	$169,256	$2,063,450
3/15/2032	$66,882	1.72%	$17,746	$84,628		$1,996,568
9/15/2032	$67,458	1.72%	$17,170	$84,628	$169,256	$1,929,110
3/15/2033	$68,038	1.72%	$16,590	$84,628		$1,861,072
9/15/2033	$68,623	1.72%	$16,005	$84,628	$169,256	$1,792,450
3/15/2034	$69,213	1.72%	$15,415	$84,628		$1,723,237
9/15/2034	$69,808	1.72%	$14,820	$84,628	$169,256	$1,653,429
3/15/2035	$70,409	1.72%	$14,219	$84,628		$1,583,020
9/15/2035	$71,014	1.72%	$13,614	$84,628	$169,256	$1,512,006
3/15/2036	$71,625	1.72%	$13,003	$84,628		$1,440,381
9/15/2036	$72,241	1.72%	$12,387	$84,628	$169,256	$1,368,141
3/15/2037	$72,862	1.72%	$11,766	$84,628		$1,295,279
9/15/2037	$73,489	1.72%	$11,139	$84,628	$169,256	$1,221,790
3/15/2038	$74,121	1.72%	$10,507	$84,628		$1,147,669
9/15/2038	$74,758	1.72%	$9,870	$84,628	$169,256	$1,072,911
3/15/2039	$75,401	1.72%	$9,227	$84,628		$997,510
9/15/2039	$76,049	1.72%	$8,579	$84,628	$169,256	$921,461
3/15/2040	$76,703	1.72%	$7,925	$84,628		$844,758
9/15/2040	$77,363	1.72%	$7,265	$84,628	$169,256	$767,394
3/15/2041	$78,028	1.72%	$6,600	$84,628		$689,366
9/15/2041	$78,699	1.72%	$5,929	$84,628	$169,256	$610,667
3/15/2042	$79,376	1.72%	$5,252	$84,628		$531,290
9/15/2042	$80,059	1.72%	$4,569	$84,628	$169,256	$451,231
3/15/2043	$80,747	1.72%	$3,881	$84,628		$370,484
9/15/2043	$81,442	1.72%	$3,186	$84,628	$169,256	$289,042
3/15/2044	$82,142	1.72%	$2,486	$84,628		$206,900
9/15/2044	$82,849	1.72%	$1,779	$84,628	$169,256	$124,051
3/15/2045	$83,561	1.72%	$1,067	$84,628		$40,490
9/15/2045	$40,490	1.72%	$348	$40,838		$0
Total	$2,822,917		$518,413			

Fiscal Year 2027 Capital Projects Budget -- General Fund (300)

Description	FY 2026 Budget	FY 2027 Budget	Budget Variance Inc/(Decr)
REVENUES			
UTILIZATION OF UNDESIGNATED RESERVES	$ -	$ -	$ -
Total Revenues	**-**	**-**	**-**
EXPENDITURES			
PARKS & RECREATION			
Pool Deck Resurfacing	160,000	-	(160,000)
Bleachers	10,000	-	(10,000)
Zero Turn Mower	-	8,350	8,350
Soccer Goals	-	40,000	40,000
FPL Linear Park Improvements	25,000	-	(25,000)
Kubota RTVX4-SKLH-1	-	23,000	23,000
Total Parks & Recreation	**195,000**	**71,350**	**(123,650)**
SWIMMING POOL			
Pool Vacuums	13,000	10,000	(3,000)
Total Swimming Pool	**13,000**	**10,000**	**(3,000)**
WATERWAY MANAGEMENT SERVICES			
Staff Gauges	20,000	-	(20,000)
ATV Dump Trailer	3,500	-	(3,500)
Trailer		6,000	6,000
Total Waterway Management Services	**23,500**	**6,000**	**(17,500)**
ROADWAY SERVICES			
Vehicle	30,000	-	(30,000)
Mini Excavator	-	8,000	8,000
Trailer		5,000	5,000
Total Roadway Services	**30,000**	**13,000**	**(17,000)**
TOTAL EXPENDITURES	**261,500**	**100,350**	**(161,150)**
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	**(261,500)**	**(100,350)**	**(161,150)**
OTHER FINANCING SOURCES (USES)			
Transfer In (Fund 001)	248,500	100,350	(148,150)
Transfer In - Future Reserve	279,000	-	(279,000)
Total Other Financing Sources (Uses)	**527,500**	**100,350**	**(427,150)**
Net change in Fund Balance	**$ 266,000**	**$ -**	**$ (588,300)**

