

Portofino Landings
Community Development District

Approved Proposed Budget
FY 2027



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Portofino Landings
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Special Assessments - On Roll	133,920	\$134,578	\$-	\$134,578	\$158,920
Interest income	2,000	3,055	1,500	4,555	\$3,000
TOTAL REVENUES	\$135,920	\$137,633	\$1,500	\$139,133	\$161,920
EXPENDITURES:					
Administrative					
Engineering	\$8,000	\$-	\$4,000	\$4,000	\$8,000
Attorney	9,000	3,000	6,000	9,000	9,000
Annual Audit	5,300	4,200	-	4,200	4,300
Management Fees	32,782	16,391	16,391	32,782	33,765
Property Appraiser	2,100	1,425	-	1,425	2,100
Information Technology	1,061	531	530	1,061	1,093
Website Maintenance	1,061	531	530	1,061	1,093
Telephone	25	-	13	13	25
Postage & Delivery	100	20	80	100	100
Rentals and Leases	2,400	1,200	1,200	2,400	2,400
Insurance General Liability	8,918	7,932	-	7,932	8,725
Printing & Binding	250	0	125	125	250
Legal Advertising	1,000	313	500	813	1,000
Other Current Charges	1,000	299	500	799	1,000
Office Supplies	25	0	13	13	25
Dues, Licenses & Subscriptions	175	175	-	175	175
First Quarter Operating	10,556	-	9,556	9,556	10,556
Property Taxes	350	331	-	331	350
Contingency	10,453	-	5,227	5,227	11,407
TOTAL ADMINISTRATIVE	\$94,555	\$36,347	\$44,664	\$81,012	\$95,364
Operations & Maintenance					
Field Expenditures					
Field Management	\$6,365	3,183	\$3,182	\$6,365	\$6,556
Canal Maintenance	16,500	5,200	11,300	16,500	16,500
Lake Maintenance	6,000	-	1,000	1,000	6,000
Roadway Improvements	-	-	-	-	27,500
Pot Hole Repairs	2,500	-	2,500	2,500	-
Drainage Maintenance	10,000	-	10,000	10,000	10,000
TOTAL FIELD EXPENDITURES	\$41,365	\$8,383	\$27,982	\$36,365	\$66,556
TOTAL EXPENDITURES	\$135,920	\$44,730	\$72,647	\$117,377	\$161,920
EXCESS REVENUES (EXPENDITURES)	\$-	\$92,903	\$(71,147)	\$21,756	\$-

Portofino Landings

Community Development District

Budget Narrative

REVENUES

Special Assessments - On 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.

Interest

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

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.

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.

Property Appraiser

The Saint Lucie County Board of Commissioners provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Board of Commissioners for necessary administrative costs incurred to provide this service. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The budget for Board of Commissioners costs was based on a unit price per parcel.

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – South Florida, LLC.

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

New internet and Wi-Fi service for Office.

Postage and Delivery

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

Rentals and Leases

The District will be charged \$200 per month for office rent from Governmental Management Services – South Florida, LLC, for the District's administrative offices located in Fort Lauderdale.

Portofino Landings

Community Development District

Budget Narrative

Expenditures - Administrative (continued)

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.

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 FloridaCommerce for \$175.

First Quarter Operating

Represents expenses in the first 2 months prior to assessments being collected.

Property Taxes

Represents Calandar year Property Taxes

Contingency

Represents any minor expenditures not budgeted the District may need to make during the Fiscal Year.

Expenditures - Field

Field Management

The District will contract Governmental Management Services, South Florida, LLC for on-site management. The responsibilities include reviewing contracts and other maintenance related items.

Canal Maintenance

Monthly water management services to all the canals throughout the district.

Lake Maintenance

Monthly water management services to all the lakes throughout the district.

Roadway Improvements

The District will contract a company for the improvement of the roadway with the district.

Drainage Maintenance

Storm Drain Cleaning for all Storm Drains throughout the District.

Portofino Landings
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Neighborhood	O&M Units	ERU's	Annual Maintenance Assessments		
			FY 2027	FY2026	Increase/ (decrease)
Multy Family	166	166	\$383.19	\$322.91	\$60.28
Multy Family	224	224	\$383.19	\$322.91	\$60.28
Recreation	1	2	\$383.19	\$322.91	\$60.28
Commercial - sq ft	49,200	49.2	\$383.19	\$322.91	\$60.28
Total	390	441.2			\$ -