Biscayne Drive Estates
Community Development District

Adopted Budget
FY 2027

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Biscayne Drive Estates

Community Development District

Adopted Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:					
Special Assessments - On Roll	$ 100,935	$ 97,978	$ 2,957	$ 100,935	$ 161,334
Interest Income	6,000	5,174	2,587	7,761	6,000
Devloper Contributions	31,200	31,666	-	31,666	-
Carry Forward Surplus	8,760	2,889	8,760	11,649	10,000
TOTAL REVENUES	**$ 146,895**	**$ 137,708**	**$ 14,304**	**$ 152,012**	**$ 177,335**
EXPENDITURES:					
Administrative					
Engineering	$ 5,000	$ 686	$ 343	$ 1,029	$ 5,000
Attorney	12,000	7,610	5,436	13,046	12,000
Annual Audit	5,500	5,500	-	5,500	5,600
Assessment Administration	2,000	2,000	-	2,000	2,000
Arbitrage Rebate	1,200	-	600	600	600
Dissemination Agent	1,260	840	420	1,260	1,260
Trustee Fees	4,500	4,445	-	4,445	4,500
Management Fees	30,000	20,000	10,000	30,000	31,800
Information Technology	1,200	800	400	1,200	1,200
Website Maintenance	1,200	800	400	1,200	1,200
Postage & Delivery	200	5	3	8	200
Insurance General Liability	6,600	5,732	-	5,732	6,600
Printing & Binding	200	7	4	11	200
Legal Advertising	2,500	3,435	1,717	5,152	2,500
Other Current Charges	300	575	287	862	800
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	**$ 73,835**	**$ 52,610**	**$ 19,610**	**$ 72,219**	**$ 75,635**

Biscayne Drive Estates

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General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
Operations & Maintenance					
Field Expenditures					
Electric - Street Lighting	$ 36,000	$ 24,532	$ 12,266	$ 36,799	$ 36,000
Repairs and Maintenance	2,500	-	833	833	2,500
Landscape Maintenance	31,200	19,200	9,600	28,800	31,200
Mail Kiosk	-	-	-	-	2,000
Resurfacing Roads	-	-	-	-	10,000
Stormwater Drainage	3,360	-	3,360	3,360	10,000
Contingencies	-	-	-	-	10,000
TOTAL FIELD EXPENDITURES	**$ 73,060**	**$ 43,732**	**$ 26,060**	**$ 69,792**	**$ 101,700**
TOTAL EXPENDITURES	**$ 146,895**	**$ 96,342**	**$ 45,669**	**$ 142,011**	**$ 177,335**
EXCESS REVENUES (EXPENDITURES)	**$ 0**	**$ 41,366**	**$ (31,365)**	**$ 10,000**	**$ -**

Gross Assessments	$ 169,826
Less: Discounts & Collections 5%	(8,491)
Net Assessments	**$ 161,334**

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Single Family	148	$ 169,825.56	$ 717.89	$ 1,147.47	$ 429.58
Total	**148**	**$ 169,825.56**			

Biscayne Drive Estates

Community Development District

Budget Narrative

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

Expenditures - Administrative

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

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.

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.

Due, Licenses & Subscriptions
The District is required to pay an annual fee to the Florida Department of Commerce for $175.

Biscayne Drive Estates
Community Development District
Budget Narrative

Expenditures – Field

Electric - Street Lighting (80 poles)
Costs from FPL associated with common area street lights

Repairs and Maintenance
Represents any general repairs and maintenance items to District property.

Landscape Maintenance
The district will contracted Tony's Nursery & Garden to provide landscaping maintenance to the district areas.

Drainage Clean Up
The District will enter into a contract for the monthly maintenance of the District drainage system.

Mail Kiosk
Represents any repairs and maintenance to the mail kiosk area within the District.

Resurfacing Roads
Represents the repairs and maintenance to all roads within the District,

Stormwater Drainage
Represents any expenditures not mentioned above during the Fiscal Year.

Contingencies
Annual Storm Drain Cleaning for all Storm Drains throughout the District.

Biscayne Drive Estates

Community Development District

Adopted Budget

Debt Service Series 2022 Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:					
Special Assessments-On Roll	$ 272,287	$ 264,201	$ 8,086	$ 272,287	$ 272,287
Interest Earnings	2,000	8,512	4,256	12,768	8,000
Carry Forward Surplus [1]	138,456	137,723	-	137,723	145,641
TOTAL REVENUES	**$ 412,743**	**$ 410,436**	**$ 12,341**	**$ 422,777**	**$ 425,927**
EXPENDITURES:					
Interest - 12/15	$ 106,081	$ 106,081	$ -	$ 106,081	$ 104,581
Principal - 6/15	60,000	-	60,000	60,000	60,000
Interest - 6/15	106,081	-	106,081	106,081	104,581
TOTAL EXPENDITURES	**$ 272,163**	**$ 106,081**	**$ 166,081**	**$ 272,163**	**$ 269,163**
Other Sources/(Uses)					
Interfund transfer In/(Out)	$ -	$ (3,316)	$ (1,658)	$ (4,974)	$ -
TOTAL OTHER SOURCES/(USES)	**$ -**	**$ (3,316)**	**$ (1,658)**	**$ (4,974)**	**$ -**
TOTAL EXPENDITURES	**$ 272,163**	**$ 109,398**	**$ 167,739**	**$ 277,137**	**$ 269,163**
EXCESS REVENUES (EXPENDITURES)	**$ 140,580**	**$ 301,038**	**$ (155,398)**	**$ 145,641**	**$ 156,765**

