

**AVENTURA ISLES
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**AVENTURA ISLES
COMMUNITY DEVELOPMENT DISTRICT
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**AVENTURA ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 95,144				\$ 95,144
Allowable discounts (4%)	(3,806)				(3,806)
Assessment levy: on-roll - net	91,338	\$ 85,698	\$ 5,640	\$ 91,338	\$ 91,338
Interest	-	7	-	7	-
Total revenues	91,338	85,705	5,640	91,345	91,338
EXPENDITURES					
Professional & administrative					
Supervisors	3,230	-	3,230	3,230	3,230
Management/accounting/recording	49,939	24,969	24,970	49,939	49,939
Legal	8,500	4,243	4,257	8,500	8,500
Engineering	2,500	105	2,395	2,500	2,500
Audit	6,850	6,800		6,800	6,900
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	1,000	1,000	-	1,000	1,000
Trustee	3,750	-	3,750	3,750	3,750
Telephone	200	100	100	200	200
Postage	500	33	467	500	500
Printing & binding	500	250	250	500	500
Legal advertising	3,000	-	3,000	3,000	3,000
Annual special district fee	175	175	-	175	175
Insurance: GL and D&O	9,899	8,856		8,856	9,742
Contingencies/bank charges	1,500	774	726	1,500	1,500
Website maintenance	705	705	-	705	705
Website ADA compliance	210	145		145	145
Annual sanitary permit and Class V	3,003	-	3,003	3,003	853
Property appraiser & tax collector	801	831		831	831
Total expenditures	97,012	48,986	46,898	95,884	94,720
Net increase/(decrease) of fund balance	(5,674)	36,719	(41,258)	(4,539)	(3,382)
Fund balance - beginning (unaudited)	80,410	81,464	118,183	81,464	76,925
Fund balance - ending (projected)					
Assigned					
3 months working capital	31,369	32,964	32,182	32,182	32,247
Unassigned	43,367	85,219	44,743	44,743	41,296
Fund balance - ending (projected)	\$ 74,736	\$ 118,183	\$ 76,925	\$ 76,925	\$ 73,543

**AVENTURA ISLES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 3,230
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	49,939
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.	
Legal	8,500
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.	
Engineering	2,500
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.	
Audit	6,900
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
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.	
Trustee	3,750
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	3,000
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	

**AVENTURA ISLES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance: GL and D&O	9,742
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	1,500
Bank charges, automated AP and other miscellaneous expenses incurred during the year.	
Website maintenance	705
Website ADA compliance	145
Annual sanitary permit and Class V	853
Miami Dade County operating permit for District sanitary sewers and Class V dewatering	
Property appraiser & tax collector	831
Total expenditures	<u>\$ 94,720</u>

**AVENTURA ISLES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2024 BONDS
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 551,063				\$ 551,063
Allowable discounts (4%)	(22,043)				(22,043)
Assessment levy: on-roll - net	529,020	\$ 496,487	\$ 32,533	\$ 529,020	529,020
Interest	-	2,390	-	2,390	-
Total revenues	529,020	498,877	32,533	531,410	529,020
EXPENDITURES					
Debt service					
Principal	215,000	-	205,000	205,000	225,000
Interest	305,750	152,875	158,000	310,875	295,000
Total expenditures	520,750	152,875	363,000	515,875	520,000
Other fees & charges					
Property appraiser	5,511	4,815	696	5,511	5,511
Total other fees & charges	5,511	4,815	696	5,511	5,511
Total expenditures	526,261	157,690	363,696	521,386	525,511
Excess/(deficiency) of revenues over/(under) expenditures	2,759	341,187	(331,163)	10,024	3,509
OTHER FINANCING SOURCES/(USES)					
Transfer in	-	-	-	-	-
Total other financing sources/(uses)	-	-	-	-	-
Fund balance:					
Net increase/(decrease) in fund balance	2,759	341,187	(331,163)	10,024	3,509
Beginning fund balance (unaudited)	170,973	166,961	508,148	166,961	176,985
Ending fund balance (projected)	\$ 173,732	\$ 508,148	\$ 176,985	\$ 176,985	180,494
Use of fund balance					
Debt service reserve account balance (required)					-
Principal & Interest expense - November 1, 2027					(141,875)
Projected fund balance surplus/(deficit) as of September 30, 2027					\$ 38,619

