



***Rancho Grande***  
***Community Development District***

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



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**Rancho Grande**  
**Community Development District**  
**Approved Proposed Budget**  
**General Fund**

Description	Approved Proposed Budget FY 2026
<b><u>REVENUES:</u></b>	
Developer Contributions/Maintenance Assessments	\$ 125,443
<b>TOTAL REVENUES</b>	<b>\$ 125,443</b>
<b><u>EXPENDITURES:</u></b>	
<b><u>Administrative</u></b>	
Engineering	\$ 12,000
Arbitrage	550 <sup>(1)</sup>
Dissemination	1,200 <sup>(1)</sup>
Assessment Roll	2,000 <sup>(1)</sup>
Attorney	18,000
Annual Audit	4,500 <sup>(1)</sup>
Trustee Fees	4,200 <sup>(1)</sup>
Management Fees	30,000
Website Admin/IT	1,000
Postage	250
Insurance	5,500
Printing & Binding	500
Legal Advertising	10,000
Other Current Charges	500
Office Supplies	68
Dues, Licenses & Subscriptions	175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 90,443</b>
<b><u>Field Expenditures</u></b>	
Landscape Maintenance	\$ 15,000
Road	10,000
Contingencies	10,000
<b>TOTAL FIELD EXPENDITURES</b>	<b>\$ 35,000</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 125,443</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ -</b>

(1) Represents costs associated with the issuance of Bonds.

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**REVENUES**

**Developer Contributions/Assessments**

The District will levy a Non-Ad Valorem assessment on all platted lots within the Districts to pay all of the operating expenditures for the Fiscal Year in Accordance with the Adopted Budget.

**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.

**Assessment Roll Administration**

GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

**Arbitrage Rebate**

The District has contracted with its independent auditors to annually calculate the arbitrage rebate liability on its bonds.

**Dissemination Agent**

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.

**Trustee Fees**

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

**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.

**Website Maintenance/IT**

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.

**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.

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**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 Florida Commerce for \$175.
- Contingencies**  
A contingency for any unanticipated and unscheduled cost to the District.

**Expenditures – Field**

- Landscape Maintenance**  
The cost of maintaining the common areas within the District boundaries.
- Contingencies**  
A contingency for any unanticipated and unscheduled cost to the District.

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Type	# Units	Gross Assessment	Net Assessment	Gross Assmt Per Unit	Net Assessment Per Unit
Single Family	150	\$ 132,045	\$ 125,443	\$ 880.30	\$ 836.29
	150	\$ 132,045			