

7 Islands
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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PROPOSED BUDGET
7 ISLANDS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
O&M (Operation & Maintenance) Assessments	0
Developer Contribution	116,125
Debt Assessments	0
Interest Income	200
TOTAL REVENUES	\$ 116,325
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Payroll Taxes (Employer)	0
Management	36,000
Legal	25,000
Assessment Roll	5,000
Audit Fees	4,000
Arbitrage Rebate Fee	650
Insurance	5,000
Legal Advertisements	25,000
Miscellaneous	2,500
Postage	300
Office Supplies	1,200
Dues & Subscriptions	175
Website Management & ADA Compliance	3,000
Trustee Fees	4,500
Continuing Disclosure Fee	1,000
Total Administrative Expenditures	\$ 113,325
Maintenance Expenditures	
Engineering/Inspections	2,000
Miscellaneous Maintenance	1,000
Total Maintenance Expenditures	\$ 3,000
Total O&M Expenditures	\$ 116,325
REVENUES LESS EXPENDITURES	\$ -
Bond Payments	0
BALANCE	\$ -
County Appraiser & Tax Collector Fee	0
Discounts For Early Payments	0
EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
7 ISLANDS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
O&M (Operation & Maintenance) Assessments	0	0	0	
Developer Contribution	0	30,100	116,125	Developer Contribution
Debt Assessments	0	0	0	
Interest Income	0	25	200	
TOTAL REVENUES	\$ -	\$ 30,125	\$ 116,325	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	
Payroll Taxes (Employer)	0	0	0	
Management	0	3,000	36,000	Twelve Months X \$3,000
Legal	0	10,000	25,000	High Legal Costs In Initial Months
Assessment Roll	0	0	5,000	Will Commence After Bond Is Issued
Audit Fees	0	0	4,000	Will Commence In 2026/2027
Arbitrage Rebate Fee	0	0	650	Will Commence After Bond Is Issued
Insurance	0	2,500	5,000	Insurance Estimate
Legal Advertisements	0	10,000	25,000	High Legal Advertising Costs In Initial Months
Miscellaneous	0	1,000	2,500	
Postage	0	200	300	
Office Supplies	0	1,000	1,200	High Office Supplies Costs In Initial Months
Dues & Subscriptions	0	175	175	Annual Fee Due Department Of Economic Opportunity
Website Management & ADA Compliance	0	250	3,000	Twelve Months X \$250
Trustee Fees	0	0	4,500	Will Commence After Bond Is Issued
Continuing Disclosure Fee	0	0	1,000	Will Commence After Bond Is Issued
Total Administrative Expenditures	\$ -	\$ 28,125	\$ 113,325	
Maintenance Expenditures				
Engineering/Inspections	0	1,000	2,000	Engineers Report To Be Included In Bond Cost Of Issuance
Miscellaneous Maintenance	0	1,000	1,000	Miscellaneous Maintenance
Total Maintenance Expenditures	\$ -	\$ 2,000	\$ 3,000	
Total O&M Expenditures	\$ -	\$ 30,125	\$ 116,325	
REVENUES LESS EXPENDITURES	\$ -	\$ -	\$ -	
Bond Payments	0	0	0	
BALANCE	\$ -	\$ -	\$ -	
County Appraiser & Tax Collector Fee	0	0	0	
Discounts For Early Payments	0	0	0	
EXCESS/ (SHORTFALL)	\$ -	\$ -	\$ -	