

Seaton Creek Reserve
Community Development District

FY 2027
Adopted Budget
July 23, 2026



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Seaton Creek Reserve

Community Development District

ADOPTED BUDGET

GENERAL FUND

Description	Adopted Budget FY 2026	Actual Thru 6/30/26	Projected Next 3 Months	Total Projected 9/30/26	Adopted Budget FY 2027
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Revenues

Maintenance Assessments - Levy (On Roll)	\$528,333	\$468,441	\$0	\$468,441	\$439,153
Maintenance Assessments - Levy (Off Roll)	\$0	\$67,043	\$16,761	\$83,804	\$266,042
Developer Contributions	\$26,076	\$0	\$26,076	\$26,076	\$0
Interest Income	\$0	\$5,091	\$4,500	\$9,591	\$10,000
Other Income	\$0	\$1,125	\$0	\$1,125	\$0

TOTAL REVENUES	\$554,409	\$541,700	\$47,337	\$589,037	\$715,195
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Expenditures

Legislative					
Supervisor Fees	\$7,200	\$2,400	\$2,000	\$4,400	\$7,200
Payroll Taxes	\$551	\$184	\$153	\$337	\$551
TOTAL LEGISLATIVE	\$7,751	\$2,584	\$2,153	\$4,737	\$7,751

Financial & Administrative

Engineering	\$10,000	\$0	\$10,000	\$10,000	\$10,000
Attorney	\$9,000	\$6,612	\$9,257	\$15,869	\$9,000
Dissemination	\$5,000	\$4,600	\$1,250	\$5,850	\$6,000
Assessment Roll	\$2,500	\$2,500	\$0	\$2,500	\$2,625
Arbitrage Rebate Reporting	\$1,500	\$0	\$1,200	\$1,200	\$1,500
Annual Audit	\$5,800	\$5,800	\$0	\$5,800	\$5,800
Trustee Fees	\$4,348	\$4,797	\$0	\$4,797	\$4,348
Management Fees	\$45,900	\$34,425	\$11,475	\$45,900	\$48,195
Information Technology	\$800	\$600	\$200	\$800	\$840
Postage/Office Supplies	\$600	\$438	\$146	\$584	\$600
Rentals and Leases	\$1,800	\$1,440	\$360	\$1,800	\$1,800
Insurance General Liability/Public Officials	\$5,949	\$5,732	\$0	\$5,732	\$6,305
Legal Advertising	\$3,500	\$1,021	\$480	\$1,501	\$3,500
Other Current Charges	\$1,450	\$167	\$56	\$223	\$1,450
Bank Fees	\$200	\$826	\$275	\$1,102	\$200
Website Administration	\$400	\$300	\$100	\$400	\$420
ADA Website Compliance	\$1,500	\$0	\$0	\$0	\$1,500
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
TOTAL ADMINISTRATIVE	\$100,422	\$69,433	\$34,799	\$104,232	\$104,258

Utilities

Water Utility Services	\$18,125	\$1,735	\$2,958	\$4,693	\$18,125
Electric-Streetlights	\$25,000	\$1,735	\$2,886	\$4,621	\$25,000
Electric-All Others	\$3,033	\$2,877	\$4,212	\$7,089	\$3,033
Telephone/Internet	\$1,417	\$2,523	\$780	\$3,303	\$3,119
TOTAL UTILITIES	\$47,575	\$8,871	\$10,836	\$19,707	\$49,277

Stormwater Control

Stormwater System (Lake) Maintenance	\$7,260	\$4,965	\$1,635	\$6,600	\$23,474
Wetland Monitoring/Maintenance	\$6,500	\$0	\$6,500	\$6,500	\$6,500
Annual Stormwater Report	\$3,500	\$0	\$3,500	\$3,500	\$3,500
TOTAL STORMWATER CONTROL	\$17,260	\$4,965	\$11,635	\$16,600	\$33,474

