Shotgun Road
Community Development District

Adopted Budget
FY 2027

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Shotgun Road

Community Development District

Adopted Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY2027
Special Assessments - On Roll	$ -	$ -	$ -	$ -	$ 419,429
Developer Contributions/Maintenance Assessments	419,429	39,143	32,854	71,997	-
TOTAL REVENUES	**$ 419,429**	**$ 39,143**	**$ 32,854**	**$ 71,997**	**$ 419,429**
EXPENDITURES:					
Administrative					
Engineering	$ 10,000	$ 1,080	$ 5,000	$ 6,080	$ 10,000
Attorney	12,000	15,857	7,929	23,786	12,000
Annual Audit	5,000	-	-	-	5,000
Assessment Administration (1)	2,500	-	-	-	2,500
Arbitrage Rebate Agent (1)	550	-	-	-	550
Dissemination Agent (1)	2,500	-	-	-	2,500
Trustee Fees (1)	5,000	-	-	-	5,000
Management Fees	36,000	18,000	9,000	27,000	36,000
Website Maintenance	3,000	1,500	750	2,250	3,000
Telephone	200	-	50	50	200
Postage & Delivery	750	39	200	239	750
Insurance General Liability	6,500	-	4,500	4,500	6,500
Printing & Binding	1,000	23	200	223	1,000
Legal Advertising	5,000	5,020	2,000	7,020	5,000
Other Current Charges	750	75	500	575	750
Dues, Licenses & Subscriptions	175	275	-	275	175
Contingency	1,000	-	-	-	1,000
TOTAL ADMIN	**$ 91,925**	**$ 41,868**	**$ 30,129**	**$ 71,997**	**$ 91,925**
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
TOTAL FIELD	**$ 327,504**	**$ -**	**$ -**	**$ -**	**$ 327,504**
TOTAL EXPENDITURES	**$ 419,429**	**$ 41,868**	**$ 30,129**	**$ 71,997**	**$ 419,429**
TOTAL EXCESS REVENUES/(EXPENDITURES)	**$ -**	**$ (2,725)**	**$ 2,725**	**$ -**	**$ -**

(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
Total Gross Assessments	**151**	**$ 446,200.47**			
Less: Discounts & Collections 6%		$ 26,772.03			
Net Assessments		**$ 419,428.44**			

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.

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 maintenane 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

Adopted Budget

Debt Service Series 2026 Capital Improvement Revenue Bonds

Description	Proposed Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY2027
REVENUES:					
Special Assessments-On Roll*	$ -	$ -	$ -	$ -	$ 409,150
Interest Earnings	-	-	-	-	20,000
Carry Forward Surplus [(1)]	-	-	-	-	69,481
TOTAL REVENUES	**$ -**	**$ -**	**$ -**	**$ -**	**$ 498,631**
EXPENDITURES:					
Interest - 11/1	$ -	$ -	$ -	$ -	$ 69,481
Interest - 5/1	-	-	-	-	90,000
Principal - 5/1	-	-	-	-	158,311
TOTAL EXPENDITURES	**$ -**	**$ -**	**$ -**	**$ -**	**$ 317,792**
Other Sources/(Uses)					
Bond Proceeds	$ 69,481	$ -	$ 69,481	$ 69,481	$ -
TOTAL OTHER SOURCES/(USES)	**$ 69,481**	**$ -**	**$ 69,481**	**$ 69,481**	**$ -**
EXCESS REVENUES (EXPENDITURES)	**$ 69,481**	**$ -**	**$ 69,481**	**$ 69,481**	**$ 180,839**

[(1)] Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 $ 156,511

Product	Assessable Units	Total Gross Assessment	FY27 Gross Per Unit	FY27 Net Per Unit
Single Family	151	$ 435,265.96	$ 2,882.56	$ 2,709.60
Total Gross Assessments	**151**	**$ 435,265.96**		
Less: Discounts & Collections 6%		$ 26,115.96		
Net Assessments		**$ 409,150.00**		

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Single Family*	151	$ 435,265.96	$ -	$ 2,882.56	$ 2,882.56
Total Gross Assessments	**151**	**$ 435,265.96**			
Less: Discounts & Collections 6%		$ 26,115.96			
Net Assessments		**$ 409,150.00**			

