

**ENCLAVE AT LAKE GENEVA
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**ENCLAVE AT LAKE GENEVA
COMMUNITY DEVELOPMENT DISTRICT
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**ENCLAVE AT LAKE GENEVA
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 2/28/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Landowner contribution	\$ 105,290	\$ 16,160	\$ 79,741	\$ 95,901	\$ 568,810
Total revenues	<u>105,290</u>	<u>16,160</u>	<u>79,741</u>	<u>95,901</u>	<u>568,810</u>
EXPENDITURES					
Professional & administrative					
Supervisors	-	-	-	-	1,077
Management/accounting/recording**	48,000	10,000	26,000	36,000	48,000
Legal	25,000	4,692	20,308	25,000	25,000
Engineering	2,000	-	2,000	2,000	5,000
Engineering - stormwater reporting	-	-	-	-	5,000
Audit	5,500	-	3,200	3,200	5,500
Arbitrage rebate calculation	500	-	-	-	500
Dissemination agent 2026 - 1	2,000	-	1,000	1,000	2,000
Dissemination agent 2026 - 2 *	-	-	-	-	1,667
Trustee 2026 - 1	5,000	-	-	-	5,000
Trustee 2026 - 2*	-	-	-	-	-
Telephone	200	83	117	200	200
Postage	500	-	500	500	500
Printing & binding	500	208	292	500	500
Legal advertising	7,500	1,181	10,000	11,181	1,750
Annual special district fee	175	175	-	175	175
Insurance	6,000	5,300	-	5,300	6,130
Meeting room rental	-	-	240	240	300
Contingencies/bank charges	1,500	508	992	1,500	1,750
Tax collector	-	-	-	-	-
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	145
Total professional & administrative	<u>105,290</u>	<u>22,147</u>	<u>65,564</u>	<u>87,711</u>	<u>110,899</u>

Field operations

Field operations management	-	-	-	-	16,800
Field operations accounting	-	-	-	-	4,000
Insurance	-	-	-	-	33,985
Common area maintenance					
Landscape contract - common/ open space	-	-	-	-	65,600
Tree pruning	-	-	-	-	8,754
Annual color planting	-	-	-	-	12,000
Irrigation repairs	-	-	-	-	13,200
Mulch	-	-	-	-	14,400
Holiday lights & decorations	-	-	-	-	6,000
Common area maintenance	-	-	-	-	3,957
Clubhouse janitorial	-	-	-	-	6,600
Pool maintenance	-	-	-	-	18,000
Playground mulch	-	-	-	-	16,000
Dog stations	-	-	-	-	6,600
Observation deck maintenance	-	-	-	-	1,200
Storm preparation	-	-	-	-	900
Pond maintenance	-	-	-	-	16,424
Pickleball maintenance	-	-	-	-	1,800
Utilities					
Electric - streetlights	-	-	-	-	148,200
Entrance electric	-	-	-	-	4,800
Pickleball court electric	-	-	-	-	3,000
Pool and cabana electric	-	-	-	-	4,200
Observation deck electric	-	-	-	-	1,200
Pool cabana water	-	-	-	-	7,800
Irrigation water - common	-	-	-	-	29,741
Amenity insurance	-	-	-	-	12,750
Total field operations	-	-	-	-	457,911
Total expenditures	<u>105,290</u>	<u>22,147</u>	<u>65,564</u>	<u>87,711</u>	<u>568,810</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(5,987)	14,177	8,190	-
Net increase/(decrease) of fund balance	-				-
Fund balance - beginning (unaudited)	-	(8,190)	(14,177)	(8,190)	-
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Unassigned	-	(14,177)	-	-	-
Fund balance - ending	<u>\$ -</u>	<u>\$ (14,177)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

*These items will be realized when bonds are issued

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**ENCLAVE AT LAKE GENEVA
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording**	\$ 48,000
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	25,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	5,000
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Engineering - stormwater reporting	5,000
Audit	5,500
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	500
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent 2026 - 1	2,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p>	
Dissemination agent 2026 - 2 *	1,667
Trustee 2026 - 1	5,000
Telephone	200
Postage	500
<p>Telephone and fax machine.</p>	
Printing & binding	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Legal advertising	1,750
<p>Letterhead, envelopes, copies, agenda packages</p>	
Annual special district fee	175
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Insurance	6,130
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Meeting room rental	300
Contingencies/bank charges	1,750
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	
Website hosting & maintenance	705
Website ADA compliance	145

**ENCLAVE AT LAKE GENEVA
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Field operations management	16,800
Field operations accounting	4,000
Insurance	33,985
Common area maintenance	
Landscape contract - common/ open space	65,600
Tree pruning	8,754
Annual color planting	12,000
Irrigation repairs	13,200
Mulch	14,400
Holiday lights & decorations	6,000
Common area maintenance	3,957
Clubhouse janitorial	6,600
Pool maintenance	18,000
Playground mulch	16,000
Dog stations	6,600
Observation deck maintenance	1,200
Storm preparation	900
Pond maintenance	16,424
Pickleball maintenance	1,800
Utilities	
Electric - streetlights	148,200
Entrance electric	4,800
Pickleball court electric	3,000
Pool and cabana electric	4,200
Observation deck electric	1,200
Pool cabana water	7,800
Irrigation water - common	29,741
Amenity insurance	12,750
Total expenditures	<u><u>\$ 568,810</u></u>