

Portofino Springs
Community Development District

Approved Budget
FY 2027



Table of Contents

1	<u>General Fund</u>
2-3	<u>Narratives</u>
4	<u>Debt Service Fund Series 2007</u>
5	<u>Series 2007 Amortization Schedule</u>
6	<u>Assessment Schedule</u>

Portofino Springs
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 12/31/25	Projected Next 9 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<u>REVENUES:</u>					
Special Assessments - On Roll	\$ 53,838	\$ 45,646	\$ 8,192	\$ 53,838	\$ 53,838
Carry Forward Surplus	30,441	46,351	-	46,351	31,391
TOTAL REVENUES	\$84,279	\$91,998	\$8,192	\$100,189	\$85,229
<u>EXPENDITURES:</u>					
<u>Administrative</u>					
Supervisor Fees	\$ 7,200	\$ -	\$ 1,200	\$ 1,200	\$ 7,200
FICA Taxes	551	-	92	92	551
Engineering	1,000	-	750	750	1,000
Attorney	10,000	1,500	1,350	2,850	10,000
Annual Audit	3,700	-	3,700	3,700	3,400
Dissemination Agent	2,783	696	2,087	2,783	2,950
Trustee Fees	3,500	-	3,500	3,500	3,500
Management Fees	26,796	6,699	20,097	26,796	28,404
Information Technology	1,113	278	835	1,113	1,180
Website Maintenance	1,113	278	835	1,113	1,180
Postage & Delivery	100	37	63	100	100
Insurance General Liability	9,304	8,295	-	8,295	9,125
Printing & Binding	200	-	40	40	200
Legal Advertising	2,000	-	2,000	2,000	2,000
Other Current Charges	1,000	288	259	548	1,000
Office Supplies	25	-	25	25	25
Dues, Licenses & Subscriptions	175	175	-	175	175
1st Quarter Operating	13,720	-	13,720	13,720	13,240
TOTAL EXPENDITURES	\$84,279	\$18,246	\$50,553	\$68,799	\$85,229
EXCESS REVENUES (EXPENDITURES)	\$-	\$73,752	\$(42,361)	\$31,391	\$ -

Portofino Springs
Community Development District
Budget Narrative
Fiscal Year 2026

REVENUES

Special Assessments - On Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – South Florida, LLC.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Portofino Springs
Community Development District
Budget Narrative
Fiscal Year 2026

Expenditures - Administrative (continued)

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

1st Quarter Operating

Represents expenses in the first 2 months prior to assessments being collected.

Portofino Springs

Community Development District

Approved Budget

Debt Service Series 2007 Special Assessment Refunding Bonds

Description	Adopted Budget FY2026	Actuals Thru 12/31/25	Projected Next 9 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments-On Roll	\$ 134,391	\$ 113,943	\$ 20,448	\$ 134,391	\$ 134,391
Interest Earnings	2,000	1,143	1,000	2,143	2,000
Carry Forward Surplus ⁽¹⁾	94,467	98,515	-	98,515	102,949
TOTAL REVENUES	\$230,857	\$213,601	\$21,448	\$235,049	\$239,339
EXPENDITURES:					
Interest - 11/01	\$ 33,550	\$ 33,550	-	\$ 33,550	\$ 31,763
Interest - 05/01	33,550	-	33,550	33,550	31,763
Principal - 05/01	65,000	-	65,000	65,000	70,000
TOTAL EXPENDITURES	\$132,100	\$33,550	\$98,550	\$132,100	\$133,525
EXCESS REVENUES (EXPENDITURES)	\$98,757	\$180,051	\$(77,102)	\$102,949	\$105,814
(1) Carry Forward is Net of Reserve Requirement			Interest Due 11/1/27	\$29,838	
				\$29,838	

Portofino Springs

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2007 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	1,220,000	5.500%	-	33,550.00	133,888
05/01/26	1,220,000	5.500%	65,000	33,550.00	
11/01/26	1,155,000	5.500%	-	31,762.50	130,313
05/01/27	1,155,000	5.500%	70,000	31,762.50	
11/01/27	1,085,000	5.500%	-	29,837.50	131,600
05/01/28	1,085,000	5.500%	75,000	29,837.50	
11/01/28	1,010,000	5.500%	-	27,775.00	132,613
05/01/29	1,010,000	5.500%	80,000	27,775.00	
11/01/29	930,000	5.500%	-	25,575.00	133,350
05/01/30	930,000	5.500%	85,000	25,575.00	
11/01/30	845,000	5.500%	-	23,237.50	133,813
05/01/31	845,000	5.500%	85,000	23,237.50	
11/01/31	760,000	5.500%	-	20,900.00	129,138
05/01/32	760,000	5.500%	90,000	20,900.00	
11/01/32	670,000	5.500%	-	18,425.00	129,325
05/01/33	670,000	5.500%	95,000	18,425.00	
11/01/33	575,000	5.500%	-	15,812.50	129,238
05/01/34	575,000	5.500%	100,000	15,812.50	
11/01/34	475,000	5.500%	-	13,062.50	128,875
05/01/35	475,000	5.500%	110,000	13,062.50	
11/01/35	365,000	5.500%	-	10,037.50	133,100
05/01/36	365,000	5.500%	115,000	10,037.50	
11/01/36	250,000	5.500%	-	6,875.00	131,913
05/01/37	250,000	5.500%	120,000	6,875.00	
11/01/37	130,000	5.500%	-	3,575.00	130,450
05/01/38	130,000	5.500%	130,000	3,575.00	133,575
Total			\$1,220,000	\$487,300	\$1,707,300

Portofino Springs
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Neighborhood	O&M Units	Bonds Units 2007	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)
Townhomes - PP	47	47	\$282.14	\$282.14	\$0.00	\$638.30	\$638.30	\$0.00	\$920.44	\$920.44	\$0.00
Townhomes	156	155	\$282.14	\$282.14	\$0.00	\$728.83	\$728.83	\$0.00	\$1,010.97	\$1,010.97	\$0.00
Total	203	202									