

**STAR FARMS VILLAGE AT NORTH PORT
STEWARDSHIP DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026**

**STAR FARMS VILLAGE AT NORTH PORT
STEWARDSHIP DISTRICT
TABLE OF CONTENTS**

Description	Page Number(s)
General Fund Budget	1
Definitions of General Fund Expenditures	2

**STAR FARMS VILLAGE AT NORTH PORT
STEWARDSHIP DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Landowner contribution	86,540	2,649	59,731	62,380	\$ 97,440
Total revenues	<u>86,540</u>	<u>2,649</u>	<u>59,731</u>	<u>62,380</u>	<u>97,440</u>
EXPENDITURES					
Professional & administrative					
Management/accounting/recording**	42,000	12,000	16,000	28,000	48,000
Legal	25,000	715	12,000	12,715	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	-	-	-	-	3,500
Arbitrage rebate calculation*	-	-	-	-	500
Dissemination agent*	1,500	-	1,500	1,500	1,500
Trustee*	-	-	-	-	5,500
Telephone	200	100	100	200	200
Postage	500	61	439	500	500
Printing & binding	500	250	250	500	500
Legal advertising	7,500	590	6,910	7,500	2,000
Annual special district fee	175	-	175	175	175
Insurance	5,500	-	5,500	5,500	6,400
Contingencies/bank charges	750	509	241	750	750
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Total expenditures	<u>86,540</u>	<u>14,225</u>	<u>46,030</u>	<u>60,255</u>	<u>97,440</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(11,576)	13,701	2,125	-
Fund balance - beginning (unaudited)	-	(2,125)	(13,701)	(2,125)	-
Fund balance - ending (projected)	-	(13,701)	-	-	-
Unassigned	-	(13,701)	-	-	-
Fund balance - ending	<u>\$ -</u>	<u>\$ (13,701)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

*These items will be realized when bonds are issued.

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**STAR FARMS VILLAGE AT NORTH PORT
STEWARDSHIP DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording** \$ 48,000

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 25,000

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 2,000

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 3,500

Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.

Arbitrage rebate calculation* 500

To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.

Dissemination agent* 1,500

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* 5,500

Telephone 200

Postage 500

Telephone and fax machine.

Printing & binding 500

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Legal advertising 2,000

Letterhead, envelopes, copies, agenda packages

Annual special district fee 175

The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.

Insurance 6,400

Contingencies/bank charges 750

Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.

Website hosting & maintenance 705

Website ADA compliance 210

Total expenditures \$ 97,440

*These items will be realized when bonds are issued.

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.