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	$ 6,040,000	4.000%	$ -	$ 69,481	$ 69,481
05/01/27	6,040,000	4.000%	90,000	158,311	
11/01/27	5,950,000	4.000%	-	156,511	404,822.50
05/01/28	5,950,000	4.000%	95,000	156,511	
11/01/28	5,855,000	4.000%	-	154,611	406,122.50
05/01/29	5,855,000	4.000%	100,000	154,611	
11/01/29	5,755,000	4.000%		152,611	407,222.50
05/01/30	5,755,000	4.000%	105,000	152,611	
11/01/30	5,650,000	4.000%		150,511	408,122.50
05/01/31	5,650,000	4.000%	110,000	150,511	
11/01/31	5,540,000	4.000%		148,311	408,822.50
05/01/32	5,540,000	4.300%	115,000	148,311	
11/01/32	5,425,000	4.300%		145,839	409,150.00
05/01/33	5,425,000	4.300%	115,000	145,839	
11/01/33	5,310,000	4.300%		143,366	404,205.00
05/01/34	5,310,000	4.300%	125,000	143,366	
11/01/34	5,185,000	4.300%		140,679	409,045.00
05/01/35	5,185,000	4.300%	130,000	140,679	
11/01/35	5,055,000	4.300%		137,884	408,562.50
05/01/36	5,055,000	4.300%	135,000	137,884	
11/01/36	4,920,000	4.300%		134,981	407,865.00
05/01/37	4,920,000	5.250%	140,000	134,981	
11/01/37	4,780,000	5.250%		131,306	406,287.50
05/01/38	4,780,000	5.250%	150,000	131,306	
11/01/38	4,630,000	5.250%		127,369	408,675.00
05/01/39	4,630,000	5.250%	155,000	127,369	
11/01/39	4,475,000	5.250%		123,300	405,668.75
05/01/40	4,475,000	5.250%	165,000	123,300	
11/01/40	4,310,000	5.250%		118,969	407,268.75
05/01/41	4,310,000	5.250%	175,000	118,969	
11/01/41	4,135,000	5.250%		114,375	408,343.75
05/01/42	4,135,000	5.250%	185,000	114,375	
11/01/42	3,950,000	5.250%		109,519	408,893.75
05/01/43	3,950,000	5.250%	195,000	109,519	
11/01/43	3,755,000	5.250%		104,400	408,918.75
05/01/44	3,755,000	5.250%	205,000	104,400	
11/01/44	3,550,000	5.250%		99,019	408,418.75
05/01/45	3,550,000	5.250%	215,000	99,019	
11/01/45	3,335,000	5.250%		93,375	407,393.75
05/01/46	3,335,000	5.250%	225,000	93,375	
11/01/46	3,110,000	5.250%		87,469	405,843.75
05/01/47	3,110,000	5.625%	240,000	87,469	
11/01/47	2,870,000	5.625%		80,719	408,187.50
05/01/48	2,870,000	5.625%	250,000	80,719	
11/01/48	2,620,000	5.625%		73,688	404,406.25
05/01/49	2,620,000	5.625%	265,000	73,688	
11/01/49	2,355,000	5.625%		66,234	404,921.88
05/01/50	2,355,000	5.625%	280,000	66,234	
11/01/50	2,075,000	5.625%		58,359	404,593.75
05/01/51	2,075,000	5.625%	300,000	58,359	
11/01/51	1,775,000	5.625%		49,922	408,281.25
05/01/52	1,775,000	5.625%	315,000	49,922	
11/01/52	1,460,000	5.625%		41,063	405,984.38

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)					
05/01/53	1,460,000	5.625%	335,000	41,063	
11/01/53	1,125,000	5.625%		31,641	407,703.13
05/01/54	1,125,000	5.625%	355,000	31,641	
11/01/54	770,000	5.625%		21,656	408,296.88
05/01/55	$ 770,000	5.625%	$ 375,000	$ 21,656	$ -
11/01/55	395,000	5.625%		11,109	407,765.63
05/01/56	395,000	5.625%	395,000	11,109	
11/01/56	-	5.625%		-	406,109.38
Total			**$6,040,000**	**$6,245,384**	**$12,285,384**

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**	**$2,882.56**	$0.00	**$2,882.56**	**$5,837.53**	$0.00	**$5,837.53**
Total	151	151									