Seagrove
Community Development District

Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027

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PROPOSED BUDGET
SEAGROVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

REVENUES	**FISCAL YEAR 2026/2027 BUDGET**
O&M Assessments	104,511
Developer Contribution - O&M	0
Developer Contribution - Debt	0
Debt Assessments	1,105,407
Interest Income	780
TOTAL REVENUES	**$ 1,210,698**
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Management	38,040
Legal	13,000
Assessment Roll	7,500
Audit Fees	4,700
Arbitrage Rebate Fee	650
Insurance	6,100
Legal Advertisements	1,750
Miscellaneous	700
Postage	200
Office Supplies	500
Dues & Subscriptions	175
Trustee Fees	4,500
Dissemination Services	2,500
Continuing Disclosure Fee	500
Total Administrative Expenditures	**$ 80,815**
Maintenance Expenditures	
Engineering/Inspections	3,000
Miscellaneous Maintenance	500
Total Maintenance Expenditures	**$ 3,500**
TOTAL EXPENDITURES	**$ 84,315**
REVENUES LESS EXPENDITURES	**$ 1,126,383**
Bond Payments	(1,039,083)
BALANCE	**$ 87,300**
County Property Appraiser Fee	(23,724)
County Tax Collector Fee	(23,724)
Discounts For Early Payments	(47,447)
EXCESS/ (SHORTFALL)	**$ (7,595)**
Carryover From Prior Year	7,595
NET EXCESS/ (SHORTFALL)	**$ -**

DETAILED PROPOSED BUDGET
SEAGROVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

REVENUES	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
O&M Assessments	0	104,563	104,511	Expenditures Less Interest/.94
Developer Contribution - O&M	68,683	0	0	
Developer Contribution - Debt	647,073	0	0	
Debt Assessments	0	1,105,407	1,105,407	Bond Payments/.94
Interest Income	1,509	480	780	Projected At $65 Per Month
TOTAL REVENUES	**$ 717,265**	**$ 1,210,450**	**$ 1,210,698**	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	
Management	36,000	37,044	38,040	CPI Adjustment
Legal	8,736	25,000	13,000	FY 25/26 Expenditure Through Jan 2025 Was $3,677
Assessment Roll	7,500	7,500	7,500	No Change From 2025/2026 Budget
Audit Fees	4,400	4,600	4,700	Accepted Amount For 2025/2026 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2025/2026 Budget
Insurance	5,200	5,700	6,100	FY 24/25 Expenditure Was $5,512
Legal Advertisements	565	3,000	1,750	$1,250 Decrease From 2025/2026 Budget
Miscellaneous	20	1,400	700	$700 Decrease From 2025/2026 Budget
Postage	128	200	200	No Change From 2025/2026 Budget
Office Supplies	222	1,500	500	$1,000 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	Annual Fee Due Department Of Economic Opportunity
Trustee Fees	4,246	4,500	4,500	Will Commence In Fiscal Year Following Issuing Of Bond
Dissemination Services	0	2,500	2,500	Required By Bond Underwriter
Continuing Disclosure Fee	500	1,000	500	$500 Decrease From 2025/2026 Budget
Total Administrative Expenditures	**$ 68,342**	**$ 94,769**	**$ 80,815**	
Maintenance Expenditures				
Engineering/Inspections	1,855	2,000	3,000	$1,000 Increase From 2025/2026 Budget
Miscellaneous Maintenance	0	2,000	500	$1,500 Decrease From 2025/2026 Budget
Total Maintenance Expenditures	**$ 1,855**	**$ 4,000**	**$ 3,500**	
TOTAL EXPENDITURES	**$ 70,197**	**$ 98,769**	**$ 84,315**	
REVENUES LESS EXPENDITURES	**$ 647,068**	**$ 1,111,681**	**$ 1,126,383**	
Bond Payments	(647,073)	(1,039,083)	(1,039,083)	2027 Principal & Interest Payments
BALANCE	**$ (5)**	**$ 72,598**	**$ 87,300**	
County Property Appraiser Fee	0	0	(23,724)	Two Percent Of Total Assessment Roll
County Tax Collector Fee	0	(24,199)	(23,724)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	(48,399)	(47,447)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	**$ (5)**	**$ -**	**$ (7,595)**	
Carryover From Prior Year	0	0	7,595	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	**$ (5)**	**$ -**	**$ -**	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
SEAGROVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

REVENUES	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
Interest Income	27,552	2,000	2,000	Projected Interest For 2026/2027
Developer Contribution	647,073	0	0	
NAV Tax Collection	0	1,039,083	1,039,083	Maximum Debt Service Collection
Total Revenues	**$ 674,625**	**$ 1,041,083**	**$ 1,041,083**	
EXPENDITURES				
Principal Payments	250,000	260,000	270,000	Principal Payment Due In 2027
Interest Payments	650,558	777,751	766,489	Interest Payments Due In 2027
Transfer To Construction Fund	22,797	1,500	1,500	
Bond Redemption	0	1,832	3,094	Estimated Excess Debt Collections
Total Expenditures	**$ 923,355**	**$ 1,041,083**	**$ 1,041,083**	
Excess/ (Shortfall)	**$ (248,730)**	**$ -**	**$ -**	

Notes

Capitalized Interest Was Set-Up Through December 2024.

Series 2024 Bond Information

Original Par Amount =	$16,000,000	Annual Principal Payments Due =	June 15th
Interest Rate =	4.25% - 5.20%	Annual Interest Payments Due =	June 15th & December 15th
Issue Date =	August 2024		
Maturity Date =	June 2054		
Par Amount As Of 1/1/26 =	$15,750,000		

Seagrove Community Development District
Assessment Comparison

	Fiscal Year 2024/2025 Assessment Before Discount*	Fiscal Year 2025/2026 Assessment Before Discount*	**Fiscal Year 2026/2027 Projected Assessment Before Discount***
O & M Assessment For Townhomes	$ -	$ 159.64	**$ 159.57**
Debt Assessment For Townhomes	$ -	$ 1,542.55	**$ 1,542.55**
Total	**$ -**	$ 1,702.19	**$ 1,702.12**
O & M Assessment For Single Familys 40'	$ -	$ 159.64	**$ 159.57**
Debt Assessment For Single Family's 40'	$ -	$ 1,648.94	**$ 1,648.94**
Total	**$ -**	$ 1,808.58	**$ 1,808.51**
O & M Assessment For Single Familys 50'	$ -	$ 159.64	**$ 159.57**
Debt Assessment For Single Family's 50'	$ -	$ 1,861.70	**$ 1,861.70**
Total	**$ -**	$ 2,021.34	**$ 2,021.27**

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Townhomes	306
Single Family's 40'	74
Single Family's 50'	275
Total Units	655