Metropica

Community Development District

Adopted Budget

FY 2027

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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	$ -	$-	$-	$-	$ 9,179
Special Assessments-Direct Bill	-	-	-	-	92,205
Developer Contributions/ Special Assessments	107,843	64,586	19,154	83,740	-
TOTAL REVENUES	$ 107,843	$ 64,586	$ 19,154	$ 83,740	$ 101,384
EXPENDITURES:					
Administrative					
Supervisor Fees	$ 12,000	$ -	$ -	$ -	$ 6,000
FICA Taxes	918	-	-	-	459
Engineering	10,000	3,263	2,500	5,763	10,000
Attorney	12,000	16,350	10,219	26,569	12,000
Annual Audit	5,000	3,300	-	3,300	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	24,667	12,333	37,000	37,000
Website Maintenance	1,500	1,000	500	1,500	1,500
Telephone	200	-	-	-	200
Postage & Delivery	750	-	250	250	750
Insurance General Liability	6,500	5,512	-	5,512	6,500
Printing & Binding	1,000	-	250	250	1,000
Legal Advertising	2,000	501	1,250	1,751	2,000
Other Current Charges	750	1	50	51	750
Dues, Licenses & Subscriptions	175	175	-	175	175
Contingency	2,500	-	1,619	1,619	2,500
TOTAL EXPENDITURES	$ 107,843	$ 54,769	$ 28,971	$ 83,740	$ 101,384
EXCESS REVENUES (EXPENDITURES)	$ -	$ 9,817	$ (9,817)	$ -	$ -

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
On Tax Roll					
Single Family	263	$ 9,218.70	$ -	$ 35.05	$ 35.05
Commercial	5.0	$ 545.92	$ -	$ 108.66	$ 108.66
Total	**268.0**	**$ 9,764.62**			
Net Assessments		**$ 9,178.74**			

Product	Assessable Acres	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Direct Bill (BAN)					
Commercial/Office/Hotals	25.9	$ 52,203.95	$ -	$ 2,017.84	$ 2,017.84
Direct Bill (Owned by Developers)					
Commercial/Office/Hotals	22.7	$ 45,886.75	$ -	$2,017.84	$ 2,017.84
Total	**25.9**	**$ 98,090.70**			
Net Assessments		**$ 92,205.26**			

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Community Development District

Budget Narrative

Fiscal Year 2027

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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Community Development District

Budget Narrative

Fiscal Year 2027

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.

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Adopted Budget

Debt Service Series 2026 Special Assessment Bonds and Bond Anticipation Note

Description	Proposed 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	$ -	$ -	$ -	$ -	$ 216,121
Special Assessments-Direct Bill	-	-	-	-	-
Interest Earnings	1,000	16	1,047	1,064	1,621
Carry Forward Surplus [1]	-	-	-	-	85,599
TOTAL REVENUES	$ 1,000	$ 16	$ 1,047	$ 1,064	$ 303,341
EXPENDITURES:					
2026 Special Assessment Bond					
Interest - 11/1	$ -	$ -	$ -	$ -	$ 85,599
Interest - 5/1	-	-	-	-	84,659
Principal - 5/1	-	-	-	-	45,000
TOTAL EXPENDITURES	$ -	$ -	$ -	$ -	$ 215,258
Other Sources/(Uses)					
Bond Proceed	$ 139,629	$ -	$ 139,629	$ 139,629	$ -
TOTAL OTHER SOURCES/(USES)	$ 139,629	$ -	$ 139,629	$ 139,629	$ -
TOTAL EXPENDITURES	$ (139,629)	$ -	$ (139,629)	$ (139,629)	$ 215,258
EXCESS REVENUES (EXPENDITURES)	$ 140,629	$ 16	$ 140,677	$ 140,693	$ 88,083

