

Pineapple Grove Community Development District

**Proposed Budget For
Fiscal Year 2025/2026
October 8, 2025 - September 30, 2026**

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DETAILED PROPOSED BUDGET
PINEAPPLE GROVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 8, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
O&M (Operation & Maintenance) Assessments	0
Developer Contribution	123,025
Debt Assessments	0
Interest Income	200
TOTAL REVENUES	\$ 123,225
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Payroll Taxes (Employer)	0
Management	33,000
Legal	30,000
Assessment Roll	5,000
Audit Fees	0
Arbitrage Rebate Fee	0
Insurance	7,500
Legal Advertisements	30,000
Miscellaneous	2,500
Postage	300
Office Supplies	2,000
Dues & Subscriptions	175
Website Management & ADA Compliance	2,750
Trustee Fees	0
Continuing Disclosure Fee	0
Total Administrative Expenditures	\$ 113,225
Maintenance Expenditures	
Engineering/Inspections	5,000
Miscellaneous Maintenance	5,000
Total Maintenance Expenditures	\$ 10,000
Total O&M Expenditures	\$ 123,225
REVENUES LESS EXPENDITURES	\$ -
Bond Payments	0
BALANCE	\$ -
County Appraiser & Tax Collector Fee	0
Discounts For Early Payments	0
EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
PINEAPPLE GROVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 8, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
O&M (Operation & Maintenance) Assessments	0	0	0	
Developer Contribution	0	0	123,025	Developer Contribution
Debt Assessments	0	0	0	
Interest Income	0	0	200	
TOTAL REVENUES	\$ -	\$ -	\$ 123,225	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	Supervisor Fees
Payroll Taxes (Employer)	0	0	0	8% Of Supervisor Fees
Management	0	0	33,000	Eleven Months X \$3,000
Legal	0	0	30,000	High Legal Costs In Initial Months
Assessment Roll	0	0	5,000	Fee For 2026 (11-1-26) Assessment Roll
Audit Fees	0	0	0	Commences In Fiscal Year Following Issuing Of Bond
Arbitrage Rebate Fee	0	0	0	Commences In Fiscal Year Following Issuing Of Bond
Insurance	0	0	7,500	Insurance Estimate
Legal Advertisements	0	0	30,000	High Legal Advertising Costs In Initial Months
Miscellaneous	0	0	2,500	
Postage	0	0	300	
Office Supplies	0	0	2,000	High Office Supplies Costs In Initial Months
Dues & Subscriptions	0	0	175	Annual Fee Due Department Of Economic Opportunity
Website Management & ADA Compliance	0	0	2,750	Twelve Months X \$250
Trustee Fees	0	0	0	Commences In Fiscal Year Following Issuing Of Bond
Continuing Disclosure Fee	0	0	0	Commences In Fiscal Year Following Issuing Of Bond
Total Administrative Expenditures	\$ -	\$ -	\$ 113,225	
Maintenance Expenditures				
Engineering/Inspections	0	0	5,000	Engineers Report To Be Included In Bond Cost Of Issuance
Miscellaneous Maintenance	0	0	5,000	Miscellaneous Maintenance
Total Maintenance Expenditures	\$ -	\$ -	\$ 10,000	
Total O&M Expenditures	\$ -	\$ -	\$ 123,225	
REVENUES LESS EXPENDITURES	\$ -	\$ -	\$ -	
Bond Payments	0	0	0	
BALANCE	\$ -	\$ -	\$ -	
County Appraiser & Tax Collector Fee	0	0	0	
Discounts For Early Payments	0	0	0	
EXCESS/ (SHORTFALL)	\$ -	\$ -	\$ -	