Fiscal Year 2027 Capital Projects Budget -- Enterprise Fund (301)

Description	FY 2026 Budget	FY 2027 Budget	Budget Variance Inc/(Decr)
REVENUES			
Interest - Investments	$ -	$ -	$ -
TOTAL REVENUES	**-**	**-**	**-**
EXPENSES			
ADMINISTRATIVE			
Vehicles	-		-
F350 Utility Body Truck	90,000		(90,000)
Trailer	-	5,000	5,000
SCADA System Upgrades	40,000	50,000	10,000
Total Administrative	**130,000**	**55,000**	**(75,000)**
UTILITY SERVICES			
Water			
Insertion Valve	250,000	100,000	(150,000)
Meter Replacement Project	10,134,069	4,800,000	(5,334,069)
Total Water	**10,384,069**	**4,900,000**	**(5,484,069)**
Wastewater			
Sewer Jetting Trailer	80,000		(80,000)
Lift Station Panels	30,000	40,000	10,000
Emergency By-Pass Pump	125,000		(125,000)
Mobile Emergency By-Pass Pump	-	65,000	65,000
12" FPL By-Pass Force Main	4,635,405		(4,635,405)
Master Manhole Lid Replacement Program	12,000	12,000	-
(29) Lift Stations (General/Panel/Motors)	50,000	50,000	-
(29) Lift Stations (Rehabilitation)	150,000	180,000	30,000
Odor Control (2) Girl Scout & Stoneybrook	97,000		(97,000)
Total Wastewater	**5,179,405**	**347,000**	**(4,832,405)**
TOTAL EXPENSES	**15,693,474**	**5,302,000**	**(10,391,474)**
OPERATING INCOME	**(15,693,474)**	**(5,302,000)**	**(10,391,474)**
OTHER FINANCING SOURCES (USES)			
Use of Capital Reserves	924,000	-	(924,000)
Debt Proceeds (SRF Loan)	10,134,069	4,800,000	(5,334,069)
Grant Proceeds	4,635,405		(4,635,405)
Interfund Transfer - In	-	502,000	502,000
Total Other Financing Sources (Uses)	**15,693,474**	**5,302,000**	**(10,391,474)**
Net Change in Position	**$ -**	**$ -**	**$ (20,782,948)**

Fiscal Year 2027 Series 2023-1 Capital Projects Budget -- General Fund (307)

Description	FY 2026 Budget	FY 2027 Budget	Budget Variance Inc/(Decr)
REVENUES			
UTILIZATION OF UNDESIGNATED RESERVES	-	-	$ -
Lee Cty Park Impact Fees	$ 489,702		$ (489,702)
Total Revenues	**489,702**	**-**	**(489,702)**
EXPENDITURES			
ADMINISTRATIVE			
Americans with Disabilities Act Compliance	60,000		60,000
Main District Building Construction	1,853,378		1,853,378
Total Administrative Services	**1,913,378**	**-**	**1,913,378**
PARKS & RECREATION			
Gateway Commons Construction	3,222,652		3,222,652
Total Parks & Recreation	**3,222,652**	**-**	**3,222,652**
WATERWAY MANAGEMENT SERVICES			
Aerators	179,000		179,000
Bathymetric Surveys & Sediment Core Sampling	124,000		124,000
Stormwater System Repair & Swale Reclamation	428,000		428,000
Lake Bank Point Repairs and Maintenance	116,000		116,000
Total Waterway Management Services	**847,000**	**-**	**847,000**
ROADWAY SERVICES			
PW Storage Bldg	800,000		800,000
Road Repair and Replacement	195,800		195,800
Curb & Gutter Replacement	93,000		93,000
Sidewalk Maintenance & Replacement	210,000		210,000
Master Irrigation Renovation	2,240,000		2,240,000
Total Roadway Services	**3,538,800**	**-**	**3,538,800**
TOTAL EXPENDITURES	**9,521,830**	**-**	**9,521,830**
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	**(9,032,128)**	**-**	**9,032,128**

