

Green Corridor P.A.C.E. District
Community Development District

Proposed Budget
Fiscal Year 2026



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Green Corridor P.A.C.E. District

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget Fiscal Year 2025	Actuals Through 4/30/25	Projected Next 5 Months	Projected Through 9/30/25	Proposed Budget Fiscal Year 2026
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REVENUES:

Closing Fee Revenue Share ⁽¹⁾	\$ 450,000	\$ 226,036	\$ 161,454	\$ 387,490	\$ 400,000
Interest Income	20,000	40,387	28,848	69,235	50,000
Carryforward Surplus	662,336	-	512,744	512,744	707,925

TOTAL REVENUES	\$ 1,132,336	\$ 266,422	\$ 703,046	\$ 969,468	\$ 1,157,925
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EXPENDITURES:

General and Administrative

Attorney - General	\$ 75,000	\$ 29,152	\$ 37,500	\$ 66,652	\$ 75,000
Attorney - Bond Doc Drafting	90,000	5,856	37,500	43,356	90,000
Attorney - Litigation/Misc	140,000	21,037	25,245	46,282	75,000
Annual Audit	60,000	27,000	20,000	47,000	60,000
Management Fees	43,241	25,224	18,017	43,241	45,835
Internal Audit	89,835	52,404	37,431	89,835	95,225
Compliance	63,600	37,100	26,500	63,600	67,416
Financial Advisor	10,000	6,667	7,500	14,167	15,000
Contract Processing	20,000	5,654	7,915	13,568	20,000
Postage	1,200	169	120	289	500
Insurance General Liability	7,685	7,266	-	7,266	8,674
Printing and Binding	1,000	43	30	73	500
Legal Advertising	2,500	-	1,250	1,250	2,500
Website Compliance	1,500	875	625	1,500	1,500
Other Current Charges	1,500	109	78	187	500
Office Supplies	100	4	3	7	100
Dues, Licenses and Subscriptions	175	175	-	175	175

TOTAL GENERAL AND ADMINISTRATIVE	\$ 607,336	\$ 218,733	\$ 219,715	\$ 438,447	\$ 557,925
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Green Corridor P.A.C.E. District

Community Development District

Proposed Budget General Fund

Description	Adopted Budget Fiscal Year 2025	Actuals Through 4/30/25	Projected Next 5 Months	Projected Through 9/30/25	Proposed Budget Fiscal Year 2026
<u>Operations and Maintenance</u>					
Florida Sun	\$ 125,000	\$ 75,000	\$ -	\$ 75,000	\$ 125,000
Insulation Program	400,000	257,462	198,559	456,021	475,000
TOTAL OPERATIONS AND MAINTENANCE	\$ 525,000	\$ 332,462	\$ 198,559	\$ 531,021	\$ 600,000
TOTAL EXPENDITURES	\$ 1,132,336	\$ 551,195	\$ 418,273	\$ 969,468	\$ 1,157,925
EXCESS REVENUES (EXPENDITURES)	\$ 0	\$ (284,772)	\$ 284,773	\$ -	\$ -

⁽¹⁾ Closing Fee Revenue Share is reported net of funds received that are paid directly to District's legal counsel for its share of fees for the processing of each application to the District.

Green Corridor P.A.C.E. District

Community Development District

Budget Narrative

REVENUES

Closing Fee Revenue Share

Represents a fee for the processing of each application to the District. Fees are collected by Ygrene Energy Fund Florida, LLC and remitted to the District.

Interest

The District earns interest on the monthly average collected balance for each of their investment accounts.

Expenditures - General and Administrative

Attorney - General

The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

Attorney – Bond Doc Drafting

The District's legal counsel will be providing legal services to the District related to the drafting of bond documents.

Attorney – Litigation/Misc

The District's legal counsel will be providing legal services to the District for litigation support and other miscellaneous services, such as breach of contract, complaints for damages, etc.

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 an anticipated increase.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – South Florida, LLC.

Internal Audit

Internal Audit services are provided by Governmental Management Services – South Florida, LLC.

Compliance

Compliance services are provided by Governmental Management Services – South Florida, LLC.

Financial Advisor

Financial services are provided by Estrada Hinojosa at a fee of \$2,500 per quarter.

Contract Processing

The District pays a fee for every contract that is processed by Governmental Management Services – South Florida, LLC.

Postage

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 and 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

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

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

Website Compliance

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

Green Corridor P.A.C.E. District
Community Development District
Budget Narrative

Expenditures - General and Administrative (Continued)
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Other Current Charges

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

Office Supplies

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

Due, Licenses and Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity community affairs for \$175.

Expenditures - Operations and Maintenance
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Florida Sun

Fees paid to Solar United Neighbors for establishment of solar cooperatives.

Insulation Program

The District directly paid for insulation installation through Yoky Insulation for eligible property owners.

Green Corridor P.A.C.E. District
Community Development District
Exhibit "A"
Allocation of Reserves

DESCRIPTION

Beginning Fund Balance - 10/1/24	\$ 2,269,723
Net change in Fund Balance - Fiscal Year 2025	(512,744)
Total Reserve Funds Available (Estimated) - 9/30/25	1,756,979

RESERVED FOR SPECIAL PROJECTS

Beginning Balance (Estimated) - 9/30/25	\$ 1,756,979
Estimated Decrease in Reserves during Fiscal Year 2026	(707,925)
Total Reserve Funds Available (Estimated) - 9/30/26	\$ 1,049,054