



***Mayfair***  
***Community Development District***

***Proposed Budget***  
***FY 2026***

**GMS**



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**Mayfair**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
<b>REVENUES:</b>					
Special Assessments - On Roll	\$74,510	\$70,195	\$-	\$70,195	\$70,039
Carry Forward	-	-	-	-	4,223
<b>TOTAL REVENUES</b>	<b>\$74,510</b>	<b>\$70,195</b>	<b>\$-</b>	<b>\$70,195</b>	<b>\$74,262</b>
<b>EXPENDITURES:</b>					
<b>Administrative</b>					
Engineering	\$5,000	\$-	\$2,083	\$2,083	\$5,000
Attorney Fees	15,000	2,325	6,250	8,575	15,000
Annual Audit	3,500	3,200	-	3,200	3,500
Management Fees	30,000	17,500	12,500	30,000	31,800
Annual Assessment	8,000	-	8,000	8,000	5,000
Website Maintenance	1,200	700	500	1,200	1,200
Telephone	50	-	21	21	50
Postage & Delivery	500	69	208	278	500
Insurance General Liability	6,883	6,349	-	6,349	7,650
Printing & Binding	500	10	208	219	500
Legal Advertising	1,500	-	1,500	1,500	1,500
Other Current Charges	550	190	229	419	550
Office Supplies	150	0	63	63	150
Contingencies	1,502	-	626	626	1,687
Dues, Licenses & Subscriptions	175	175	-	175	175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$74,510</b>	<b>\$30,519</b>	<b>\$32,188</b>	<b>\$62,707</b>	<b>\$74,262</b>
<b>TOTAL EXPENDITURES</b>	<b>\$74,510</b>	<b>\$30,519</b>	<b>\$32,188</b>	<b>\$62,707</b>	<b>\$74,262</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$-</b>	<b>\$39,676</b>	<b>\$(32,188)</b>	<b>\$7,488</b>	<b>\$-</b>

Gross Assessments	\$ 74,510
Less: Discounts & Collections 5%	(4,471)
<b>Net Assessments</b>	<b>\$ 70,039</b>

Product	Assessable Units	Total Gross Assessment	FY25 Gross Per Unit	FY26 Gross Per Unit	Increase/ (Decrease)
Single Family	1	\$ 74,510.00	\$ 74,510.00	\$ 74,510.00	\$ -
<b>Total</b>	<b>1</b>	<b>\$ 74,510.00</b>			

**Mayfair**  
Community Development District  
Budget Narrative

**REVENUES**

**Special Assessments-Tax Roll**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

**Expenditures - Administrative**

**Engineering**

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

**Attorney**

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

**Annual Audit**

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 based on contracted fees from the previous year engagement plus anticipated increase.

**Trustee Fees - Pending Bonds**

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

**Dissemination Agent - Pending Bonds**

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.

**Arbitrage Calculation - Pending Bonds**

The District is required to annually have an arbitrage rebate calculation on the District's Bonds.

**Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

**Annual Assessments**

GMS SF, LLC provides assessment roll services with the local Tax Collector.

**Website Maintenance**

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

**Communication - Telephone**

Services are provided as those may be needed for attending meetings or fulfilling District's communication needs.

**Postage and Delivery**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Insurance General Liability**

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

**Printing and Binding**

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

**Mayfair**  
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**Budget Narrative**

**Expenditures - Administrative (continued)**

**Legal Advertising**

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

**Other Current Charges**

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

**Office Supplies**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

**Due, Licenses & Subscriptions**

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

**Contingencies**

A contingency for any unanticipated and unscheduled cost to the District.

**Mayfair**  
**Community Development District**  
**Non-Ad Valorem Assessments Comparison**  
**2025-2026**

Neighborhood	O&M Units	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
		FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)
Single Family	1	\$74,510.00	\$74,510.00	\$0.00	\$0.00	\$0.00	\$0.00	\$74,510.00	\$74,510.00	\$0.00
<b>Total</b>	1									