Fiscal Year 2027 Series 2023-1 Capital Projects Budget -- General Fund (307)

Description	FY 2026 Budget	FY 2027 Budget	Budget Variance Inc/(Decr)
OTHER FINANCING SOURCES (USES)			
Use of Bond Proceeds - Admin (GW)	60,000		(60,000)
Use of Bond Proceeds - Admin Building (GW)	977,400		(977,400)
Use of Bond Proceeds - Roads (GW)	3,538,800		(3,538,800)
Use of Bond Proceeds - Water Management (GW)	847,000		(847,000)
Use of Bond Proceeds - Parks & Rec (GW)	1,867,848		(1,867,848)
Use of Carryforward/Interest for Admin Bldg	875,978		(875,978)
Use of Carryforward/Interest for Commons Park	865,102		(865,102)
Total Other Financing Sources (Uses)	**9,032,128**	**-**	**(9,032,128)**
Net change in Fund Balance	**$ -**	**$ -**	**$ -**

Fiscal Year 2027 Series 2023-2 Capital Projects Budget -- Pelican Preserve (308)

Description	FY 2026 Budget	FY 2027 Budget	Budget Variance Inc/(Decr)
REVENUES			
Interest - Investments	$ -	$ -	$ -
TOTAL REVENUES	**-**	**-**	**-**
EXPENSES			
ADMINISTRATIVE			
Main District Building	961,011	-	961,011
Total Administrative	**961,011**	**-**	**961,011**
TOTAL EXPENDITURES	**961,011**	**-**	**961,011**
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	**(961,011)**	**-**	**(961,011)**
NONOPERATING REVENUES (EXPENSES)			
Use of Bond Proceeds - Admin Shared (PP)	506,800	-	506,800
Use of Carryforward	263,000	-	263,000
Use of Reserves	191,211	-	191,211
Total Nonoperating Revenues (Expenses)	**961,011**	**-**	**961,011**
Net Change in Position	**$ -**	**$ -**	**$ -**

Fiscal Year 2027 Series 2023 Captial Projects Budget -- Enterprise Fund (309)

Description	FY 2026 Budget	FY 2027 Budget	Budget Variance Inc/(Decr)
REVENUES			
Interest - Investments	$ -	$ -	$ -
TOTAL REVENUES	**-**	**-**	**-**
EXPENSES			
ADMINISTRATIVE			
Main District Building Construction	4,049,974		4,049,974
Total Administrative	**4,049,974**	**-**	**4,049,974**
TOTAL EXPENSES	**4,049,974**	**-**	**4,049,974**
OPERATING INCOME	**(4,049,974)**	**-**	**4,049,974**
OTHER FINANCING SOURCES (USES)			
Use of Bond Funds	2,135,800		(2,135,800)
Use of Loan Proceeds (First Horizon)	1,264,620		(1,264,620)
Use of Carryforward/Interest	649,554		(649,554)
Total Other Financing Sources (Uses)	**4,049,974**	**-**	**(4,049,974)**
Net Change in Position	**$ (0)**	**$ -**	**$ 0**

