SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027

SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
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SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027

	Fiscal Year 2026				
	Adopted Budget FY 2026	Actual through 2/28/2026	Projected through 9/30/2026	Total Actual & Projected	Proposed Budget FY 2027
REVENUES					
Assessment levy: on-roll - gross	$ 509,474				$ 509,371
Allowable discounts (4%)	(20,379)				(20,375)
Assessment levy: on-roll - net	489,095	$ 459,874	$ 29,221	$ 489,095	488,996
Interest	-	4,511	-	4,511	-
Total revenues	489,095	464,385	29,221	493,606	488,996
EXPENDITURES					
Professional & administrative fees					
Management	39,571	16,488	23,083	39,571	39,571
Supervisors	6,300	4,091	2,209	6,300	6,300
Audit	7,600	-	7,600	7,600	7,600
Assessment roll preparation	6,500	2,708	3,792	6,500	6,500
Arbitrage rebate calculation	1,750	750	1,000	1,750	1,750
Dissemination agent	2,000	833	1,167	2,000	2,000
Trustee	11,000	-	11,000	11,000	11,000
Legal	10,000	6,510	3,490	10,000	10,000
Engineering	10,000	6,981	3,019	10,000	10,000
Postage	500	578	400	978	500
Telephone	500	208	292	500	500
Insurance	12,700	13,185	-	13,185	14,504
Printing & reproduction	1,000	417	583	1,000	1,000
Legal advertising	1,200	380	820	1,200	1,200
Other current charges	1,500	616	884	1,500	1,500
Annual district filing fee	175	175	-	175	175
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	145	-	145	210
Property taxes	100	-	100	100	100
Total professional & administrative fees	113,311	54,770	59,439	$114,209	115,115
Water management & wetland maintenance					
Other contractual services	312,500	87,858	224,642	312,500	330,000
Lake bank erosion repair/littoral plantings	80,000	28,080	51,920	80,000	60,000
Total water management & wetland maintenance	392,500	115,938	276,562	392,500	390,000
Other fees and charges					
Tax collector	7,642	6,887	755	7,642	7,641
Property appraiser	7,642	-	7,642	7,642	7,641
Total other fees and charges	15,284	6,887	8,397	15,284	15,282
Total expenditures	521,095	177,595	344,398	521,993	520,397

SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027

	Fiscal Year 2026				
	Adopted Budget FY 2026	Actual through 2/28/2026	Projected through 9/30/2026	Total Actual & Projected	Proposed Budget FY 2027
Excess/(deficiency) of revenues over/(under) expenditures	(32,000)	286,790	(315,177)	(28,387)	(31,401)
Fund balance - beginning (unaudited)	428,378	386,147	672,937	386,147	357,760
Fund balance - ending (projected)	$ 396,378	$ 672,937	$ 357,760	$ 357,760	$ 326,359

SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES

Professional & administrative fees

Management $ 39,571

Wrathell, Hunt and Associates, LLC specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bonds, and operate and maintain the assets of the community.

Supervisors 6,300

Audit 7,600

The District is required by Florida State Statute to undertake an independent examination of its books, records and accounting procedures on an annual basis.

Assessment roll preparation 6,500

Wrathell, Hunt and Associates, LLC includes assessment roll preparation in the financial services contract they have with the District. These annual operating and debt service assessments may be collected through direct billing to landowners and/or placement of assessments on the annual real estate tax bill by the county's tax collector.

Arbitrage rebate calculation 1,750

To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.

Dissemination agent 2,000

Wrathell, Hunt and Associates, LLC, currently provides dissemination agent services, which are a requirement of the Securities & Exchange Act of 1934, pursuant to Rule 15c2-12.

Trustee 11,000

U.S. Bank is the District's trustee, paying agent and registrar for the debt service and construction funds.

Legal 10,000

Kutak Rock, LLP provides on-going general counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide services as "local government lawyers," realizing that this type of local government is very limited in its scope – providing infrastructure and services.

Engineering 10,000

Johnson Engineering, provides a broad array of engineering, consulting and construction services to the District, which assists in crafting solutions with sustainability for the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities. Additionally, the District has engaged FL GIS to create and manage it's GIS mapping application which is available on the District's website.

Postage 500

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Telephone 500

Telephone and fax machine.

SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES (continued)

Insurance	14,504
The District carries public officials and general liability insurance with policies written by Preferred Governmental Insurance Trust. The limit of liability is set at $1,000,000 for each coverage for general liability, ($2,000,000 general aggregate) and $1,000,000 for public officials liability limit.	
Printing & reproduction	1,000
Letterhead, envelopes, copies, etc.	
Legal advertising	1,200
The District advertises for monthly meetings, special meetings, public hearings, bidding, etc.	
Other current charges	1,500
Bank charges and other miscellaneous expenses incurred during the year.	
Annual district filing fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Website hosting & maintenance	705
Website ADA compliance	210
Property taxes	100
Water management and wetland maintenance	
Other contractual services	330,000
The District maintains the storm water management and preserve systems through the use of qualified, licensed and insured sub-contractors.	

