

**JUNIPER COVE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**JUNIPER COVE
COMMUNITY DEVELOPMENT DISTRICT
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**JUNIPER COVE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	Budget FY 2027
REVENUES					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 140,930
Landowner contribution	124,124	35,262	62,253	97,515	-
Total revenues	124,124	35,262	62,253	97,515	140,930
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	20,000	2,500	12,000	14,500	20,000
Engineering	7,000	1,156	5,844	7,000	7,000
Audit	4,600	-	4,600	4,600	4,800
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	1,000	500	500	1,000	1,000
EMMA software service	1,000	-	1,000	1,000	1,000
Trustee	5,500	4,246	1,254	5,500	5,500
Telephone	200	100	100	200	200
Postage	500	12	488	500	500
Printing & binding	500	250	250	500	500
Legal advertising	6,500	-	6,500	6,500	6,500
Annual special district fee	175	175	-	175	175
Insurance - GL and D&O	6,584	5,732	-	5,732	6,305
Contingencies/bank charges	750	552	198	750	1,200
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	145	-	145	145
Total professional & administrative	103,724	40,073	57,234	97,307	104,030
Field operations					
Stormwater management system	5,400	-	-	-	5,400
Roadway maintenance -offsite parking	5,500	-	-	-	5,500
Preserve	1,000	-	-	-	-
Total field operations	11,900	-	-	-	10,900
Total expenditures	115,624	40,073	57,234	97,307	114,930
Excess/(deficiency) of revenues over/(under) expenditures	8,500	(4,811)	5,019	208	26,000
Fund balance - beginning (unaudited)	(6,579)	(208)	(5,019)	(208)	-
Fund balance - ending (projected)					
Unassigned	1,921	(5,019)	-	-	26,000
Fund balance - ending	\$ 1,921	\$ (5,019)	\$ -	\$ -	\$ 26,000

**JUNIPER COVE
COMMUNITY DEVELOPMENT 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	20,000
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	7,000
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	4,800
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	1,000
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.	
EMMA software service	1,000
Disclosure Technology Services, LLC EMMA filing assistance software license agreement for quarterly disclosure reporting	
Trustee	5,500
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	6,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance - GL and D&O	6,305
Contingencies/bank charges	1,200
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	145

**JUNIPER COVE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Field operations

Stormwater management system	5,400
Stormwater maintenance including cleaning (Miami Dade County required plan)	
Roadway maintenance -offsite parking	5,500
Fund to repave Juniper Cove (30 year estimate)	
Total expenditures	<u>\$ 114,930</u>

**JUNIPER COVE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2025
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	Budget FY 2027
REVENUES					
Assessment levy: off-roll	\$ 413,075	\$ -	\$ 399,344	\$ 399,344	\$ 413,075
Interest	-	5,101	-	5,101	-
Lot closing assessments	-	13,731	-	13,731	-
Total revenues	<u>413,075</u>	<u>18,832</u>	<u>399,344</u>	<u>404,445</u>	<u>413,075</u>
EXPENDITURES					
Debt service					
Principal	85,000	-	85,000	85,000	90,000
Interest	326,453	163,226	163,227	326,453	322,521
Total expenditures	<u>411,453</u>	<u>163,226</u>	<u>248,227</u>	<u>411,453</u>	<u>412,521</u>
Excess/(deficiency) of revenues over/(under) expenditures	1,622	(144,394)	151,117	(7,008)	554
Fund balance:					
Beginning fund balance (unaudited)	369,040	350,035	205,641	350,035	343,027
Ending fund balance (projected)	<u>\$370,662</u>	<u>\$205,641</u>	<u>\$ 356,758</u>	<u>\$ 343,027</u>	<u>343,581</u>
Use of fund balance:					
Debt service reserve account balance (required)					(205,700)
Interest expense - November 1, 2027					(159,179)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ (21,298)</u>

