

***Shotgun Road***  
***Community Development District***

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



# Table of Contents

1 General Fund

2-3 Narratives

4-6 Debt Service Fund Series 2026

7 Assessment Table

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

Description	Approved Proposed Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Proposed Budget FY2027
Special Assessments - On Roll	\$ -	\$ -	\$ -	\$ -	\$ 419,429
Developer Contributions/Maintenance Assessme	419,429	41,398	37,573	78,971	-
<b>TOTAL REVENUES</b>	<b>\$ 419,429</b>	<b>\$ 41,398</b>	<b>\$ 37,573</b>	<b>\$ 78,971</b>	<b>\$ 419,429</b>

**EXPENDITURES:**

**Administrative**

Engineering	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ 10,000
Attorney	12,000	13,127	6,873	20,000	12,000
Annual Audit	5,000	-	5,000	5,000	5,000
Assessment Administration <sup>(1)</sup>	2,500	-	-	-	2,500
Arbitrage Rebate Agent <sup>(1)</sup>	550	-	-	-	550
Dissemination Agent <sup>(1)</sup>	2,500	-	-	-	2,500
Trustee Fees <sup>(1)</sup>	5,000	-	-	-	5,000
Management Fees	36,000	12,000	15,000	27,000	36,000
Website Maintenance	3,000	1,000	1,250	2,250	3,000
Telephone	200	-	50	50	200
Postage & Delivery	750	39	200	239	750
Insurance General Liability	6,500	-	6,500	6,500	6,500
Printing & Binding	1,000	23	200	223	1,000
Legal Advertising	5,000	4,860	2,000	6,860	5,000
Other Current Charges	750	75	500	575	750
Dues, Licenses & Subscriptions	175	275	-	275	175
Contingency	1,000	-	-	-	1,000
<b>TOTAL ADMIN</b>	<b>\$ 91,925</b>	<b>\$ 31,398</b>	<b>\$ 47,573</b>	<b>\$ 78,971</b>	<b>\$ 91,925</b>

**Field**

Landscape Maintenance	\$ 270,500	\$ -	\$ -	\$ -	\$ 270,500
Lake Maintenance	14,004	-	-	-	14,004
Road - Drainage/Curbs	8,000	-	-	-	8,000
Tot Lot	3,000	-	-	-	3,000
Electric	16,500	-	-	-	16,500
Refuse	500	-	-	-	500
General Maintenance	11,500	-	-	-	11,500
Wall Repair & Maintenance	3,000	-	-	-	3,000
Signage	500	-	-	-	500
<b>TOTAL FIELD</b>	<b>\$ 327,504</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 327,504</b>

<b>TOTAL EXPENDITURES</b>	<b>\$ 419,429</b>	<b>\$ 31,398</b>	<b>\$ 47,573</b>	<b>\$ 78,971</b>	<b>\$ 419,429</b>
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<b>TOTAL EXCESS REVENUES/(EXPENDITURES)</b>	<b>\$ -</b>	<b>\$ 10,000</b>	<b>\$ (10,000)</b>	<b>\$ -</b>	<b>\$ -</b>
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(1) Represents costs associated with the issuance of Bonds.

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Single Family	151	\$ 446,200.47	\$ -	\$ 2,954.97	\$ 2,954.97
<b>Total Gross Assessments</b>	<b>151</b>	<b>\$ 446,200.47</b>			
Less: Discounts & Collections 6%		\$ 26,772.03			
Net Assessments		<b>\$ 419,428.44</b>			

**Shotgun Road**  
**Community Development District**  
**Budget Narrative**  
**FY 2027**

**REVENUES**

**Special Assessments-Tax Roll**

The District will levy a Non-Ad Valorem assessment on all the platted lots within the District 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 Agent**

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.

**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.

**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.

**Shotgun Road**  
**Community Development District**  
**Budget Narrative**  
**FY 2027**

**Expenditures - Administrative (continued)**

**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.

**Expenditures - Field**

**Landscape Maintenance**

The District will be responsible for the maintenance of common areas between homeowner lots.