Seaton Creek Reserve

Community Development District

ADOPTED BUDGET

GENERAL FUND

Description	Adopted Budget FY 2026	Actual Thru 6/30/26	Projected Next 3 Months	Total Projected 9/30/26	Adopted Budget FY 2027
<i>Other Physical Environment</i>					
Property & Casualty Insurance	\$30,000	\$22,806	\$0	\$22,806	\$21,666
Landscape Maintenance-Contract	\$145,085	\$138,213	\$46,071	\$184,284	\$238,452
Landscaping - Mulch	\$4,000	\$0	\$4,000	\$4,000	\$13,850
Landscaping - Plant Replacement Program	\$5,000	\$5,391	\$0	\$5,391	\$5,000
Irrigation Maintenance	\$6,000	\$2,971	\$990	\$3,961	\$6,000
R&M Drainage	\$1,000	\$190	\$810	\$1,000	\$1,000
TOTAL OTHER PHYSICAL ENVIRONMENT	\$191,085	\$169,572	\$51,871	\$221,443	\$285,968
<i>Parks & Recreation</i>					
Field Services	\$18,000	\$13,500	\$4,500	\$18,000	\$18,900
Amenity Management	\$37,400	\$28,050	\$9,350	\$37,400	\$39,270
Pool Monitors	\$26,076	\$4,428	\$21,648	\$26,076	\$27,380
Janitorial - Contract	\$15,000	\$11,250	\$3,750	\$15,000	\$15,750
Janitorial - Supplies/Other	\$1,000	\$0	\$1,000	\$1,000	\$1,000
Rental - Fitness Equipment	\$9,583	\$23,803	\$7,934	\$31,737	\$31,737
Contracts - Fitness Classes	\$6,000	\$0	\$0	\$0	\$6,000
Garbage Dumpster - Rental/Collection	\$6,000	\$164	\$0	\$164	\$180
Contracts - Pest Control/Termite Bond	\$1,958	\$381	\$500	\$881	\$1,958
Amenity R&M	\$5,000	\$685	\$2,500	\$3,185	\$5,000
Pool Permits	\$500	\$0	\$500	\$500	\$500
Access Control R&M	\$750	\$915	\$305	\$1,220	\$750
Security Services Patrol	\$0	\$0	\$0	\$0	\$15,000
Contracts - Pool Service	\$15,000	\$17,790	\$5,930	\$23,721	\$23,500
Dog Waste Station Service and Supplies	\$8,892	\$1,652	\$551	\$2,203	\$4,128
R&M - Entrance Monument & Wall	\$5,000	\$0	\$2,500	\$2,500	\$5,000
Contracts - Access Control	\$8,889	\$7,284	\$2,544	\$9,828	\$13,145
Miscellaneous Contingency	\$6,937	\$4,369	\$1,456	\$5,825	\$6,937
Misc-Special Events	\$8,332	\$2,245	\$6,087	\$8,332	\$8,332
Misc. - Holiday Décor	\$10,000	\$6,945	\$0	\$6,945	\$10,000
Capital Outlay	\$0	\$4,723	\$0	\$4,723	\$0
TOTAL PARKS & RECREATION	\$190,317	\$128,184	\$71,055	\$199,239	\$234,467
TOTAL EXPENDITURES	\$554,409	\$383,608	\$182,349	\$565,957	\$715,195
EXCESS REVENUES (EXPENDITURES)	\$0	\$158,092	(\$135,012)	\$23,080	\$0

Unit Type	FY 25 Unit Count	FY 2025 Per Unit	FY 26 Unit Count	FY 2026 Per Unit	FY 27 Unit Count	FY 2027 Per Unit	FY 2027
SF	279	\$1,500.30	279	\$1,810.68	478	1,502.40	\$718,149.58
Gross Acreage	185	\$150.03	475	\$152.58	275	160.81	\$44,222.99
							\$762,372.58
					Less: Discounts 4%/Collections 3.5%		(\$57,177.94)
					Net Assessment		\$705,194.63

Seaton Creek Reserve
Community Development District
Budget Narrative
Fiscal Year 2027

REVENUES

Maintenance Assessments

It is presently anticipated that the District will levy a Maintenance Assessment to all landowners within the District to funding the Operations and Maintenance for the fiscal year.

Interest Income

The District will have all excess funds invested with US Bank. The amount is based upon the estimated average balance of funds available during the fiscal year.

EXPENDITURES-ADMINISTRATIVE

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon all five supervisors attending the estimated 12 annual meetings.

FICA Payroll Taxes

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering Fees

The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

Attorney

The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

Dissemination

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.

Assessment Roll

Ongoing maintenance, review, and updating of assessment roll records to ensure accurate property ownership, valuation, classification, and taxation data. Governmental Management Services serves as the District's collection agent and certifies the District's non-ad valorem assessments with the county tax collector.