[1] Carry Forward is Net of Reserve Requirement

Interest Due 12/15/27	$103,081.25
	$103,081.25

Gross Assessments	$ 286,618
Less: Discounts & Collections 5%	(14,331)
Net Assessments	**$ 272,287**

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Single Family	147	$ 286,617.66	$ 1,949.78	$ 1,949.78	$ -
Total	**147**	**$ 286,617.66**			

Biscayne Drive Estates

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2022 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
12/15/25	**3,635,000**	**5.000%**	**-**	**106,081**	**268,537.50**
06/15/26	**3,635,000**	**5.000%**	**60,000**	**106,081**	
12/15/26	3,575,000	5.000%	-	104,581	270,662.50
06/15/27	3,575,000	5.000%	60,000	104,581	
12/15/27	3,515,000	5.000%	-	103,081	267,662.50
06/15/28	3,515,000	5.000%	65,000	103,081	
12/15/28	3,450,000	5.000%	-	101,456	269,537.50
06/15/29	3,450,000	5.000%	70,000	101,456	
12/15/29	3,380,000	5.000%	-	99,706	271,162.50
06/15/30	3,380,000	5.750%	75,000	99,706	
12/15/30	3,305,000	5.750%	-	97,550	272,256.25
06/15/31	3,305,000	5.750%	75,000	97,550	
12/15/31	3,230,000	5.750%	-	95,394	267,943.75
06/15/32	3,230,000	5.750%	80,000	95,394	
12/15/32	3,150,000	5.750%	-	93,094	268,487.50
06/15/33	3,150,000	5.750%	85,000	93,094	
12/15/33	3,065,000	5.750%	-	90,650	268,743.75
06/15/34	3,065,000	5.750%	90,000	90,650	
12/15/34	2,975,000	5.750%	-	88,063	268,712.50
06/15/35	2,975,000	5.750%	95,000	88,063	
12/15/35	2,880,000	5.750%	-	85,331	268,393.75
06/15/36	2,880,000	5.750%	100,000	85,331	
12/15/36	2,780,000	5.750%	-	82,456	267,787.50
06/15/37	2,780,000	5.750%	110,000	82,456	
12/15/37	2,670,000	5.750%	-	79,294	271,750.00
06/15/38	2,670,000	5.750%	115,000	79,294	
12/15/38	2,555,000	5.750%	-	75,988	270,281.25
06/15/39	2,555,000	5.750%	120,000	75,988	
12/15/39	2,435,000	5.750%	-	72,538	268,525.00
06/15/40	2,435,000	5.750%	130,000	72,538	
12/15/40	2,305,000	5.750%	-	68,800	271,337.50
06/15/41	2,305,000	5.750%	135,000	68,800	
12/15/41	2,170,000	5.750%	-	64,919	268,718.75
06/15/42	2,170,000	5.750%	145,000	64,919	
12/15/42	2,025,000	5.750%	-	60,750	270,668.75
06/15/43	2,025,000	6.000%	155,000	60,750	
12/15/43	1,870,000	6.000%	-	56,100	271,850.00
06/15/44	1,870,000	6.000%	160,000	56,100	
12/15/44	1,710,000	6.000%	-	51,300	267,400.00
06/15/45	1,710,000	6.000%	170,000	51,300	
12/15/45	1,540,000	6.000%	-	46,200	267,500.00
06/15/46	1,540,000	6.000%	185,000	46,200	
12/15/46	1,355,000	6.000%	-	40,650	271,850.00
06/15/47	1,355,000	6.000%	195,000	40,650	
12/15/47	1,160,000	6.000%	-	34,800	270,450.00
06/15/48	1,160,000	6.000%	205,000	34,800	
12/15/48	955,000	6.000%	-	28,650	268,450.00
06/15/49	955,000	6.000%	220,000	28,650	
12/15/49	735,000	6.000%	-	22,050	270,700.00
06/15/50	735,000	6.000%	230,000	22,050	
12/15/50	505,000	6.000%	-	15,150	267,200.00
06/15/51	505,000	6.000%	245,000	15,150	
12/15/51	260,000	6.000%	-	7,800	267,950.00
06/15/52	260,000	6.000%	260,000	7,800	267,800.00
Total			**$3,635,000**	**$3,744,863**	**$7,379,863**

Biscayne Drive Estates
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Neighborhood	O&M Units	Bonds Units 2022	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)**
Single Family	148	147	**$1,147.47**	$717.89	**$429.58**	**$1,949.78**	$1,949.78	**$0.00**	**$3,097.25**	$2,667.67	**$429.58**
Total	148	147									