[1] Carry Forward is Net of Reserve Requirement

Bond Interest Due 11/1/27 $ 83,759

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
On Tax Roll					
Single Family	263	$ 217,061.73	$ -	$ 825.33	$ 825.33
Commercial	5	$ 12,853.96	$ -	$ 2,558.51	$ 2,558.51
Total	**268**	**$ 229,915.70**			
Net Assessments		**$ 216,120.76**			

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Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2026 Special Assessment Bonds and Bond Anticipation Note

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
04/16/26	$ 3,120,000	4.000%	$ -	$ -	$ -
05/01/26	3,120,000	4.000%		-	
11/01/26	3,120,000	4.000%		85,599	85,599
05/01/27	3,120,000	4.000%	45,000	84,659	
11/01/27	3,075,000	4.000%		83,759	213,418
05/01/28	3,075,000	4.000%	45,000	83,759	
11/01/28	3,030,000	4.000%		82,859	211,618
05/01/29	3,030,000	4.000%	50,000	82,859	
11/01/29	2,980,000	4.000%		81,859	214,718
05/01/30	2,980,000	4.000%	50,000	81,859	
11/01/30	2,930,000	4.000%		80,859	212,718
05/01/31	2,930,000	4.000%	55,000	80,859	
11/01/31	2,875,000	4.000%		79,759	215,618
05/01/32	2,875,000	5.350%	55,000	79,759	
11/01/32	2,820,000	5.350%		78,288	213,046
05/01/33	2,820,000	5.350%	60,000	78,288	
11/01/33	2,760,000	5.350%		76,683	214,970
05/01/34	2,760,000	5.350%	60,000	76,683	
11/01/34	2,700,000	5.350%		75,078	211,760
05/01/35	2,700,000	5.350%	65,000	75,078	
11/01/35	2,635,000	5.350%		73,339	213,416
05/01/36	2,635,000	5.350%	70,000	73,339	
11/01/36	2,565,000	5.350%		71,466	214,805
05/01/37	2,565,000	5.350%	75,000	71,466	
11/01/37	2,490,000	5.350%		69,460	215,926
05/01/38	2,490,000	5.350%	75,000	69,460	
11/01/38	2,415,000	5.350%		67,454	211,914
05/01/39	2,415,000	5.350%	80,000	67,454	
11/01/39	2,335,000	5.350%		65,314	212,768
05/01/40	2,335,000	5.350%	85,000	65,314	
11/01/40	2,250,000	5.350%		63,040	213,354
05/01/41	2,250,000	5.350%	90,000	63,040	
11/01/41	2,160,000	5.350%		60,633	213,673
05/01/42	2,160,000	5.350%	95,000	60,633	
11/01/42	2,065,000	5.350%		58,091	213,724
05/01/43	2,065,000	5.350%	100,000	58,091	
11/01/43	1,965,000	5.350%		55,416	213,508
05/01/44	1,965,000	5.350%	105,000	55,416	
11/01/44	1,860,000	5.350%		52,608	213,024
05/01/45	1,860,000	5.350%	110,000	52,608	
11/01/45	1,750,000	5.350%		49,665	212,273
05/01/46	1,750,000	5.350%	120,000	49,665	
11/01/46	1,630,000	5.350%		46,455	216,120
05/01/47	1,630,000	5.700%	125,000	46,455	
11/01/47	1,505,000	5.700%		42,893	214,348
05/01/48	1,505,000	5.700%	130,000	42,893	
11/01/48	1,375,000	5.700%		39,188	212,080
05/01/49	1,375,000	5.700%	140,000	39,188	
11/01/49	1,235,000	5.700%		35,198	214,385
05/01/50	1,235,000	5.700%	150,000	35,198	
11/01/50	1,085,000	5.700%		30,923	216,120
05/01/51	1,085,000	5.700%	155,000	30,923	
11/01/51	930,000	5.700%		26,505	212,428