**Lake Maintenance**

The District will enter into an agreement for the maintenance of the lakes to include:

- Inspection and treatment of aquatic weeds and algae
- Shoreline grass and brush control

**Roads - Drainage/Curbs**

Maintenance of the roadway drainage and curbing.

**Tot Lot**

Maintenance of play area.

**Electric**

Electricity costs for the following:

- Mailbox Kiosks
- Lift Stations
- Entry features and landscape uplighting

**Refuse**

To cover the cost of receptacle at the mailbox kiosk.

**General Maintenance**

To cover the cost of maintaining the following:

- Guardrail at entrance
- Lookout Gazebos (4)
- Equestrian Path
- Fire access roads (2)

**Wall Repair & Maintenance**

To cover the cost of maintaining the perimeter wall.

**Signage**

To cover the cost of community signage.

**Shotgun Road**  
**Community Development District**  
**Approved Proposed Budget**  
**Debt Service Series 2026 Capital Improvement Revenue Bonds**

Description	Proposed Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Proposed Budget FY2027
<b>REVENUES:</b>					
Special Assessments-On Roll*	\$ -	\$ -	\$ -	\$ -	-
Interest Earnings	-	-	-	-	20,000
Carry Forward Surplus <sup>(1)</sup>	-	-	-	-	7,120,002
<b>TOTAL REVENUES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,140,002</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$ -	\$ -	\$ -	\$ -	485,315
Interest - 5/1	-	-	-	-	1,105,781
Principal - 5/1	-	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,591,096</b>
<b>Other Sources/(Uses)</b>					
Bond Proceeds	\$ 9,734,221	\$ -	\$ 9,734,221	\$ 9,734,221	-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ 9,734,221</b>	<b>\$ -</b>	<b>\$ 9,734,221</b>	<b>\$ 9,734,221</b>	<b>\$ -</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 9,734,221</b>	<b>\$ -</b>	<b>\$ 9,734,221</b>	<b>\$ 9,734,221</b>	<b>\$ 5,548,906</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement  
\*the non ad valorem debt assessments will start in FY2030

Interest Due 11/1/27      \$ 1,105,781

**Shotgun Road**  
**Community Development District**  
**AMORTIZATION SCHEDULE**  
**Debt Service Series 2026 Capital Improvement Revenue Bonds**

