

***Newton Road***  
***Community Development District***

***Approved Proposed Budget***  
***FY 2027***



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**Newton Road**  
**Community Development District**  
**Approved Proposed Budget**  
**General Fund**

Description	Adopted Budget FY 2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
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**REVENUES:**

Developer Contributions / Assessments	\$ 73,416	\$ 23,549	\$ 49,867	\$ 73,416	\$ 73,416
Miscellaneous Revenue	-	1,636	-	1,636	-
Carry Forward	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>\$ 73,416</b>	<b>\$ 25,184</b>	<b>\$ 49,867</b>	<b>\$ 75,052</b>	<b>\$ 73,416</b>

**EXPENDITURES:**

**Administrative**

Engineering	\$ 5,000	\$ 534	\$ 4,466	\$ 5,000	\$ 5,000
Attorney	12,000	5,713	10,500	16,213	12,000
Annual Audit	4,000	-	3,200	3,200	3,300
Assessment Administration	2,000	-	-	-	2,000
Arbitrage Rebate	600	-	-	-	600
Dissemination Agent	1,200	-	-	-	1,200
Trustee Fees	4,000	-	-	-	4,000
Management Fees	24,000	10,000	14,000	24,000	24,000
Information Technology	1,000	417	583	1,000	1,000
Website Maintenance	1,000	417	583	1,000	1,000
Telephone	50	-	50	50	50
Postage & Delivery	250	4	246	250	250
Insurance General Liability	5,500	5,000	-	5,000	5,500
Printing & Binding	250	-	250	250	250
Legal Advertising	766	1,289	2,240	3,529	766
Other Current Charges	250	285	420	705	250
Office Supplies	250	-	250	250	250
Dues, Licenses & Subscriptions	300	175	-	175	175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 62,416</b>	<b>\$ 23,834</b>	<b>\$ 36,789</b>	<b>\$ 60,623</b>	<b>\$ 61,591</b>

**Field Expenditures**

Drainage System	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ 10,000
Contingencies	1,000	-	4,429	4,429	1,825
<b>TOTAL FIELD EXPENDITURES</b>	<b>\$ 11,000</b>	<b>\$ -</b>	<b>\$ 14,429</b>	<b>\$ 14,429</b>	<b>\$ 11,825</b>

<b>TOTAL EXPENDITURES</b>	<b>\$ 73,416</b>	<b>\$ 23,834</b>	<b>\$ 51,217</b>	<b>\$ 75,052</b>	<b>\$ 73,416</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ -</b>	<b>\$ 1,350</b>	<b>\$ (1,350)</b>	<b>\$ -</b>	<b>\$ -</b>
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Gross Assessments	\$ 77,280
Less: Discounts & Collections 5%	3,864
<b>Net Assessments</b>	<b>\$ 73,416</b>

**Newton Road**  
**Community Development District**  
**Approved Proposed Budget**  
**General Fund**

Description	Adopted Budget FY 2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
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Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit
Condominium	164	\$ 47,646.32	\$ 290.53	\$ 290.53
Villas	102	\$ 29,633.68	\$ 290.53	\$ 290.53
<b>Total</b>	<b>266</b>	<b>\$ 77,280.00</b>		

**Newton Road**  
**Community Development District**  
**Budget Narrative**

FY 2027

**REVENUES**

**Developer Contributions/Assessments**

The District will levy a Non-Ad Valorem assessment on all platted lots within the Districts to pay all of the operating expenses for the Fiscal Year in accordance with the Adopted budget.

**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.

**Arbitrage Rebate**

The District has contracted with its independent auditors to annually calculate the arbitrage rebate liability on its bonds.

**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.

**Telephone**

Conference calls for the CDD.

**Postage and Delivery**

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

**Newton Road**  
**Community Development District**  
**Budget Narrative**

FY 2027

**Expenditures - Administrative (continued)**

**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 Florida Commerce for \$175.

**Expenditures - Field**

**Drainage System**

The cost of operating and maintaining the stormwater management systems within the District boundaries.