**JUNIPER COVE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/26			161,260.63	161,260.63	5,865,000.00
05/01/27	90,000.00	4.625%	161,260.63	251,260.63	5,775,000.00
11/01/27			159,179.38	159,179.38	5,775,000.00
05/01/28	95,000.00	4.625%	159,179.38	254,179.38	5,680,000.00
11/01/28			156,982.50	156,982.50	5,680,000.00
05/01/29	95,000.00	4.625%	156,982.50	251,982.50	5,585,000.00
11/01/29			154,785.63	154,785.63	5,585,000.00
05/01/30	100,000.00	4.625%	154,785.63	254,785.63	5,485,000.00
11/01/30			152,473.13	152,473.13	5,485,000.00
05/01/31	105,000.00	4.625%	152,473.13	257,473.13	5,380,000.00
11/01/31			150,045.00	150,045.00	5,380,000.00
05/01/32	110,000.00	4.625%	150,045.00	260,045.00	5,270,000.00
11/01/32			147,501.25	147,501.25	5,270,000.00
05/01/33	115,000.00	5.450%	147,501.25	262,501.25	5,155,000.00
11/01/33			144,367.50	144,367.50	5,155,000.00
05/01/34	125,000.00	5.450%	144,367.50	269,367.50	5,030,000.00
11/01/34			140,961.25	140,961.25	5,030,000.00
05/01/35	130,000.00	5.450%	140,961.25	270,961.25	4,900,000.00
11/01/35			137,418.75	137,418.75	4,900,000.00
05/01/36	140,000.00	5.450%	137,418.75	277,418.75	4,760,000.00
11/01/36			133,603.75	133,603.75	4,760,000.00
05/01/37	145,000.00	5.450%	133,603.75	278,603.75	4,615,000.00
11/01/37			129,652.50	129,652.50	4,615,000.00
05/01/38	155,000.00	5.450%	129,652.50	284,652.50	4,460,000.00
11/01/38			125,428.75	125,428.75	4,460,000.00
05/01/39	165,000.00	5.450%	125,428.75	290,428.75	4,295,000.00
11/01/39			120,932.50	120,932.50	4,295,000.00
05/01/40	170,000.00	5.450%	120,932.50	290,932.50	4,125,000.00
11/01/40			116,300.00	116,300.00	4,125,000.00
05/01/41	180,000.00	5.450%	116,300.00	296,300.00	3,945,000.00
11/01/41			111,395.00	111,395.00	3,945,000.00
05/01/42	190,000.00	5.450%	111,395.00	301,395.00	3,755,000.00
11/01/42			106,217.50	106,217.50	3,755,000.00
05/01/43	200,000.00	5.450%	106,217.50	306,217.50	3,555,000.00
11/01/43			100,767.50	100,767.50	3,555,000.00
05/01/44	215,000.00	5.450%	100,767.50	315,767.50	3,340,000.00
11/01/44			94,908.75	94,908.75	3,340,000.00
05/01/45	225,000.00	5.450%	94,908.75	319,908.75	3,115,000.00
11/01/45			88,777.50	88,777.50	3,115,000.00
05/01/46	240,000.00	5.700%	88,777.50	328,777.50	2,875,000.00
11/01/46			81,937.50	81,937.50	2,875,000.00
05/01/47	250,000.00	5.700%	81,937.50	331,937.50	2,625,000.00
11/01/47			74,812.50	74,812.50	2,625,000.00
05/01/48	265,000.00	5.700%	74,812.50	339,812.50	2,360,000.00
11/01/48			67,260.00	67,260.00	2,360,000.00
05/01/49	280,000.00	5.700%	67,260.00	347,260.00	2,080,000.00

**JUNIPER COVE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/49			59,280.00	59,280.00	2,080,000.00
05/01/50	300,000.00	5.700%	59,280.00	359,280.00	1,780,000.00
11/01/50			50,730.00	50,730.00	1,780,000.00
05/01/51	315,000.00	5.700%	50,730.00	365,730.00	1,465,000.00
11/01/51			41,752.50	41,752.50	1,465,000.00
05/01/52	335,000.00	5.700%	41,752.50	376,752.50	1,130,000.00
11/01/52			32,205.00	32,205.00	1,130,000.00
05/01/53	355,000.00	5.700%	32,205.00	387,205.00	775,000.00
11/01/53			22,087.50	22,087.50	775,000.00
05/01/54	375,000.00	5.700%	22,087.50	397,087.50	400,000.00
11/01/54			11,400.00	11,400.00	400,000.00
05/01/55	400,000.00	5.700%	11,400.00	411,400.00	-
Total	5,865,000.00		6,148,847.50	12,013,847.50	

**JUNIPER COVE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2027 ASSESSMENTS**

Off-Roll Assessments

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2027 O&M Assessment per Unit</u>	<u>FY 2027 DS Assessment per Unit</u>	<u>FY 2027 Total Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>
TH	196	\$ 402.66	\$ 1,096.91	\$ 1,499.57	\$ 1,096.91
SF	154	402.66	1,286.24	1,688.90	1,286.24
Total	350				