

**PALM BAY  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2027**

**PALM BAY  
COMMUNITY DEVELOPMENT DISTRICT  
TABLE OF CONTENTS**

Description	Page Number
General fund budget	1 - 2
Definitions of general fund expenditures	3 - 4
Enterprise fund budget	5
Projected assessments per unit	6

**PALM BAY  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual Through 2/28/2026	Projected Through 9/30/2026	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy - gross	\$ 212,209				\$ 189,300
Allowable discounts (4%)	(8,488)				(7,572)
Assessment levy - net	203,721	\$ 188,023	\$ 15,698	\$ 203,721	181,728
Interest & miscellaneous	250	13	237	250	250
Total revenues	203,971	188,036	15,935	203,971	181,978
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative fees</b>					
Supervisors	5,383	-	4,000	4,000	5,383
Management	18,536	7,723	10,813	18,536	18,536
Audit	7,200	3,300	3,900	7,200	7,200
Legal	2,000	130	1,870	2,000	2,000
Postage	425	113	312	425	425
Meeting room	1,000	549	451	1,000	1,000
Insurance	8,400	9,004	-	9,004	10,000
Printing and binding	548	228	320	548	548
Legal advertising	2,000	66	1,934	2,000	2,000
Other current charges	800	1,089	1,300	2,389	2,400
Annual district filing fee	175	175	-	175	175
Website	705	705	-	705	705
ADA website compliance	205	145	60	205	205
Tax bills	675	-	675	675	675
Total professional & administrative fees	48,052	23,227	25,635	48,862	51,252
<b>Parks and recreation services</b>					
Boat lift repair and maintenance	8,000	2,072	5,928	8,000	20,000
Lake maintenance	3,500	824	2,676	3,500	3,500
2022 Note repayment	41,521	713	40,808	41,521	-
Total parks and recreation	53,021	3,609	49,412	53,021	23,500
<b>Access Control/Entry</b>					
Telephone - gate	3,000	1,634	1,366	3,000	4,000
Insurance - property and casualty	7,600	6,855	745	7,600	7,600
Repair and maintenance - gate	30,000	19,973	15,000	34,973	35,000
Landscape maintenance	16,000	3,540	12,460	16,000	16,000
Capital outlay	3,000	-	3,000	3,000	5,000
Contingency	6,171	-	3,000	3,000	5,000
Total access control	65,771	32,002	35,571	67,573	72,600

**PALM BAY  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2027**

	Fiscal Year 2026			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual Through 2/28/2026	Projected Through 9/30/2026		
<b>Roadway/signage/street lighting</b>					
Electric utility service	16,000	7,422	8,578	16,000	16,000
Repairs and maintenance	10,000	-	5,000	5,000	10,000
Total roadway/signage/street lighting	<u>26,000</u>	<u>7,422</u>	<u>13,578</u>	<u>21,000</u>	<u>26,000</u>
<b>Other fees &amp; charges</b>					
Property appraiser & tax collector	7,427	3,757	3,670	7,427	6,626
Total other fees & charges	<u>7,427</u>	<u>3,757</u>	<u>3,670</u>	<u>7,427</u>	<u>6,626</u>
 Total expenditures and other charges	 <u>200,271</u>	 <u>70,017</u>	 <u>127,866</u>	 <u>197,883</u>	 <u>179,978</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 3,700	 118,019	 (111,931)	 6,088	 2,000
 Fund balance - beginning (unaudited)	 76,245	 53,602	 171,621	 53,602	 59,690
Fund balance - ending (projected)	<u>\$ 79,945</u>	<u>\$ 171,621</u>	<u>\$ 59,690</u>	<u>\$ 59,690</u>	<u>\$ 61,690</u>

**PALM BAY  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

Supervisors	\$ 5,383
<p>Statutory set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The District anticipates meeting five times.</p>	
Management	18,536
<p><b>Wrathell, Hunt and Associates, LLC</b> specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experiences of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financing's and finally operate and maintain the assets of the community.</p>	
Audit	7,200
<p>The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to Florida State Law and the Rules of the Florida Auditor General.</p>	
Legal	2,000
<p>Straley, Robin, Vericker provides on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide services as "local government lawyers," realizing that this type of local government is very limited in its scope - providing infrastructure and services to development.</p>	
Postage	425
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Meeting room	1,000
<p>The use of the room for board meetings.</p>	
Insurance	10,000
<p>The District carries public officials liability and general liability insurance. The limit of liability for this coverage is set at \$1,000,000 for general liability (\$2,000,000 general aggregate) and \$1,000,000 for public officials liability.</p>	
Printing and binding	548
<p>Letterhead, envelopes, copies, etc.</p>	
Legal advertising	2,000
<p>The District advertises in the Tampa Tribune for monthly meetings, special meetings, public hearings, bidding, etc. Based on prior year's experience.</p>	
Other current charges	2,400
<p>Bank charges and other miscellaneous expenses incurred during the year.</p>	
Annual district filing fee	175
<p>Annual fee paid to the Department of Economic Opportunity.</p>	
Website	705
ADA website compliance	205
Tax bills	675