Seaton Creek Reserve
Community Development District
Budget Narrative
Fiscal Year 2027

ADMINISTRATIVE: (CONTINUED)

Arbitrage

The District is required to have an annual arbitrage rebate calculation on the District's Bonds. The District will contract with an independent auditing firm to perform the calculations.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

Trustee Fees

The District has issued Series 2023 bonds which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC.

Information Technology

The District processes all of its financial activities, i.e., accounts payable, financial statements, etc. on a mainframe computer leased by Governmental Management Services.

Postage, Office Supplies, Phone, Copies

Mailing of agenda packages, overnight deliveries, correspondence, etc. Telephone and fax machine services. Printing and Binding services as well as printing of computerized checks, stationary, envelopes etc.

Rentals & Leases

Rental of meeting space at Hampton Inn & Suites Jacksonville Airport to accommodate District meetings. The estimated cost is \$360.00 per meeting, which may include room usage, standard seating arrangements, internet access, and basic meeting amenities.

Public Officials Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance. Florida Insurance Alliance specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc. in a newspaper of general circulation.

Seaton Creek Reserve
Community Development District
Budget Narrative
Fiscal Year 2027

ADMINISTRATIVE: (CONTINUED)

Bank Fees

Bank charges and any other miscellaneous expenses that incurred during the year

Website Administration

Per Chapter 2014-22, Laws of Florida, all Districts must have a website by October 1, 2015 to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS and updated monthly.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175. This is the only expense under this category for the District.

Seaton Creek Reserve
Community Development District
Budget Narrative
Fiscal Year 2027

FIELD EXPENDITURES:

Water

JEA supplies Water/Sewer services to the District.

Electric

The District has electric service throughout the Community serviced by JEA. These services include Streetlighting, clubhouse electric, etc.

Cable TV/Internet/Telephone

Cost of cable, internet services, and telephone/fax used for the Amenity Center.

Stormwater System Maintenance

The District currently contracts with The Lake Doctors for Aquatic Maintenance. The contract is \$605 per month.

Wetlands Monitoring/Maintenance

Repairs and maintenance to the District's Wetlands area.

Annual Stormwater Report

Prepare annual report to County.

General Liability & Property Casualty Insurance

The District's General Liability, Property and Flood Insurance policy is with Florida Insurance Alliance. Florida Insurance Alliance specializes in providing insurance coverage to governmental agencies.

Landscaping Maintenance:

The district has contracted with United Land Services to provide landscaping and fertilization maintenance throughout the common areas of the District.

Landscape Mulching

Landscaping extras that are not incorporated in regular landscaping costs. These include mulching the common areas.

Landscaping Plant Replacement Program

Represents any money set aside for landscaping extras that are not incorporated in regular landscaping costs.

Seaton Creek Reserve
Community Development District
Budget Narrative
Fiscal Year 2027

FIELD EXPENDITURES (CONTINUED):
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Irrigation Repairs & Maintenance

Represents funds that will be used to make repairs to the irrigation system, provide replacements and maintain equipment in the District.

R&M Drainage

Unscheduled maintenance and repairs.

PARKS AND RECREATION EXPENDITURES:

Field Services

Management of the field operations and clubhouse.

Amenity Management

Administration, operation, and oversight of community amenities and recreational facilities. Expenses may include staffing, scheduling, vendor coordination, access control, maintenance oversight, inspections, supplies, resident support services, and other operational costs associated with managing and maintaining community amenities for resident use and enjoyment.

Pool Monitors

Personnel assigned to monitor and oversee pool facilities to help ensure patron safety, enforce pool rules, maintain orderly operations, and support a clean and secure recreational environment. Expenses may include staffing costs, scheduling, uniforms, training, and related operational support for pool monitoring services.

Janitorial – Contract

Cleaning of the clubhouse and bathrooms.

Janitorial – Supplies/Other

Cleaning supplies necessary to maintain clean, sanitary, and safe facilities. Expenses may include cleaning chemicals, paper products, trash liners, disinfectants, restroom supplies, mops, brooms, gloves, and other miscellaneous custodial materials and related items not classified elsewhere.

Rental – Fitness Equipment

Fitness equipment lease for use at the clubhouse.

Contract – Fitness Classes

Instructors teaching fitness classes at the Clubhouse.

Seaton Creek Reserve
Community Development District
Budget Narrative
Fiscal Year 2027

Clubhouse Expenditures (Continued):
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Garbage Dumpster – Rental/Collection

Refuse pickup for the clubhouse.

Pest Control

Pest control services for the clubhouse and exterior.

