

**EMERALD LAKES
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026**

**EMERALD LAKES
COMMUNITY DEVELOPMENT DISTRICT
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**EMERALD LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected Through 9/30/2025	Total Actual & Projected	
REVENUES					
Landowner contribution	\$ 142,402	\$ 19,160	\$ 63,118	\$ 82,278	\$ -
Landowner contribution - Excess Land	-	-	-	-	87,959
Landowner contribution - Lennar	-	-	-	-	28,852
Total revenues	<u>142,402</u>	<u>19,160</u>	<u>63,118</u>	<u>82,278</u>	<u>116,811</u>
EXPENDITURES					
Professional & administration					
Supervisors	8,000	600	3,000	3,600	8,000
FICA	612	46	230	276	612
District engineer	5,000	-	5,000	5,000	5,000
District counsel	35,000	1,480	33,520	35,000	35,000
District management	48,000	10,000	12,000	22,000	48,000
Printing & binding	500	250	250	500	500
Legal advertising	2,000	513	1,487	2,000	2,000
Postage	500	-	500	500	500
Accounting & assessment rolls					
Series 1 bond DSF	12,500	-	-	-	-
Series 2 bond DSF	-	-	-	-	-
Dissemination agent					
Series 1 bond	3,500	-	-	-	-
Series 2 bond	-	-	-	-	-
Trustee					
Series 1 bond	10,500	-	-	-	-
Series 2 bond	-	-	-	-	-
Arbitrage rebate calculation					
Series 1 bond	750	-	-	-	-
Series 2 bond	-	-	-	-	-
Audit	6,500	1,000	5,500	6,500	6,500
Insurance - GL, POL	6,700	6,319	381	6,700	7,609
Miscellaneous- bank charges	750	170	1,200	1,370	1,500
Website					
Hosting & development	705	705	-	705	705
ADA compliance	210	210	-	210	210
Annual district filing fee	175	175	-	175	175
Office supplies	500	-	500	500	500
Total expenditures	<u>142,402</u>	<u>21,468</u>	<u>63,568</u>	<u>85,036</u>	<u>116,811</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(2,308)	(450)	(2,758)	-
Fund balances - beginning	-	2,758	450	2,758	-
Fund balances - ending	<u>\$ -</u>	<u>\$ 450</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**EMERALD LAKES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Supervisors	\$ 8,000
Statutorily set at \$200 per Supervisor for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
FICA	612
As per federal law, this expenditure is currently 7.65% of gross wages.	
District engineer	5,000
The District engineer will provide engineering, consulting and construction services to the District while crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
District counsel	35,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
District management	48,000
Wrathell, Hunt and Associates, LLC specializes in managing special districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develops financing programs, administers the issuance of tax exempt bond financings and operates and maintains the assets of the District.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages.	
Legal advertising	2,000
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc. After bonds are issued, many of the required public hearings will be completed.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Audit	6,500
The District is required to undertake an independent examination of its books, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor General.	
Insurance - GL, POL	7,609
The District carries general liability and public officials liability insurance. The limit of liability is set at \$1,000,000 for general liability and \$1,000,000 for public officials liability.	
Miscellaneous- bank charges	1,500
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	
Website	
Hosting & development	705
ADA compliance	210
Annual district filing fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Office supplies	500
Total expenditures	<u><u>\$ 116,811</u></u>

**EMERALD LAKES
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND-COMMERICAL BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected Through 9/30/2025	Total Actual & Projected	
REVENUES					
Landowner contribution - Excess Land	-	-	-	-	17,000
Total revenues	-	-	-	-	17,000
EXPENDITURES					
Professional & administration					
Accounting & assessment rolls					
Series 1 bond DSF	-	-	-	-	7,500
Series 2 bond DSF	-	-	-	-	-
Dissemination agent					
Series 1 bond	-	-	-	-	3,500
Series 2 bond	-	-	-	-	-
Trustee					
Series 1 bond	-	-	-	-	5,500
Series 2 bond	-	-	-	-	-
Arbitrage rebate calculation					
Series 1 bond	-	-	-	-	500
Series 2 bond	-	-	-	-	-
Total expenditures	-	-	-	-	17,000
Excess/(deficiency) of revenues over/(under) expenditures	-	-	-	-	-
Fund balances - beginning	-	-	-	-	-
Fund balances - ending	\$ -	\$ -	\$ -	\$ -	\$ -

**EMERALD LAKES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF SPECIAL REVENUE FUND-COMMERCIAL EXPENDITURES**

EXPENDITURES

Accounting & assessment rolls

Wrathell, Hunt and Associates, LLC, will perform the District's debt service fund accounting function and administer the District's lien book & the assessment collection process.

Series 1 bond DSF 7,500

Series 2 bond DSF -

Dissemination agent

The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934.

Series 1 bond 3,500

Series 2 bond -

Trustee

Annual fees paid for services provided as trustee, paying agent and registrar.

Series 1 bond 5,500

Series 2 bond -

Arbitrage rebate calculation

To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.

Series 1 bond 500

Series 2 bond -

Total expenditures \$ 17,000

**EMERALD LAKES
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND-RESIDENTIAL BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected Through 9/30/2025	Total Actual & Projected	
REVENUES					
Landowner contribution - Lennar	-	-	-	-	17,000
Total revenues	-	-	-	-	17,000
EXPENDITURES					
Professional & administration					
Accounting & assessment rolls					
Series 1 bond DSF	-	-	-	-	-
Series 2 bond DSF	-	-	-	-	7,500
Dissemination agent					
Series 1 bond	-	-	-	-	-
Series 2 bond	-	-	-	-	3,500
Trustee					
Series 1 bond	-	-	-	-	-
Series 2 bond	-	-	-	-	5,500
Arbitrage rebate calculation					
Series 1 bond	-	-	-	-	-
Series 2 bond	-	-	-	-	500
Total expenditures	-	-	-	-	17,000
Excess/(deficiency) of revenues over/(under) expenditures	-	-	-	-	-
Fund balances - beginning	-	-	-	-	-
Fund balances - ending	\$ -	\$ -	\$ -	\$ -	\$ -

**EMERALD LAKES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF SPECIAL REVENUE FUND-RESIDENTIAL EXPENDITURES**

EXPENDITURES

Accounting & assessment rolls

Wrathell, Hunt and Associates, LLC, will perform the District's debt service fund accounting function and administer the District's lien book & the assessment collection process.

Series 2 bond DSF	7,500
Dissemination agent	
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934.	
Series 2 bond	3,500
Trustee	
Annual fees paid for services provided as trustee, paying agent and registrar.	
Series 2 bond	5,500
Arbitrage rebate calculation	
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Series 2 bond	500
Total expenditures	<u><u>\$ 17,000</u></u>