Lake Maint	90,000
Midge Fly	20,000
Pres/Littoral	220,000
	330,000

Lake bank erosion repair/littoral plantings	60,000
Intended to begin the collection of funds needed for future lake erosion repairs as well as littoral plant installations.	
Property appraiser	
These fees are 1.5% of the assessment levied.	7,641
Tax collector	
These fees are 1.5% of the assessment levied.	7,641
Total expenditures	$520,397

SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET SERIES 2020
FISCAL YEAR 2027

	Fiscal Year 2026				
	Adopted Budget FY 2026	Actual through 2/28/2026	Projected through 9/30/2026	Total Actual & Projected	Proposed Budget FY 2027
REVENUES					
Assessment levy: on-roll - gross	$ 1,543,001				$ 1,543,001
Allowable discounts (4%)	(61,720)				(61,720)
Assessment levy: on-roll - net	1,481,281	$ 1,392,962	$ 88,319	$ 1,481,281	1,481,281
Interest	-	11,978	-	11,978	-
Total revenues	1,481,281	1,404,940	88,319	1,493,259	1,481,281
EXPENDITURES					
Principal	855,000	-	855,000	855,000	890,000
Interest	588,900	294,450	294,450	588,900	558,975
Total debt service	1,443,900	294,450	1,149,450	1,443,900	1,448,975
Other Fees and Charges					
Property appraiser	23,145	-	23,145	23,145	23,145
Tax collector	23,145	20,862	2,283	23,145	23,145
Total other fees and charges	46,290	20,862	25,428	46,290	46,290
Total expenditures	1,490,190	315,312	1,174,878	1,490,190	1,495,265
Excess/(deficiency) of revenues over/(under) expenditures	(8,909)	1,089,628	(1,086,559)	3,069	(13,984)
Fund balance - beginning (unaudited)	890,988	968,690	2,058,318	968,690	971,759
Fund balance - ending (projected)	$ 882,079	$2,058,318	$ 971,759	$ 971,759	957,775
Use of fund balance:					
Debt service reserve (required)					(100,000)
Interest expense - November 1, 2027					(263,913)
Projected fund balance surplus/(deficit) as of September 30, 2027					$ 593,862

Sarasota National
Community Development District
Series 2020
$19,350,000

Debt Service Schedule

Date	Principal	Int. Rate	Interest	Total P+I
11/01/2025			294,450.00	294,450.00
05/01/2026	855,000.00	3.500%	294,450.00	1,149,450.00
11/01/2026			279,487.50	279,487.50
05/01/2027	890,000.00	3.500%	279,487.50	1,169,487.50
11/01/2027			263,912.50	263,912.50
05/01/2028	920,000.00	3.500%	263,912.50	1,183,912.50
11/01/2028			247,812.50	247,812.50
05/01/2029	950,000.00	3.500%	247,812.50	1,197,812.50
11/01/2029			231,187.50	231,187.50
05/01/2030	985,000.00	3.500%	231,187.50	1,216,187.50
11/01/2030			213,950.00	213,950.00
05/01/2031	1,020,000.00	3.500%	213,950.00	1,233,950.00
11/01/2031			196,100.00	196,100.00
05/01/2032	1,060,000.00	4.000%	196,100.00	1,256,100.00
11/01/2032			174,900.00	174,900.00
05/01/2033	1,105,000.00	4.000%	174,900.00	1,279,900.00
11/01/2033			152,800.00	152,800.00
05/01/2034	1,150,000.00	4.000%	152,800.00	1,302,800.00
11/01/2034			129,800.00	129,800.00
05/01/2035	1,195,000.00	4.000%	129,800.00	1,324,800.00
11/01/2035			105,900.00	105,900.00
05/01/2036	1,245,000.00	4.000%	105,900.00	1,350,900.00
11/01/2036			81,000.00	81,000.00
05/01/2037	1,295,000.00	4.000%	81,000.00	1,376,000.00
11/01/2037			55,100.00	55,100.00
05/01/2038	1,350,000.00	4.000%	55,100.00	1,405,100.00
11/01/2038			28,100.00	28,100.00
05/01/2039	1,405,000.00	4.000%	28,100.00	1,433,100.00
Total	**15,425,000.00**		**4,909,000.00**	**20,334,000.00**

SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENTS SUMMARY

Debt Service On-Roll Units

Unit Description	FY 2027 O&M Assessment	FY 2027 DS Assessment	FY 2027 Total Assessment	FY 2026 Total Assessment
MF	321.57	611.21	932.78	932.85
SF 46	321.57	799.28	1,120.85	1,120.92
SF 52	321.57	1,175.42	1,496.99	1,497.06
SF 80	321.57	1,592.20	1,913.77	1,913.84