Fiscal Year 2027 Staffing Plan

Position	FT/ PT	Annual Hrs	Hrly Rate	Annual Salary	Merit Increases	Payroll Benefits: FICA	Retirement (3)	Health / Dental / Vision	Life / AD&D / STD/LTD	WC	Total Payroll Cost (1)
Adminstration											
Board of Supervisors		N/A	N/A	$ 24,000	$ -	$ 1,836	$ -	$ -	$ -	$ -	$ 25,836
District Manager	FT	2,080	$72.99	156,369	4,554	12,311	9,655	9,736	1,787	1,290	195,703
Assistant District Manager	FT	2,080	$61.59	130,194	5,208	10,358	9,478	-	1,683	1,074	157,996
Contracts Manager/PIO	FT	2,080	$41.01	85,301	3,412	6,787	5,323	13,630	1,018	704	116,175
Administrative Specialist	FT	2,080	$27.52	57,242	2,290	4,554	4,167	14,192	725	472	83,642
AP/Payroll Manager	FT	2,080	$41.89	87,125	3,485	6,932	5,437	14,246	692	719	118,635
			Subtotal	**540,231**	**18,948**	**42,777**	**34,060**	**51,804**	**5,906**	**4,259**	**697,986**
Operations/Public Works											
Public Works Director	FT	2,080	$51.25	106,600	4,264	8,481	6,652	14,246	1,397	3,518	145,157
Assistant Public Works Manager	FT	2,080	$43.27	90,000	3,600	7,160	5,616	19,472	1,103	2,970	129,922
Public Works Supervisor	FT	2,080	$42.81	89,050	3,562	7,085	5,557	14,246	829	2,939	123,267
Stormwater Environmental Specialist III	FT	2,080	$27.00	56,160	2,246	4,468	3,504	13,630	707	1,853	82,570
Maintenance Worker III	FT	2,080	$21.10	43,888	1,756	3,492	2,739	13,630	748	1,448	67,700
Maintenance Worker III	FT	2,080	$20.00	41,600	1,664	3,310	2,596	13,630	695	1,373	64,868
Maintenance Worker III	FT	2,080	$20.00	41,600	1,664	3,310	2,596	13,630	582	1,373	64,755
Maintenance Worker I	FT	2,080	$26.00	54,080	2,163	4,303	3,375	9,736	582	1,785	76,024
Maintenance Worker III - Recreation	FT	2,080	$20.00	41,600	1,664	3,310	2,596	13,630	606	1,373	64,778
Landscape/Irrigation Lead	FT	2,080	$26.92	56,000	2,240	4,455	3,494	13,630	748	1,848	82,416
			Subtotal	**620,578**	**24,823**	**49,373**	**38,724**	**139,482**	**7,997**	**20,479**	**901,456**
P&R											
Parks & Recreation Supervisor	FT	2,080	$38.80	80,708	3,228	6,421	5,036	13,630	1,048	2,663	112,734
Program Coordinator	FT	2,080	$24.00	49,920	1,997	3,972	3,115	13,630	1,048	1,647	75,329
Park Attendant	PT	1,560	$17.43	27,191	1,088	2,163	-	-	-	897	31,339
Park Attendant	PT	1,560	$17.94	27,986	1,119	2,227	-	-	-	924	32,256
Park Attendant	PT	1,560	$18.29	28,532	1,141	2,270	-	-	-	942	32,885
Park Attendant	PT	1,560	$17.00	26,520	1,061	2,110	-	-	-	875	30,566
			Subtotal	**240,857**	**9,634**	**19,163**	**8,151**	**27,261**	**2,095**	**7,948**	**315,109**
Utility Services											
Utilities Director	FT	2,080	$50.86	105,779	4,231	8,416	7,701	13,630	1,362	3,491	144,609
Assistant Utilities Manager	FT	2,080	$43.36	90,192	3,608	7,176	6,566	13,630	1,151	2,976	125,299
Utilities Maintenance Technician III	FT	2,080	$24.00	54,080	2,163	4,303	3,375	13,630	1,269	1,785	80,605
Utility Billing Manager	FT	2,080	$46.80	97,339	3,894	7,744	7,086	13,684	758	3,212	133,718
Utilities Billing Specialist	FT	2,080	$28.70	59,696	2,388	4,749	4,346	13,630	788	1,970	87,568
Meter Technician III	FT	2,080	$25.58	53,206	2,128	4,233	4,427	9,736	725	1,756	76,212
Meter Technician III	FT	2,080	$20.90	43,472	1,739	3,459	2,713	13,630	669	1,435	67,116
Meter Technician III	FT	2,080	$24.04	50,003	2,000	3,978	3,120	13,630	582	1,650	74,965
Utilities Field Supervisor	FT	2,080	$37.33	77,646	3,106	6,178	5,653	14,192	1,018	2,562	110,354
Utilities Field Operator III	FT	2,080	$22.99	47,819	1,913	3,804	2,984	13,630	779	1,578	72,508
Utilities Field Operator III	FT	2,080	$23.91	49,733	1,989	3,957	3,103	9,736	640	1,641	70,800
Utilities Field Operator III	FT	2,080	$22.00	45,760	-	3,501	2,746	13,630	746	1,510	67,892
Utilities Field Operator III	FT	2,080	$22.00	45,760	-	3,501	2,746	13,630	832	1,510	67,978
Utilities Field Operator II	FT	2,080	$28.77	59,842	2,394	4,761	3,734	13,630	726	1,975	87,062
Utility Field Operator III	FT	2,080	$22.00	45,760	1,830	3,641	2,855	13,630	764	1,510	69,991
			Subtotal	**926,088**	**33,383**	**73,399**	**63,154**	**197,282**	**12,810**	**30,561**	**1,336,677**
Total				**2,327,754**	**86,789**	**184,712**	**144,089**	**415,828**	**28,808**	**63,247**	**3,251,227**
FY2027 Budgeted Total				2,223,541	87,982	176,831	75,452	345,636	27,761	60,429	2,997,632
Difference				**$ 104,213**	**$ (1,193)**	**$ 7,881**	**$ 68,637**	**$ 70,192**	**$ 1,048**	**$ 2,818**	**$ 253,595**

