INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Canterwood Acres
Community Development District

FISCAL YEAR 2027

ADOPTED BUDGET

July 9, 2026

CLEAR PARTNERSHIPS



Canterwood Acres

Community Development District

Operating Budget

FY 2027

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Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

General Fund 001

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
REVENUES		
Interest - Investments	$0.00	$0.00
Developer Contributions	$674,800.00	$502,125.00
TOTAL REVENUES	**$674,800.00**	**$502,125.00**
EXPENDITURES		
Administrative		
Supervisor Fees	$6,000.00	$3,000.00
District Manager	$25,000.00	$25,000.00
Field Manager	$12,000.00	$12,000.00
Administrative services	$4,500.00	$4,500.00
ProfServ-Recording Secretary	$2,400.00	$2,400.00
Financial & Revenue Collections	$1,200.00	$1,200.00
Rentals and Leases	$600.00	$600.00
Accounting Services	$12,000.00	$12,000.00
Website Administration	$1,200.00	$1,200.00
District Engineer	$10,000.00	$10,000.00
District Counsel	$10,000.00	$10,000.00
Trustee Fees	$5,000.00	$5,000.00
Auditing Services	$6,200.00	$6,200.00
Postage, Phone, Faxes, Copies	$500.00	$500.00
Legal Advertising	$5,000.00	$5,000.00
Bank Fees	$200.00	$200.00
Dues, Licenses, Subscriptions	$175.00	$175.00
Office Supplies	$200.00	$200.00
Website Compliance	$3,600.00	$3,600.00
Disclosure Report	$7,500.00	$750.00
Meeting Expense	$3,600.00	$3,600.00

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
ProfServ-Info Technology	$600.00	$600.00
Misc-Assessment Collection Cost	$425.00	$0.00
Mailings	$500.00	$500.00
Arbitrage Reporting	$0.00	$400.00
Dissemination Services	$0.00	$7,500.00
Total Administrative	**$118,400.00**	**$116,125.00**
Insurance		
Insurance - General Liability	$3,500.00	$3,500.00
Public Officials Insurance	$2,500.00	$2,500.00
Total Insurance	**$6,000.00**	**$6,000.00**
Utility Services		
Electricity - General	$48,000.00	$48,000.00
Street Lights	$150,000.00	$77,600.00
Telephone/Fax/Internet Services	$2,500.00	$2,500.00
Utility Services	$10,000.00	$10,000.00
Total Utility Services	**$210,500.00**	**$138,100.00**
Amenity		
Janitorial Services & Supplies	$9,500.00	$9,500.00
R&M-Facility	$10,000.00	$10,000.00
R&M-Monument, Entrance & Wall	$5,000.00	$5,000.00
ProfServ-Pool Maintenance	$20,000.00	$20,000.00
Security Monitoring Services	$7,000.00	$7,000.00
Access Control	$1,200.00	$1,200.00
Key Card Distribution	$5,000.00	$5,000.00
Pest Control	$1,000.00	$1,000.00
Dog Waste Station Service	$1,200.00	$1,200.00
Total Amenity	**$59,900.00**	**$59,900.00**
Landscape and Pond Maintenance		
Landscape Maintenance	$200,000.00	$120,000.00

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
R&M-Other Landscape	$16,000.00	$16,000.00
Landscape - Mulch	$2,000.00	$2,000.00
Landscape - Annuals	$2,000.00	$2,000.00
R&M-Plant Replacement	$20,000.00	$20,000.00
Irrigation Maintenance	$10,000.00	$10,000.00
Aquatic Maintenance	$25,000.00	$10,000.00
Wetland Maintenance	$5,000.00	$2,000.00
Misc-Contingency	$0.00	$0.00
Total Landscape and Pond Maintenance	**$280,000.00**	**$182,000.00**
TOTAL EXPENDITURES	**$674,800.00**	**$502,125.00**
Net change in fund balance		$0.00
FUND BALANCE, BEGINNING	$0.00	$0.00
FUND BALANCE, ENDING	**$0.00**	**$0.00**

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments
The District earns interest on its operating accounts.

Developer Contributions
The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues
Additional revenue sources not otherwise specified by other categories

EXPENDITURES

Financial and Administrative

Supervisor Fees
Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated $200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending meetings.

District Management
The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management
The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration Services
The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Recording Secretary
Inframark provides recording services with near verbatim minutes.

Financial/Revenue Collections
Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Rentals and Leases
The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Accounting Services
Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Website Administration
The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer
The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel
The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees
The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Auditing Services
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 an estimate based on prior year costs.

Postage, Phone, Faxes, Copies
This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Legal Advertising
The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees
This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees
This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Office Supplies
This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance
Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Disclosure Report
On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Meeting Expense
Cost for any additional meetings or meeting space rental.

Prof Services – Information Technology
Costs related to information technology and storage of files for the District.

Miscellaneous-Assessment Collection Costs
The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Mailings
Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate
The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Dissemination Services
The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Insurance

Insurance-General Liability
The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance
The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Utility Services

Electric Utility Services
Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights
Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Budget Narrative
Fiscal Year 2027

Utility Services (continued)

Telephone/Fax/Internet Services
Utility expenses for onsite telephone, fax or internet services.

Utilities – Other
Utility expenses not otherwise specified in above categories.

Amenity

Janitorial Services & Supplies
Cost of janitorial labor and supplies for CDD Facilities.

R&M - Facility
Cost of repairs and regular maintenance of CDD amenities

Entrance Monuments, Gates, Walls R&M
Cost of repairs and regular maintenance for entryways, walls, and gates.

Pool Maintenance
Cost of Maintenance for CDD pool facilities.

Security Monitoring Services
Cost of CDD security personnel and equipment.

Access Control R&M
Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution
Cost of providing keycards to residents to access CDD Facilities.

Pest Control
Cost of exterminator and pesticides at CDD amenities and facilities.

Dog Waste Station Service & Supplies
Cost of cleaning and resupplying dog waste stations.

Landscape and Pond Maintenance

Landscape Maintenance - Contract
Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M
Cost of repairs and regular maintenance to landscaping equipment.

Landscaping - Mulch
Cost of mluch expenses throughout the District.

Landscaping - Annuals
Cost of annual replacement of plants and trees.

Landscaping – Plant Replacement
Cost of replacing dead or damaged plants throughout the district.

Budget Narrative
Fiscal Year 2027

Landscape and Pond Maintenance (Continued)

Irrigation Maintenance
Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatic Maintenance
Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetland Maintenance
Cost of upkeep and protection of wetlands on CDD property.

Misc - Contingency
Funds set aside for projects, as determined by the district's board.

Canterwood Acres

Community Development District

Supporting Budget Schedule

FY 2027

Assessment Summary
Fiscal Year 2027 vs. Fiscal Year 2026

ASSESSMENT ALLOCATION

Assessment Area One					
		O&M Assessment (shown at net)			
Product	Units	FY 2027	FY 2026	Dollar Change	Percent Change
Single Family 45'	118	$1,171.97	$0.00	$1,171.97	n/a
Single Family 50'	229	$1,302.19	$0.00	$1,302.19	n/a
Single Family 70'	36	$1,823.07	$0.00	$1,823.07	n/a
	383				