

Campo Bello
Community Development District

Adopted Budget
FY 2026



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Campo Bello
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
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REVENUES:

Special Assessments - On Roll	\$ 132,818	\$ 133,331	\$ -	\$ 133,331	\$ 145,736
Interest income	2,000	6,433	1,000	7,433	4,000
TOTAL REVENUES	\$134,818	\$139,764	\$1,000	\$140,764	\$149,736

EXPENDITURES:

Administrative

Supervisor Fees	\$-	\$-	\$-	\$-	\$12,000
FICA Taxes	-	-	-	-	918
Engineering	12,000	-	4,000	4,000	12,000
Attorney	15,000	6,211	5,000	11,211	15,000
Annual Audit	3,800	3,800	-	3,800	4,000
Assessment Administration	4,000	4,000	-	4,000	4,000
Arbitrage Rebate	550	550	-	550	550
Dissemination Agent	2,675	1,783	892	2,675	2,862
Trustee Fees	4,041	4,041	-	4,041	4,434
Management Fees	41,602	27,735	13,867	41,602	44,514
Website Maintenance	1,070	713	357	1,070	1,145
Telephone	50	-	25	25	50
Postage & Delivery	400	163	133	297	400
Insurance General Liability	6,684	6,319	-	6,319	7,609
Printing & Binding	500	23	167	190	500
Legal Advertising	3,550	4,371	740	5,111	3,550
Other Current Charges	1,000	60	20	80	1,000
Office Supplies	150	0	75	75	150
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$97,247	\$59,945	\$25,276	\$85,220	\$114,858

Operations & Maintenance

Field Expenditures

Contingency	\$ 37,571	\$ -	\$ 18,786	\$ 18,786	\$ 34,878
TOTAL FIELD EXPENDITURES	\$37,571	\$-	\$18,786	\$18,786	\$34,878
TOTAL EXPENDITURES	\$134,818	\$59,945	\$44,061	\$104,006	\$149,736
EXCESS REVENUES (EXPENDITURES)	\$-	\$79,819	\$(43,061)	\$36,758	\$-

Campo Bello
Community Development District
Budget Narrative
Fiscal Year 2026

REVENUES

Special Assessments-Tax 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.

Interest

The District earns interest on the monthly average collected balance for each of their investment accounts.

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.

Assessment Administration

GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Arbitrage Rebate

The District is required to have an annual arbitrage rebate calculation on the District's Bonds. The District will contract with an independent auditing firm to perform the calculations.

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.

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.

Campo Bello
Community Development District
Budget Narrative
Fiscal Year 2026

Expenditures - Administrative (continued)
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Communication - Telephone

New internet and Wi-Fi service for Office.

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.

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.

Expenditures - Field

Contingency

Represents any un-budgeted expense.

Campo Bello
Community Development District
Adopted Budget
Debt Service Series 2019 Special Assessment Bonds

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
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REVENUES:

Special Assessments-On Roll	\$ 608,797	\$ 607,194	\$ 1,603	\$ 608,797	\$ 608,797
Interest Earnings	15,000	25,993	4,000	29,993	15,000
Carry Forward Surplus ⁽¹⁾	532,800	546,459	-	546,459	569,711
TOTAL REVENUES	\$1,156,598	\$1,179,646	\$5,603	\$1,185,250	\$1,193,508

EXPENDITURES:

Interest - 12/15	\$ 187,869	\$ 187,869	\$ -	\$ 187,869	\$ 184,213
Principal - 12/15	225,000	225,000	-	225,000	230,000
Interest - 06/15	184,213	-	184,213	184,213	180,188
TOTAL EXPENDITURES	\$597,081	\$412,869	\$184,213	\$597,081	\$594,400

Other Sources/(Uses)

Interfund transfer In/(Out)	\$(10,000)	\$(8,390)	\$(10,068)	\$(18,457)	\$(10,000)
TOTAL OTHER SOURCES/(USES)	\$(10,000)	\$(8,390)	\$(10,068)	\$(18,457)	\$(10,000)
TOTAL EXPENDITURES	\$607,081	\$421,258	\$194,280	\$615,538	\$604,400
EXCESS REVENUES (EXPENDITURES)	\$549,516	\$758,388	\$(188,677)	\$569,711	\$589,108

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 12/15/26	\$180,188
Principal Due 12/15/26	\$240,000
	<u>\$420,188</u>