Notes

1.) Total payroll cost includes wage increases and all payroll related benefits.

2.) Health, Dental, Vision & Life include a 15% increase as a contingency for potential premium increases.

3.) Retirement contributions updated per sliding scale adopted effective 10/1/26

Fiscal Year 2027 Staffing Plan - Allocation %

	General Fund			Enterprise Fund			
Position	Admin	Admin Ops	P&R	Admin	Admin Ops	Ops	Total
Adminstration							
Board of Supervisors	50%			50%			100%
District Manager		40%	5%		55%		100%
Assistant District Manager		58%	2%		40%		100%
Contracts Manager/PIO		85%	5%		10%		100%
Administrative Specialist		98%	2%				100%
AP/Payroll Manager		85%			15%		100%
Operations/Public Works							
Public Works Director		85%	15%				100%
Assistant Public Works Manager		95%	5%				100%
Public Works Supervisor		95%	5%				100%
Stormwater Environmental Specialist III		100%					100%
Maintenance Worker III		95%	5%				100%
Maintenance Worker III		95%	5%				100%
Maintenance Worker III		95%	5%				100%
Maintenance Worker I		95%	5%				100%
Maintenance Worker III - Recreation		5%	95%				100%
Landscape/Irrigation Lead		95%	5%				100%
P&R / Other							
Parks & Recreation Supervisor			100%				100%
Program Coordinator			100%				100%
Park Attendant			100%				100%
Park Attendant			100%				100%
Park Attendant			100%				100%
Park Attendant			100%				100%
Utility Services							
Utilities Director					70%	30%	100%
Assistant Utilities Manager					70%	30%	100%
Utilities Maintenance Technician III					10%	90%	100%
Utility Billing Manager					70%	30%	100%
Utilities Billing Specialist					70%	30%	100%
Meter Technician III						100%	100%
Meter Technician III						100%	100%
Meter Technician III						100%	100%
Utilities Field Supervisor						100%	100%
Utilities Field Operator III						100%	100%
Utilities Field Operator III						100%	100%
Utilities Field Operator III						100%	100%
Utilities Field Operator III						100%	100%
Utilities Field Operator II						100%	100%
Utility Field Operator III						100%	100%