AVENTURA ISLES

Community Development District

Series 2024

\$6,320,000

Amortization Schedule

Date	Principal	Int. Rate	Interest	Total P+I
11/01/2026	-		147,500.00	147,500.00
05/01/2027	225,000.00	5.000%	147,500.00	372,500.00
11/01/2027	-		141,875.00	141,875.00
05/01/2028	240,000.00	5.000%	141,875.00	381,875.00
11/01/2028	-		135,875.00	135,875.00
05/01/2029	250,000.00	5.000%	135,875.00	385,875.00
11/01/2029	-		129,625.00	129,625.00
05/01/2030	265,000.00	5.000%	129,625.00	394,625.00
11/01/2030	-		123,000.00	123,000.00
05/01/2031	275,000.00	5.000%	123,000.00	398,000.00
11/01/2031	-		116,125.00	116,125.00
05/01/2032	290,000.00	5.000%	116,125.00	406,125.00
11/01/2032	-		108,875.00	108,875.00
05/01/2033	305,000.00	5.000%	108,875.00	413,875.00
11/01/2033	-		101,250.00	101,250.00
05/01/2034	320,000.00	5.000%	101,250.00	421,250.00
11/01/2034	-		93,250.00	93,250.00
05/01/2035	340,000.00	5.000%	93,250.00	433,250.00
11/01/2035	-		84,750.00	84,750.00
05/01/2036	355,000.00	5.000%	84,750.00	439,750.00
11/01/2036	-		75,875.00	75,875.00
05/01/2037	375,000.00	5.000%	75,875.00	450,875.00
11/01/2037	-		66,500.00	66,500.00
05/01/2038	390,000.00	5.000%	66,500.00	456,500.00
11/01/2038	-		56,750.00	56,750.00
05/01/2039	405,000.00	5.000%	56,750.00	461,750.00
11/01/2039	-		46,625.00	46,625.00
05/01/2040	430,000.00	5.000%	46,625.00	476,625.00
11/01/2040	-		35,875.00	35,875.00
05/01/2041	455,000.00	5.000%	35,875.00	490,875.00
11/01/2041	-		24,500.00	24,500.00
05/01/2042	480,000.00	5.000%	24,500.00	504,500.00
11/01/2042	-		12,500.00	12,500.00
05/01/2043	500,000.00	5.000%	12,500.00	512,500.00
11/01/2043	-		-	-
Total	5,900,000.00		3,001,500.00	8,901,500.00

**AVENTURA ISLES
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT SUMMARY - GENERAL FUND AND DEBT SERVICE FUND
FISCAL YEAR 2027**

Number of Units	Unit Type	Projected Fiscal Year 2027			FY 2026 Assessment
		GF	DSF	GF & DSF	
138	SF Large (40') - Increment 1	\$ 145.71	\$ 910.85	\$ 1,056.56	\$ 1,056.56
43	SF Large (40') - Increment 2	145.71	1,093.02	1,238.73	1,238.73
162	SF Medium (35') - Increment 1	145.71	819.76	965.47	965.47
29	SF Medium (35') - Increment 2	145.71	1,001.93	1,147.64	1,147.64
93	SF Small (30') - Increment 1	145.71	728.68	874.39	874.39
22	SF Small (30') - Increment 2	145.71	910.85	1,056.56	1,056.56
28	TH (22'x40') - Increment 1	145.71	637.60	783.31	783.31
138	TH (22'x40') - Increment 2	145.71	819.76	965.47	965.47
<u>653</u>					

Notes:

1. FY 2027 Assessments assume payment of assessment on the real estate tax bill in March of 2027; payment made in November of 2026 will amount to 96% of the amounts listed above and correspond to the amounts disclosed in the Declaration of Restrictive Covenants for the Aventura Isles CDD.

2. Increment 1 units are those which were sold or were under contract before 09/11/2013, while Increment 2 units are those which were sold or were under contract after 09/11/2013.