

Pineapple Grove
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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PROPOSED BUDGET
PINEAPPLE GROVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
O&M (Operation & Maintenance) Assessments	0
Developer Contribution	129,925
Debt Assessments	0
Interest Income	200
TOTAL REVENUES	\$ 130,125
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Payroll Taxes (Employer)	0
Management	36,000
Legal	30,000
Assessment Roll	5,000
Audit Fees	4,000
Arbitrage Rebate Fee	650
Insurance	6,500
Legal Advertisements	25,000
Miscellaneous	2,500
Postage	300
Office Supplies	1,500
Dues & Subscriptions	175
Website Management & ADA Compliance	3,000
Trustee Fees	4,500
Continuing Disclosure Fee	1,000
Total Administrative Expenditures	\$ 120,125
Maintenance Expenditures	
Engineering/Inspections	5,000
Miscellaneous Maintenance	5,000
Total Maintenance Expenditures	\$ 10,000
Total O&M Expenditures	\$ 130,125
REVENUES LESS EXPENDITURES	\$ -
Bond Payments	0
BALANCE	\$ -
County Appraiser & Tax Collector Fee	0
Discounts For Early Payments	0
EXCESS/ (SHORTFALL)	\$ -

Notes

District Will Not Be On Assessment Roll In 2026-2027 - Bond Capitalized Interest Being Set-up Through November 2027.

227 Planned Single Family Units - Estimated Annual Debt Assessment: \$1,500 (Including Discounts & Fees)

If District Were On Assessment Roll - Operations & Maintenance Assessment Would Be \$622.13

DETAILED PROPOSED BUDGET
PINEAPPLE GROVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
O&M (Operation & Maintenance) Assessments	0	0	0	
Developer Contribution	0	123,025	129,925	Developer Contribution
Debt Assessments	0	0	0	
Interest Income	0	200	200	
TOTAL REVENUES	\$ -	\$ 123,225	\$ 130,125	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	Supervisor Fees
Payroll Taxes (Employer)	0	0	0	8% Of Supervisor Fees
Management	0	33,000	36,000	Twelve Months X \$3,000
Legal	0	30,000	30,000	High Legal Costs In Initial Years
Assessment Roll	0	5,000	5,000	No Change From 2025/2026 Budget
Audit Fees	0	0	4,000	Audit Fees
Arbitrage Rebate Fee	0	0	650	Commences In Fiscal Year Following Issuing Of Bond
Insurance	0	7,500	6,500	Insurance Estimate
Legal Advertisements	0	30,000	25,000	High Legal Advertising Costs In Initial Years
Miscellaneous	0	2,500	2,500	No Change From 2025/2026 Budget
Postage	0	300	300	No Change From 2025/2026 Budget
Office Supplies	0	2,000	1,500	High Office Supplies Costs In Initial Years
Dues & Subscriptions	0	175	175	Annual Fee Due Department Of Economic Opportunity
Website Management & ADA Compliance	0	2,750	3,000	Twelve Months X \$250
Trustee Fees	0	0	4,500	Commences In Fiscal Year Following Issuing Of Bond
Continuing Disclosure Fee	0	0	1,000	Commences In Fiscal Year Following Issuing Of Bond
Total Administrative Expenditures	\$ -	\$ 113,225	\$ 120,125	
Maintenance Expenditures				
Engineering/Inspections	0	5,000	5,000	Engineers Report To Be Included In Bond Cost Of Issuance
Miscellaneous Maintenance	0	5,000	5,000	Miscellaneous Maintenance
Total Maintenance Expenditures	\$ -	\$ 10,000	\$ 10,000	
Total O&M Expenditures	\$ -	\$ 123,225	\$ 130,125	
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)	\$ -	\$ -	\$ -	

Notes

District Will Not Be On Assessment Roll In 2026-2027 - Bond Capitalized Interest Being Set-up Through November 2027.

227 Planned Single Family Units - Estimated Annual Debt Assessment: \$1,500 (Including Discounts & Fees)

If District Were On Assessment Roll - Operations & Maintenance Assessment Would Be \$622.13

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
PINEAPPLE GROVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	0	0	1,000	Estimated Interest For 2026/2027
NAV Tax Collection	0	0	0	Maximum Debt Service Collection - Estimated At \$313,260
Capitalized Interest Funds For 2027 Interest Payments	0	0	253,725	
Bond Proceeds	0	0	0	
Total Revenues	\$ -	\$ -	\$ 254,725	
EXPENDITURES				
Principal Payments	0	0	0	No Projected Principal Payment Due In 2027
Interest Payments	0	0	254,725	Projected Interest Payment Due In 2027
Bond Redemption	0	-	-	Estimated Excess Debt Collections
Total Expenditures	\$ -	\$ -	\$ 254,725	
Excess/ (Shortfall)	\$ -	\$ -	\$ -	

Notes

Numbers Are Estimates From Bond Underwriter.

Capitalized Interest To Be Set-up For 17 Months (Through November 2027)

227 Planned Single Family Units - Estimated Annual Debt Assessment: \$1,500 (Including Discounts & Fees)

Estimated Series 2026 Bond Information

Estimated Original Par Amount =	\$4,430,000	Annual Principal Payments Due =	May 15th
Interest Rate =	5.75%	Annual Interest Payments Due =	May 15th & November 15th
Estimated Issue Date =	June 2026		
Estimated Maturity Date =	May 2057		
Par Amount As Of 7/1/26 =	\$4,430,000		