Campo Bello
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2019 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
12/15/24	9,625,000	3.250%	225,000.00	187,868.75	412,868.75
06/15/25	9,400,000	3.500%	-	184,212.50	
12/15/25	9,400,000	3.500%	230,000.00	184,212.50	598,425.00
06/15/26	9,170,000	3.500%	-	180,187.50	
12/15/26	9,170,000	3.500%	240,000.00	180,187.50	600,375.00
06/15/27	8,930,000	3.500%	-	175,987.50	
12/15/27	8,930,000	3.500%	250,000.00	175,987.50	601,975.00
06/15/28	8,680,000	3.500%	-	171,612.50	
12/15/28	8,680,000	3.500%	255,000.00	171,612.50	598,225.00
06/15/29	8,425,000	3.500%	-	167,150.00	
12/15/29	8,425,000	3.500%	265,000.00	167,150.00	599,300.00
06/15/30	8,160,000	3.500%	-	162,512.50	
12/15/30	8,160,000	3.500%	275,000.00	162,512.50	600,025.00
06/15/31	7,885,000	4.000%	-	157,700.00	
12/15/31	7,885,000	4.000%	285,000.00	157,700.00	600,400.00
06/15/32	7,600,000	4.000%	-	152,000.00	
12/15/32	7,600,000	4.000%	295,000.00	152,000.00	599,000.00
06/15/33	7,305,000	4.000%	-	146,100.00	
12/15/33	7,305,000	4.000%	310,000.00	146,100.00	602,200.00
06/15/34	6,995,000	4.000%	-	139,900.00	
12/15/34	6,995,000	4.000%	320,000.00	139,900.00	599,800.00
06/15/35	6,675,000	4.000%	-	133,500.00	
12/15/35	6,675,000	4.000%	335,000.00	133,500.00	602,000.00
06/15/36	6,340,000	4.000%	-	126,800.00	
12/15/36	6,340,000	4.000%	345,000.00	126,800.00	598,600.00
06/15/37	5,995,000	4.000%	-	119,900.00	
12/15/37	5,995,000	4.000%	360,000.00	119,900.00	599,800.00
05/15/38	5,635,000	4.000%	-	112,700.00	
12/15/38	5,635,000	4.000%	375,000.00	112,700.00	600,400.00
06/15/39	5,260,000	4.000%	-	105,200.00	
12/15/39	5,260,000	4.000%	390,000.00	105,200.00	600,400.00
06/15/40	4,870,000	4.000%	-	97,400.00	
12/15/40	4,870,000	4.000%	405,000.00	97,400.00	599,800.00
06/15/41	4,465,000	4.000%	-	89,300.00	
12/15/41	4,465,000	4.000%	420,000.00	89,300.00	598,600.00
06/15/42	4,045,000	4.000%	-	80,900.00	
12/15/42	4,045,000	4.000%	440,000.00	80,900.00	601,800.00
06/15/43	3,605,000	4.000%	-	72,100.00	
12/15/43	3,605,000	4.000%	455,000.00	72,100.00	599,200.00
06/15/44	3,150,000	4.000%	-	63,000.00	
12/15/44	3,150,000	4.000%	475,000.00	63,000.00	601,000.00
06/15/45	2,675,000	4.000%	-	53,500.00	
12/15/45	2,675,000	4.000%	495,000.00	53,500.00	602,000.00
06/15/46	2,180,000	4.000%	-	43,600.00	
12/15/46	2,180,000	4.000%	515,000.00	43,600.00	602,200.00
06/15/47	1,665,000	4.000%	-	33,300.00	
12/15/47	1,665,000	4.000%	535,000.00	33,300.00	601,600.00
06/15/48	1,130,000	4.000%	-	22,600.00	
12/15/48	1,130,000	4.000%	555,000.00	22,600.00	600,200.00
06/15/49	575,000	4.000%	-	11,500.00	
12/15/49	575,000	4.000%	575,000.00	11,500.00	598,000.00
Total			\$9,625,000	\$5,793,194	\$15,418,194

Campo Bello
Community Development District
Non-Ad Valorem Assessments Comparison
2025 - 2026

Neighborhood	O&M Units	Bonds Units 2019	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)
<u>Main Site</u>											
Single Family	30	30	\$315.00	\$287.08	\$27.92	\$1,611.58	\$1,611.58	\$0.00	\$1,926.58	\$1,898.66	\$27.92
Twin Home	440	440	\$315.00	\$287.08	\$27.92	\$1,295.79	\$1,295.79	\$0.00	\$1,610.79	\$1,582.87	\$27.92
<u>Annex</u>											
Single Family	1	1	\$315.00	\$287.08	\$27.92	\$1,611.58	\$1,611.58	\$0.00	\$1,926.58	\$1,898.66	\$27.92
Twin Home	16	16	\$315.00	\$287.08	\$27.92	\$1,295.79	\$1,295.79	\$0.00	\$1,610.79	\$1,582.87	\$27.92
TOTAL	487	487									