

***Metropica***  
***Community Development District***

***Approved Proposed Budget***  
***FY 2026***



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**Metropica**  
**Community Development District**  
**Approved Proposed Budget**  
**General Fund**

| Description                                  | Adopted Budget |                | Approved Proposed Budget |                |
|--|----------------|----------------|--------------------------|----------------|
|  | FY2025         |                | FY 2026                  |                |
| <b><u>REVENUES:</u></b>                      |                |                |                          |                |
| Developer Contributions/ Special Assessments | \$             | 107,843        | \$                       | 107,843        |
| <b>TOTAL REVENUES</b>                        | <b>\$</b>      | <b>107,843</b> | <b>\$</b>                | <b>107,843</b> |
| <b><u>EXPENDITURES:</u></b>                  |                |                |                          |                |
| <b><u>Administrative</u></b>                 |                |                |                          |                |
| Supervisor Fees                              |                | \$12,000       |                          | \$12,000       |
| FICA Taxes                                   |                | 918            |                          | 918            |
| Engineering                                  |                | 10,000         |                          | 10,000         |
| Attorney                                     |                | 12,000         |                          | 12,000         |
| Annual Audit                                 |                | 5,000          |                          | 5,000          |
| Assessment Administration                    |                | 5,000          |                          | 5,000          |
| Arbitrage Rebate                             |                | 550            |                          | 550            |
| Dissemination Agent                          |                | 5,000          |                          | 5,000          |
| Trustee Fees                                 |                | 5,000          |                          | 5,000          |
| Management Fees                              |                | 37,000         |                          | 37,000         |
| Information Technology                       |                | -              |                          | -              |
| Website Maintenance                          |                | 1,500          |                          | 1,500          |
| Telephone                                    |                | 200            |                          | 200            |
| Postage & Delivery                           |                | 750            |                          | 750            |
| Insurance General Liability                  |                | 6,500          |                          | 6,500          |
| Printing & Binding                           |                | 1,000          |                          | 1,000          |
| Legal Advertising                            |                | 2,000          |                          | 2,000          |
| Other Current Charges                        |                | 750            |                          | 750            |
| Office Supplies                              |                | -              |                          | -              |
| Dues, Licenses & Subscriptions               |                | 175            |                          | 175            |
| Contingency                                  |                | 2,500          |                          | 2,500          |
| <b>TOTAL EXPENDITURES</b>                    | <b>\$</b>      | <b>107,843</b> | <b>\$</b>                | <b>107,843</b> |
| <b>EXCESS REVENUES (EXPENDITURES)</b>        | <b>\$</b>      | <b>-</b>       | <b>\$</b>                | <b>-</b>       |

**Metropica**  
**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 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.

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**Expenditures - Administrative (continued)**

**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

**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

**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.

**Contingencies**

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