Fiscal Year 2027-2031 Capital Improvement Plan

UTILITIES									
Project/Item Description	**Estimated Life (yrs)**	**Bond, Capital, SRF or Grant**	**Silo**	**FY2027**	**FY2028**	**FY2029**	**FY2030**	**FY2031**	**FY2032**
(29) Lift Stations (General/Panel/Motors)	30	Capital	N/A	50,000	50,000	50,000	50,000		
(29) Lift Stations (Rehabilitation)	30	Capital	N/A	180,000	180,000	180,000	180,000	180,000	180,000
2 MG Storage Tank and Pumping Station	40	Capital	N/A					3,000,000	
2019 Toyota Tundra	8	Capital	N/A		55,000				
2019 Toyota Tundra	8	Capital	N/A		55,000				
2021 Ford F450 Service Truck	8	Capital	N/A			110,000			
2022 Dodge Ram Promaster Van	8	Capital	N/A			50,000			
2022 Ford F250 Service Truck	8	Capital	N/A				100,000		
2022 Ford Transit Connect	8	Capital	N/A				50,000		
2023 Ford F550 Crane Truck	8	Capital	N/A					200,000	
2023 Ford Transit Connect	8	Capital	N/A					50,000	
2024 Ford F350 KUV Body Truck	8	Capital	N/A						90,000
2025 Ford F350 Service Truck	8	Capital	N/A						
Billing Software	15	Capital	N/A					75,000	
Dual Check Valve Rehabiliitation Program	10	Capital	N/A		50,000	50,000	50,000	50,000	50,000
Emergency By-Pass Pump - Master Stations (NEW)	20	Capital	N/A		125,000				
Existing 2MG Tank Repairs	40	Capital	N/A						
Existing Irrigation Well Upgrades	40	Capital	N/A		50,000	50,000	50,000	50,000	50,000
F350 Utility Body Truck	8	Capital	N/A						
F550 Crane Truck	8	Capital	N/A		90,000				
Insertion Valve Program	5	Capital	N/A	100,000	1,000,000				
Integrate Irrigation System Wells into SCADA	10	Capital	N/A			100,000			
Lift Station Panels (New)	25	Capital	N/A	40,000	40,000				
Master Manhole Lid Replacement Program	25	Capital	N/A	12,000	12,000	12,000	12,000		
Meter Box Replacement Program	40	Capital	N/A						
Migrate GIS Data to ArcGIS Enterprise	15	Capital	N/A		75,000				
Mobile Emergency By-Pass Pump	10	Capital	N/A	65,000					
Onsite Fuel Storage Tank	25	Capital	N/A					50,000	
Potable Water System Autoflushers / Chlorine Residual Data Loggers	10	Capital	N/A		50,000	50,000			
SCADA System Upgrades	10	Capital	N/A	50,000	50,000	50,000	50,000		
SCADA Technology	10	Capital	N/A		350,000				
Sewer Jetting Trailer	10	Capital	N/A						
Trailer to Haul Equipment	0	Capital	N/A	5,000					
12" FPL By-Pass Force Main	40	Grant	N/A						
12" Irrigation Main	40	SRF	N/A						
Meter Replacement Project	20	SRF	N/A	4,800,000					
Water Table Aquifer Wells	30	SRF	N/A				250,000	700,000	