Amenity Maintenance & Repairs

Regular maintenance and replacements.

Pool Permits

Department of Health operating permits for the pool.

Access Control R&M

Any repairs and maintenance to the access control system for resident entry.

Pool Maintenance-Contract

Regular cleaning and maintenance of the pool.

Dog Waste Station Service and Supplies

Cleaning, emptying trash bins, and refreshing supplies for the Dog waste stations throughout the community.

Entrance Monument Wall R&M

Repairs and maintenance to the entrance monument walls.

Access Control – Contract

Security contract for the access control system.

Amenity Contingency

Unscheduled maintenance and repairs.

Special Events

The District will sponsor events throughout the year for residents.

Holiday Décor

Holiday decorations and lighting for the clubhouse.

SERIES 2023 SPECIAL ASSESSMENT BONDS, AREA 1

Seaton Creek Reserve
Community Development District
Series 2023 Special Assessment Bonds, Area 1

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
12/15/23	\$6,870,000.00	\$ -	\$ 155,938.37	\$ 155,938.37
06/15/24	\$6,870,000.00	\$ 100,000.00	\$ 182,265.63	\$ -
12/15/24	\$6,770,000.00	\$ -	\$ 179,953.13	\$ 462,218.75
06/15/25	\$6,770,000.00	\$ 105,000.00	\$ 179,953.13	\$ -
12/15/25	\$6,665,000.00	\$ -	\$ 177,525.00	\$ 462,478.13
06/15/26	\$6,665,000.00	\$ 110,000.00	\$ 177,525.00	\$ -
12/15/26	\$6,555,000.00	\$ -	\$ 174,981.25	\$ 462,506.25
06/15/27	\$6,555,000.00	\$ 115,000.00	\$ 174,981.25	\$ -
12/15/27	\$6,440,000.00	\$ -	\$ 172,321.88	\$ 462,303.13
06/15/28	\$6,440,000.00	\$ 120,000.00	\$ 172,321.88	\$ -
12/15/28	\$6,320,000.00	\$ -	\$ 169,546.88	\$ 461,868.75
06/15/29	\$6,320,000.00	\$ 125,000.00	\$ 169,546.88	\$ -
12/15/29	\$6,195,000.00	\$ -	\$ 166,656.25	\$ 461,203.13
06/15/30	\$6,195,000.00	\$ 130,000.00	\$ 166,656.25	\$ -
12/15/30	\$6,065,000.00	\$ -	\$ 163,650.00	\$ 460,306.25
06/15/31	\$6,065,000.00	\$ 140,000.00	\$ 163,650.00	\$ -
12/15/31	\$5,925,000.00	\$ -	\$ 159,975.00	\$ 463,625.00
06/15/32	\$5,925,000.00	\$ 145,000.00	\$ 159,975.00	\$ -
12/15/32	\$5,780,000.00	\$ -	\$ 156,168.75	\$ 461,143.75
06/15/33	\$5,780,000.00	\$ 155,000.00	\$ 156,168.75	\$ -
12/15/33	\$5,625,000.00	\$ -	\$ 152,100.00	\$ 463,268.75
06/15/34	\$5,625,000.00	\$ 160,000.00	\$ 152,100.00	\$ -
12/15/34	\$5,465,000.00	\$ -	\$ 147,900.00	\$ 460,000.00
06/15/35	\$5,465,000.00	\$ 170,000.00	\$ 147,900.00	\$ -
12/15/35	\$5,295,000.00	\$ -	\$ 143,437.50	\$ 461,337.50
06/15/36	\$5,295,000.00	\$ 180,000.00	\$ 143,437.50	\$ -
12/15/36	\$5,115,000.00	\$ -	\$ 138,712.50	\$ 462,150.00
06/15/37	\$5,115,000.00	\$ 190,000.00	\$ 138,712.50	\$ -
12/15/37	\$4,925,000.00	\$ -	\$ 133,725.00	\$ 462,437.50
06/15/38	\$4,925,000.00	\$ 200,000.00	\$ 133,725.00	\$ -
12/15/38	\$4,725,000.00	\$ -	\$ 128,475.00	\$ 462,200.00
06/15/39	\$4,725,000.00	\$ 210,000.00	\$ 128,475.00	\$ -
12/15/39	\$4,515,000.00	\$ -	\$ 122,962.50	\$ 461,437.50
06/15/40	\$4,515,000.00	\$ 220,000.00	\$ 122,962.50	\$ -
12/15/40	\$4,295,000.00	\$ -	\$ 117,187.50	\$ 460,150.00
06/15/41	\$4,295,000.00	\$ 235,000.00	\$ 117,187.50	\$ -
12/15/41	\$4,060,000.00	\$ -	\$ 111,018.75	\$ 463,206.25
06/15/42	\$4,060,000.00	\$ 245,000.00	\$ 111,018.75	\$ -
12/15/42	\$3,815,000.00	\$ -	\$ 104,587.50	\$ 460,606.25
06/15/43	\$3,815,000.00	\$ 260,000.00	\$ 104,587.50	\$ -
12/15/43	\$3,555,000.00	\$ -	\$ 97,762.50	\$ 462,350.00
06/15/44	\$3,555,000.00	\$ 275,000.00	\$ 97,762.50	\$ -
12/15/44	\$3,280,000.00	\$ -	\$ 90,200.00	\$ 462,962.50
06/15/45	\$3,280,000.00	\$ 290,000.00	\$ 90,200.00	\$ -
12/15/45	\$2,990,000.00	\$ -	\$ 82,225.00	\$ 462,425.00
06/15/46	\$2,990,000.00	\$ 305,000.00	\$ 82,225.00	\$ -
12/15/46	\$2,685,000.00	\$ -	\$ 73,837.50	\$ 461,062.50
06/15/47	\$2,685,000.00	\$ 325,000.00	\$ 73,837.50	\$ -
12/15/47	\$2,360,000.00	\$ -	\$ 64,900.00	\$ 463,737.50
06/15/48	\$2,360,000.00	\$ 340,000.00	\$ 64,900.00	\$ -
12/15/48	\$2,020,000.00	\$ -	\$ 55,550.00	\$ 460,450.00
06/15/49	\$2,020,000.00	\$ 360,000.00	\$ 55,550.00	\$ -
12/15/49	\$1,660,000.00	\$ -	\$ 45,650.00	\$ 461,200.00
06/15/50	\$1,660,000.00	\$ 380,000.00	\$ 45,650.00	\$ -
12/15/50	\$1,280,000.00	\$ -	\$ 35,200.00	\$ 460,850.00
06/15/51	\$1,280,000.00	\$ 405,000.00	\$ 35,200.00	\$ -
12/15/51	\$ 875,000.00	\$ -	\$ 24,062.50	\$ 464,262.50
06/15/52	\$ 875,000.00	\$ 425,000.00	\$ 24,062.50	\$ -
12/15/52	\$ 450,000.00	\$ -	\$ 12,375.00	\$ 461,437.50
06/15/53	\$ 450,000.00	\$ 450,000.00	\$ 12,375.00	\$ 462,375.00
	\$6,870,0		\$7,143,497.74	\$14,013,497.74