**PALM BAY  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (Continued)**

**Parks and recreation services**

The following categories are considered to be incidental to the daily operations.	
Boat lift repair and maintenance	20,000
The District is responsible for the repair and maintenance of the boat lift.	
Lake maintenance	3,500
The District is responsible for the repair and maintenance of its water management facilities.	
2022 Note repayment	-
The District anticipates miscellaneous capital repairs and annual repayment of 2021 note beginning in fiscal year 2022 and ending in 2026.	

**Access Control/Entry**

Telephone - gate	4,000
For communication purposes at the gate, which includes monthly services with Spectrum and Frontier.	
Insurance - property and casualty	7,600
This item covers the property and casualty of the District's facilities, which is the catwalk at the marina (\$25,000), lift station (\$50,000), security gate (\$50,000), fountain (\$5,000), boat lift (\$125,000), entrance sign (\$4,000) for a total of \$259,000.	
Repair and maintenance - gate	35,000
The District is responsible for the repair and maintenance of the facilities. For fiscal year 2025 this also includes recurring monthly costs for Envera gate monitoring.	
Landscape maintenance	16,000
This District contracts with an outside company to maintain the landscaping of District land. The contract provides for equipment, labor and materials. Costs also include mulching, tree trimming, on-call services and blowing off streets (twice monthly).	
Capital outlay	5,000
For fiscal year 2026, this continues to include capital reinvestment costs for updating the main entry landscaping etc.	
Contingency	5,000
The purpose of this account is to provide for unexpected expenditures that may be incurred during the upcoming fiscal year.	

**Roadway/signage/street lighting**

The following categories are considered to be incidental to the daily operations.	
Electric utility service	16,000
Repairs and maintenance	10,000
Other Fees & Charges	
Property appraiser & tax collector	6,626
The tax collector's fee is 2% of the assessments.	
Total expenditures	<u>\$179,978</u>

**PALM BAY  
COMMUNITY DEVELOPMENT DISTRICT  
ENTERPRISE FUND  
FISCAL YEAR 2027**

	Fiscal Year 2026			Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual Through 2/28/2026	Projected Through 9/30/2026	
<b>OPERATING REVENUES</b>				
Assessment levy - gross	\$ 28,333			\$ 28,333
Allowable discounts (4%)	(1,133)			(1,133)
Assessment levy - net*	27,200	\$ 25,107	\$ 2,093	27,200
Water and sewer	110,000	63,232	60,000	123,232
Interest	10	1	9	10
Total revenues	<u>137,210</u>	<u>88,340</u>	<u>62,102</u>	<u>150,442</u>
<b>OPERATING EXPENDITURES</b>				
Water and sewer - county	95,767	51,369	50,000	101,369
Maintenance costs*	25,000	11,283	13,717	25,000
Other current charges*	2,200	906	1,294	2,200
Total operating expenditures	<u>122,967</u>	<u>63,558</u>	<u>65,011</u>	<u>128,569</u>
Operating income	<u>14,243</u>	<u>24,782</u>	<u>(2,909)</u>	<u>21,873</u>
<b>NONOPERATING REVENUES/(EXPENSES)</b>				
Property appraiser	(408)	-	(408)	(408)
Tax collector	(544)	(502)	(42)	(544)
Total nonoperating revenues/(expenses)	<u>(952)</u>	<u>(502)</u>	<u>(450)</u>	<u>(952)</u>
Change in net assets	13,291	24,280	(3,359)	20,921
Total net assets - beginning (unaudited)	7,844	(28,768)	(4,488)	(28,768)
Total net assets - ending (projected)	<u>\$ 21,135</u>	<u>\$ (4,488)</u>	<u>\$ (7,847)</u>	<u>\$ (7,847)</u>
			<u>\$ (7,847)</u>	<u>\$ 15,444</u>

**PALM BAY  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2027 ASSESSMENTS**

Assessment Summary

Description	General Fund	Debt Service Fund	Enterprise Fund	Total assessment	Percent change over prior year
Fiscal year 2027	\$ 1,893.00	\$ -	\$ 283.33	\$ 2,176.33	-9.52%
Fiscal year 2026	\$ 2,122.09	\$ -	\$ 283.33	\$ 2,405.42	