Fiscal Year 2027-2031 Capital Improvement Plan

PUBLIC WORKS

Project/Item Description	Estimated Life (yrs)	Bond, Capital, SRF or Grant	Silo	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032
Curb & Gutter Replacement	0	Bond	ROADS						
Road Repair & Replacement	0	Bond	ROADS						
Sidewalk Maintenance & Replacement	0	Bond	ROADS						
Storage Facility	25	Bond	ROADS						
Lake Bank Point Repairs & Maintenance	0	Bond	WATERWAY						
2017 Toyota Tacoma	8	Capital	ROADS						
2022 Ford Ranger	8	Capital	ROADS				28,000		
2022 Ford Ranger	8	Capital	ROADS				28,000		
2024 Ford F150	8	Capital	ROADS						
Bobcat Tractor	10	Capital	ROADS						
Concrete Grinder	5	Capital	ROADS				2,500		
F250 Crew Cab	8	Capital	ROADS					90,000	
F350 Mechanics Body (Crane)	8	Capital	ROADS		90,000				
Mini Excavator	10	Capital	ROADS	8,000					
Pivot Angle Broom	15	Capital	ROADS				22,000		
Seppi Mulcher (200 Model)	0	Capital	ROADS						
Trailer to Haul Equipment	0	Capital	ROADS	5,000					
UTV Hydraulic Dump Trailer	15	Capital	ROADS				15,000		
2024 F250	8	Capital	WATERWAY						
ATV Dump Trailer	10	Capital	WATERWAY						
Dinghy/Row Boat	0	Capital	WATERWAY			5,000			
Drone	8	Capital	WATERWAY						
Kubota Utility Vehicle	8	Capital	WATERWAY			23,000			
Trailer to Haul Equipment	15	Capital	WATERWAY	6,000					
Commerce RAB Monument	10	NEW BOND	ROADS	40,000					
Commerce RAB Turf Upgrades	10	NEW BOND	ROADS	35,000					
Griffin Drive Landscape Planting	0	NEW BOND	ROADS	510,000					
Griffin HS RAB Upgrades	10	NEW BOND	ROADS		75,000				
Griffin Sidewalk	15	NEW BOND	ROADS	250,000					
Master Irrigation Renovation	30	NEW BOND	ROADS	2,500,150					
Monument Upgrades	0	NEW BOND	ROADS				500,000		
Treeline Sidewalk	15	NEW BOND	ROADS	300,000					
Stoneybrook Adjustable Weir	8	NEW BOND	WATERWAY		300,000				
Stormwater System Repair & Swale Reclamation	0	NEW BOND	WATERWAY	TBD					
Surface Water Aerators	0	NEW BOND	WATERWAY	55,000					
Remaining 21 Ponds Grant Match	20	TBD	WATERWAY	2,943,591					

Fiscal Year 2027-2031 Capital Improvement Plan

PARKS & RECREATION

Project/Item Description	Estimated Life (yrs)	Bond, Capital, SRF or Grant	Silo	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032
(2) Pool Vacuum(s)	3	Capital	P&R	10,000					
(20) Soccer Goal(s)	3	Capital	P&R	40,000					
2022 Ford Ranger	8	Capital	P&R				35,000		
2022 Kubota Utility	7	Capital	P&R			16,000			
Bleachers	10	Capital	P&R						
Concession Stand - Sherman	25	Capital	P&R				50,000		
Digital Community Billboard	10	NEW BOND	P&R		125,000				
Fencing - Pool	5	Capital	P&R						
Flag Poles	10	Capital	P&R				10,000		
Ford Maverick	8	Capital	P&R		28,000				
FPL Linear Park Improvements	10	Capital	P&R						
Kubota RTVX4-SKLH-1	8	Capital	P&R	23,000					
Playground Equipment - Commons	25	Capital	P&R						
Pool Deck Resurfacing	10	Capital	P&R						
Pool Pumphouse	20	Capital	P&R			84,000			
Restroom/Shower Partitions - Pool	20	Capital	P&R						
Zero Turn Mower	7	Capital	P&R	8,350					
PRAC Initiatives of Projects	0	NEW BOND	P&R	200,000					
Additional Parking at Sherman Soccer Complex	20	NEW BOND	P&R	500,000					
Commons Amenities	0	NEW BOND	P&R	650,000	2,150,000				
Field Lights with Control Link	15	NEW BOND	P&R	700,000					
Lights at Pool	10	NEW BOND	P&R		80,000				
Parks and Recreation Fields and Amenities	0	NEW BOND	P&R		2,000,000				
Pavilions - Sherman Soccer Complex	0	NEW BOND	P&R		50,000				
Playground Equipment - Sherman	15	NEW BOND	P&R		300,000				
Security System & Cameras - Commons	15	NEW BOND	P&R	50,000					