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AMORTIZATION SCHEDULE

Debt Service Series 2026 Special Assessment Bonds and Bond Anticipation Note

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
(Continued)					
05/01/52	930,000	5.700%	165,000	26,505	
11/01/52	765,000	5.700%		21,803	213,308
05/01/53	765,000	5.700%	175,000	21,803	
11/01/53	590,000	5.700%		16,815	213,618
05/01/54	590,000	5.700%	185,000	16,815	
11/01/54	405,000	5.700%		11,543	213,358
05/01/55	405,000	5.700%	195,000	11,543	
11/01/55	210,000	5.700%		5,985	212,528
05/01/56	210,000	5.700%	210,000	5,985	215,985
Total			$ 3,120,000	$ 3,376,121	$ 6,496,121

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Adopted Budget

Debt Service Series 2026 Bond Anticipation Note

Description	Proposed Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:					
Special Assessments-Direct Bill	$ -	$ -	$ -	$ -	$ 472,850
Interest Earnings	19,000	363	18,967	19,330	28,371
Carry Forward Surplus [1]	-	-	-	-	950,954
TOTAL REVENUES	$ 19,000	$ 363	$ 18,967	$ 19,330	$ 1,452,175
EXPENDITURES:					
2026 Bond Anticipation Bond					
Interest - 11/1	$ -	$ -	$ -	$ -	$ 478,104
Interest - 5/1	-	-	-	-	472,850
Principal - 5/1	-	-	-	-	-
TOTAL EXPENDITURES	$ -	$ -	$ -	$ -	$ 950,954
Other Sources/(Uses)					
Interfund transfer In/(Out)	$ -	$ -	$ -	$ -	$ -
Bond Anticipation Note Proceed	1,896,654	-	1,896,654	1,896,654	-
TOTAL OTHER SOURCES/(USES)	$ 1,896,654	$ -	$ 1,896,654	$ 1,896,654	$ -
TOTAL EXPENDITURES	$ (1,896,654)	$ -	$ (1,896,654)	$ (1,896,654)	$ 950,954
EXCESS REVENUES (EXPENDITURES)	$ 1,915,654	$ 363	$ 1,915,620	$ 1,915,984	$ 501,221

[1] Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 $ 472,850

Product	Assessable Acres	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Direct Billed (BAN)					
Commercial/Offices/Hotel	25.87	$ 503,031.91	$ -	$ 19,443.71	$ 19,443.71
Total	**25.87**	**$ 503,031.91**			
Less: Discounts & Collections 6%		$ 30,181.91			
Net Assessments		**$ 472,850.00**			

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AMORTIZATION SCHEDULE

Debt Service Series 2026 Bond Anticipation Note

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
04/16/26	$ 13,510,000	7.000%	$ -	$ -	$ -
05/01/26	13,510,000	7.000%	-	-	
11/01/26	13,510,000	7.000%	-	478,104	$478,104
05/01/27	13,510,000	7.000%	-	472,850	
11/01/27	13,510,000	7.000%	-	472,850	$945,700
05/01/28	13,510,000	7.000%	-	472,850	
11/01/28	13,510,000	7.000%	-	472,850	$945,700
05/01/29	13,510,000	7.000%	-	472,850	
11/01/29	13,510,000	7.000%	-	472,850	$945,700
05/01/30	13,510,000	7.000%	-	472,850	
11/01/30	13,510,000	7.000%	13,510,000	472,850	$14,455,700
Total			$ 13,510,000	$ 4,260,904	$ 17,770,904

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Non-Ad Valorem Assessments Comparison

2026-2027

Neighborhood	O&M Units	Bonds Units 2026	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	263	263	**$35.05**	$0.00	**$35.05**	**$825.33**	$0.00	**$825.33**	**$860.38**	$0.00	**$860.38**
Commercial sq ft ***	5.024	5.024	**$108.66**	$0.00	**$108.66**	**$2,558.51**	$0.00	**$2,558.51**	**$2,667.17**	$0.00	**$2,667.17**
Total	268	268									

***1,000 sq.ft equals one Unit, ERU is per Unit