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	\$ 35,385,000	6.250%	\$ -	\$ 485,315	\$ 485,315
05/01/27	35,385,000	6.250%	-	1,105,781	
11/01/27	35,385,000	6.250%		1,105,781	2,211,562.50
05/01/28	35,385,000	6.250%	-	1,105,781	
11/01/28	35,385,000	6.250%		1,105,781	2,211,562.50
05/01/29	35,385,000	6.250%	-	1,105,781	
11/01/29	35,385,000	6.250%		1,105,781	2,211,562.50
05/01/30	35,385,000	6.250%	415,000	1,105,781	
11/01/30	34,970,000	6.250%		1,092,813	2,613,593.75
05/01/31	34,970,000	6.250%	440,000	1,092,813	
11/01/31	34,530,000	6.250%		1,079,063	2,611,875.00
05/01/32	34,530,000	6.250%	470,000	1,079,063	
11/01/32	34,060,000	6.250%		1,064,375	2,613,437.50
05/01/33	34,060,000	6.250%	500,000	1,064,375	
11/01/33	33,560,000	6.250%		1,048,750	2,613,125.00
05/01/34	33,560,000	6.250%	530,000	1,048,750	
11/01/34	33,030,000	6.250%		1,032,188	2,610,937.50
05/01/35	33,030,000	6.250%	565,000	1,032,188	
11/01/35	32,465,000	6.250%		1,014,531	2,611,718.75
05/01/36	32,465,000	6.250%	600,000	1,014,531	
11/01/36	31,865,000	6.250%		995,781	2,610,312.50
05/01/37	31,865,000	6.250%	640,000	995,781	
11/01/37	31,225,000	6.250%		975,781	2,611,562.50
05/01/38	31,225,000	6.250%	680,000	975,781	
11/01/38	30,545,000	6.250%		954,531	2,610,312.50
05/01/39	30,545,000	6.250%	725,000	954,531	
11/01/39	29,820,000	6.250%		931,875	2,611,406.25
05/01/40	29,820,000	6.250%	770,000	931,875	
11/01/40	29,050,000	6.250%		907,813	2,609,687.50
05/01/41	29,050,000	6.250%	820,000	907,813	
11/01/41	28,230,000	6.250%		882,188	2,610,000.00
05/01/42	28,230,000	6.250%	875,000	882,188	
11/01/42	27,355,000	6.250%		854,844	2,612,031.25
05/01/43	27,355,000	6.250%	930,000	854,844	
11/01/43	26,425,000	6.250%		825,781	2,610,625.00
05/01/44	26,425,000	6.250%	990,000	825,781	
11/01/44	25,435,000	6.250%		794,844	2,610,625.00
05/01/45	25,435,000	6.250%	1,055,000	794,844	
11/01/45	24,380,000	6.250%		761,875	2,611,718.75
05/01/46	24,380,000	6.250%	1,125,000	761,875	
11/01/46	23,255,000	6.250%		726,719	2,613,593.75
05/01/47	23,255,000	6.250%	1,195,000	726,719	
11/01/47	22,060,000	6.250%		689,375	2,611,093.75
05/01/48	22,060,000	6.250%	1,275,000	689,375	
11/01/48	20,785,000	6.250%		649,531	2,613,906.25
05/01/49	20,785,000	6.250%	1,355,000	649,531	
11/01/49	19,430,000	6.250%		607,188	2,611,718.75
05/01/50	19,430,000	6.250%	1,445,000	607,188	
11/01/50	17,985,000	6.250%		562,031	2,614,218.75
05/01/51	17,985,000	6.250%	1,535,000	562,031	
11/01/51	16,450,000	6.250%		514,063	2,611,093.75
05/01/52	16,450,000	6.250%	1,635,000	514,063	
11/01/52	14,815,000	6.250%		462,969	2,612,031.25
05/01/53	14,815,000	6.250%	1,740,000	462,969	
11/01/53	13,075,000	6.250%		408,594	2,611,562.50
05/01/54	13,075,000	6.250%	1,855,000	408,594	
11/01/54	11,220,000	6.250%		350,625	2,614,218.75

**Shotgun Road**  
**Community Development District**  
**AMORTIZATION SCHEDULE**  
**Debt Service Series 2026 Capital Improvement Revenue Bonds**

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
(continued)					
05/01/55	\$ 11,220,000	6.250%	\$ 1,970,000	\$ 350,625	\$ -
11/01/55	9,250,000	6.250%		289,063	2,609,687.50
05/01/56	9,250,000	6.250%	2,100,000	289,063	
11/01/56	7,150,000	6.250%		223,438	2,612,500.00
05/01/57	7,150,000	6.250%	2,235,000	223,438	
11/01/57	4,915,000	6.250%		153,594	2,612,031.25
05/01/58	4,915,000	6.250%	2,380,000	153,594	
11/01/58	2,535,000	6.250%		79,219	2,612,812.50
05/01/59	2,535,000	6.250%	2,535,000	79,219	2,614,218.75
<b>Total</b>			<b>\$35,385,000</b>	<b>\$50,092,659</b>	<b>\$85,477,659</b>

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

Neighborhood	O&M Units	Bonds Units 2026	Gross Annual Maintenance Assessments			Gross Annual Debt Assessments			Total Assessed Per Unit		
			FY2027	FY2026	Increase/ (decrease)	FY2027	FY2026	Increase/ (decrease)	FY2027	FY2026	Increase/ (decrease)
Single Family	151	151	\$2,954.97	\$0.00	\$2,954.97	\$18,417.78	\$0.00	\$18,417.78	\$21,372.75	\$0.00	\$21,372.75
Total	151	151									