Fiscal Year 2027-2031 Capital Improvement Plan

ADMINISTRATION									
Project/Item Description	**Estimated Life (yrs)**	**Bond, Capital, SRF or Grant**	**Silo**	**FY2027**	**FY2028**	**FY2029**	**FY2030**	**FY2031**	**FY2032**
Americans with Disabilities Act Compliance	10	Bond	ADMIN						
Administration Building*	30	Bond/Capital	ADMIN						
Ford Explorer	7	Capital	ADMIN						30,000
13240 Griffin Drive Building Generator Replacement	20	Grant	ADMIN		120,000				
Fence along Gateway Boulevard - Commons	20	NEW BOND	ADMIN	200,000					

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PELICAN PRESERVE (Included in 002 O&M budget)									
Project/Item Description	**Estimated Life (yrs)**	**Bond, Capital, SRF or Grant**	**Silo**	**FY2027**	**FY2028**	**FY2029**	**FY2030**	**FY2031**	**FY2032**
Entrance Monuments	25	Capital	ROADS		250,000				
Gatehouse	30	Capital	ROADS						
Monument Lighting	10	Capital	ROADS						
Monuments (39)	25	Capital	ROADS						
Roadways	20	Capital	ROADS	300,000	300,000	300,000	300,000	300,000	300,000
Sidewalks	15	Capital	ROADS	70,000					
Streetsigns	5	Capital	ROADS						
Vehicle for Gatehouse	8	Capital	ROADS						
Pond Interconnect Pipe Repairs	25	Capital	WATERWAY						
Pond Point Repairs	2	Capital	WATERWAY						
Ponds	20	Capital	WATERWAY	300,000	100,000				
Stormwater System Repairs	25	Capital	WATERWAY						

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TOTALS - ALL FUNDS

TOTALS	Funding		FY2027	FY2028	FY2029	FY2030	FY2031	FY2032
Utilities	Capital		$502,000	$2,232,000	$702,000	$542,000	$3,655,000	$370,000
Utilities	Bond		0	0	0	0	0	0
Utilities	SRF		4,800,000	0	0	250,000	700,000	0
Utilities	Grant		0	0	0	0	0	0
		Total	**$5,302,000**	**$2,232,000**	**$702,000**	**$792,000**	**$4,355,000**	**$370,000**
Gateway - Roads	Capital		$13,000	$90,000	$0	$95,500	$90,000	$0
Gateway - Roads	Bond		0	0	0	0	0	0
Gateway - Roads	NEW BOND		3,635,150	75,000	0	500,000	0	0
Gateway - Waterway	Capital		6,000	0	28,000	0	0	0
Gateway - Waterway	Bond		0	0	0	0	0	0
Gateway - Waterway	NEW BOND		55,000	300,000	0	0	0	0
Gateway - Waterway	Grant/Capital		2,943,591	0	0	0	0	0
		Total	**$6,652,741**	**$465,000**	**$28,000**	**$595,500**	**$90,000**	**$0**
Parks & Rec	Capital		$81,350	$28,000	$100,000	$95,000	$0	$0
Parks & Rec	Bond		0	0	0	0	0	0
Parks & Rec	NEW BOND		2,100,000	4,705,000	0	0	0	0
		Total	**$2,181,350**	**$4,733,000**	**$100,000**	**$95,000**	**$0**	**$0**
Gateway - Admin	Capital		$0	$0	$0	$0	$0	$0
Gateway - Admin	Bond		0	0	0	0	0	0
Gateway - Admin	Bond/Capital		0	0	0	0	0	30,000
Gateway - Admin	NEW BOND		200,000	0	0	0	0	0
Gateway - Admin	Grant		0	120,000	0	0	0	0
		Total	**$200,000**	**$120,000**	**$0**	**$0**	**$0**	**$30,000**
Pelican - Roads	Capital		$370,000	$550,000	$300,000	$300,000	$300,000	$300,000
Pelican - Waterway	Bond		$300,000	$100,000	$0	$0	$0	$0
		Total	**$670,000**	**$650,000**	**$300,000**	**$300,000**	**$300,000**	**$300,000**
		Grand Total	**$15,006,091**	**$8,200,000**	**$1,130,000**	**$1,782,500**	**$4,745,000**	**$700,000**