Seaton Creek Reserve

Community Development District

ADOPTED BUDGET

DEBT SERVICE FUND

SERIES 2026 SPECIAL ASSESSMENT BONDS, AREA 2

Description	Adopted Budget FY 2026	Actual Thru 6/30/26	Projected Next 3 Months	Total Projected 9/30/26	Adopted Budget FY 2027
Revenues					
Special Assessments - Levy (On Roll)	\$0	\$0	\$0	\$0	\$61,605
Special Assessments - Levy (Off Roll)	\$0	\$0	\$0	\$0	\$412,920
Carry Forward Surplus ⁽¹⁾	\$0	\$0	\$0	\$0	\$159,133
TOTAL REVENUES	\$0	\$0	\$0	\$0	\$633,658
Expenditures					
<u>Series 2026</u>					
Interest/Principal	\$0	\$0	\$0	\$0	\$474,525
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0	\$474,525
Other Sources/(Uses)					
Bond Proceeds	\$0	\$0	\$396,396	\$396,396	\$0
TOTAL OTHER	\$0	\$0	\$396,396	\$396,396	\$0
EXCESS REVENUES	\$0	\$0	\$396,396	\$396,396	\$159,133

⁽¹⁾ Carry forward surplus is net of the reserve requirement.

12/15/27 Interest Expense	\$159,133
	<u>\$159,133</u>

Units	Gross Assessment	
	Per Unit	Gross Assessment
37	\$ 1,800.00	\$66,600
248	\$ 1,800.00	\$446,400
285		\$513,000
Less: Discounts (4%) and Collections (3.5%)		(\$38,475)
Total Net Assessment		\$474,525