**Contingencies**

A contingency for any unanticipated and unscheduled cost to the District.

**Newton Road**  
**Community Development District**  
**Approved Proposed Budget**  
**Debt Service Series 2025 Special Assessment Bonds**

Description	Proposed Budget FY 2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
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**REVENUES:**

Special Assessments-Direct	\$ 178,066	\$ -	\$ 178,066	\$ 178,066	\$ 294,400
Interest Earnings	1,000	1,156	1,400	2,556	1,000
Carry Forward Surplus <sup>(1)</sup>	-	33,959	-	33,959	109,394
<b>TOTAL REVENUES</b>	<b>\$ 179,066</b>	<b>\$ 35,115</b>	<b>\$ 179,466</b>	<b>\$ 214,580</b>	<b>\$ 404,794</b>

**EXPENDITURES:**

Interest - 12/15	\$ 42,728	\$ 42,728	\$ -	\$ 42,728	\$ 115,331
Interest - 6/15	116,531	-	116,531	116,531	115,331
Principal - 6/15	60,000	-	60,000	60,000	60,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 219,259</b>	<b>\$ 42,728</b>	<b>\$ 176,531</b>	<b>\$ 219,259</b>	<b>\$ 290,663</b>

**Other Sources/(Uses)**

Bond Proceeds	\$ 116,328	\$ 116,328	\$ -	\$ 116,328	\$ -
Interfund transfer In/(Out)	(300)	(855)	(1,400)	(2,255)	-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ 116,028</b>	<b>\$ 115,473</b>	<b>\$ (1,400)</b>	<b>\$ 114,073</b>	<b>\$ -</b>

<b>TOTAL EXPENDITURES</b>	<b>\$ 103,231</b>	<b>\$ (72,745)</b>	<b>\$ 177,931</b>	<b>\$ 105,186</b>	<b>\$ 290,663</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 75,835</b>	<b>\$ 107,860</b>	<b>\$ 1,535</b>	<b>\$ 109,394</b>	<b>\$ 114,131</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 12/15/27  
\$114,131.25  
\$114,131.25

Gross Assessments	\$ 309,894
Less: Discounts & Collections 5%	\$ 15,495
<b>Net Assessments</b>	<b>\$ 294,400</b>

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/(Decrease)
Condominium	164	\$ 188,057.94	\$ -	\$ 1,146.69	\$ 1,146.69
Villas	102	\$ 121,836.32	\$ -	\$ 1,194.47	\$ 1,194.47
<b>Total</b>	<b>266</b>	<b>\$ 309,894.25</b>			

**Newton Road**  
**Community Development District**  
**AMORTIZATION SCHEDULE**  
**Debt Service Series 2025 Special Assessment Bonds**

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
12/15/25	\$4,225,000	4.000%	\$-	\$42,728	42,728.13
06/15/26	4,225,000	4.000%	60,000	116,531	
12/15/26	4,165,000	4.000%		115,331	291,862.50
06/15/27	4,165,000	4.000%	60,000	115,331	
12/15/27	4,105,000	4.000%		114,131	289,462.50
06/15/28	4,105,000	4.000%	65,000	114,131	
12/15/28	4,040,000	4.000%		112,831	291,962.50
06/15/29	4,040,000	4.000%	70,000	112,831	
12/15/29	3,970,000	4.000%		111,431	294,262.50
06/15/30	3,970,000	4.000%	70,000	111,431	
12/15/30	3,900,000	4.000%		110,031	291,462.50
06/15/31	3,900,000	5.500%	75,000	110,031	
12/15/31	3,825,000	5.500%		107,969	293,000.00
06/15/32	3,825,000	5.500%	80,000	107,969	
12/15/32	3,745,000	5.500%		105,769	293,737.50
06/15/33	3,745,000	5.500%	80,000	105,769	
12/15/33	3,665,000	5.500%		103,569	289,337.50
06/15/34	3,665,000	5.500%	85,000	103,569	
12/15/34	3,580,000	5.500%		101,231	289,800.00
06/15/35	3,580,000	5.500%	90,000	101,231	
12/15/35	3,490,000	5.500%		98,756	289,987.50
06/15/36	3,490,000	5.500%	95,000	98,756	
12/15/36	3,395,000	5.500%		96,144	289,900.00
06/15/37	3,395,000	5.500%	105,000	96,144	
12/15/37	3,290,000	5.500%		93,256	294,400.00
06/15/38	3,290,000	5.500%	110,000	93,256	
12/15/38	3,180,000	5.500%		90,231	293,487.50
06/15/39	3,180,000	5.500%	115,000	90,231	
12/15/39	3,065,000	5.500%		87,069	292,300.00
06/15/40	3,065,000	5.500%	120,000	87,069	
12/15/40	2,945,000	5.500%		83,769	290,837.50
06/15/41	2,945,000	5.500%	130,000	83,769	
12/15/41	2,815,000	5.500%		80,194	293,962.50
06/15/42	2,815,000	5.500%	135,000	80,194	
12/15/42	2,680,000	5.500%		76,481	291,675.00
06/15/43	2,680,000	5.500%	145,000	76,481	
12/15/43	2,535,000	5.500%		72,494	293,975.00
06/15/44	2,535,000	5.500%	150,000	72,494	
12/15/44	2,385,000	5.500%		68,369	290,862.50
06/15/45	2,385,000	5.500%	160,000	68,369	
12/15/45	2,225,000	5.500%		63,969	292,337.50
06/15/46	2,225,000	5.750%	170,000	63,969	
12/15/46	2,055,000	5.750%		59,081	293,050.00
06/15/47	2,055,000	5.750%	180,000	59,081	
12/15/47	1,875,000	5.750%		53,906	292,987.50
06/15/48	1,875,000	5.750%	190,000	53,906	
12/15/48	1,685,000	5.750%		48,444	292,350.00
06/15/49	1,685,000	5.750%	200,000	48,444	
12/15/49	1,485,000	5.750%		42,694	291,137.50
06/15/50	1,485,000	5.750%	210,000	42,694	
12/15/50	1,275,000	5.750%		36,656	289,350.00
06/15/51	1,275,000	5.750%	225,000	36,656	
12/15/51	1,050,000	5.750%		30,188	291,843.75
06/15/52	1,050,000	5.750%	240,000	30,188	
12/15/52	810,000	5.750%		23,288	293,475.00
06/15/53	810,000	5.750%	255,000	23,288	
12/15/53	555,000	5.750%		15,956	294,243.75
06/15/54	555,000	5.750%	270,000	15,956	
12/15/54	285,000	5.750%		8,194	294,150.00
06/15/55	285,000	5.750%	285,000	8,194	293,193.75
<b>Total</b>			<b>\$4,225,000</b>	<b>\$4,582,122</b>	<b>\$8,807,122</b>

**Newton Road**  
**Community Development District**  
**Non-Ad Valorem Assessments Comparison**  
**2026-2027**

Neighborhood	O&M Units	Bonds Units	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2027	FY 2026	Variance	FY 2027	FY 2026	Variance	FY 2027	FY 2026	Variance
Condominium	164	164	<b>\$290.53</b>	\$290.53	<b>\$0.00</b>	<b>\$1,146.69</b>	\$0.00	<b>\$1,146.69</b>	<b>\$1,437.22</b>	\$290.53	<b>\$1,146.69</b>
Villas	102	102	<b>\$290.53</b>	\$290.53	<b>\$0.00</b>	<b>\$1,194.47</b>	\$0.00	<b>\$1,194.47</b>	<b>\$1,485.00</b>	\$290.53	<b>\$1,194.47</b>
<b>Total</b>	266	266									