



# Cedar Pointe CDD

## Approved Proposed FY 2027 Budget

**PFM Management Services LLC**  
3501 Quadrangle Blvd Suite 270  
Orlando, FL 32817  
407-723-5900



**EXHIBIT A**  
Cedar Pointe Community Development District  
Fiscal Year 2027 Approved Proposed Annual Operations & Maintenance Budget

	<b>FY 2027 Approved Proposed Budget</b>	
<b><u>Revenues</u></b>		
Maintenance Assessments	\$	140,599.70
Interest Income		-
<b>Net Revenues</b>	<b>\$</b>	<b>140,599.70</b>
<b><u>General &amp; Administrative Expenses</u></b>		
Supervisor Fees	\$	4,000.00
Public Official Insurance		4,328.40
Trustee Services		4,100.00
District Management Fees		25,000.00
Disclosure		5,000.00
District Counsel		3,100.00
Assessment Administration		5,000.00
Re-amortization Schedule		250.00
Audit Fees		4,000.00
Arbitrage		500.00
Tax Document Preparation Fee		40.00
Legal Advertising		1,000.00
Contingency (Repairs / Maintenance / Improvements / Misc)		19,325.70
Web Site Maintenance		2,700.00
Dues, Licenses & Fees		175.00
Electric		750.00
Reclaimed Water		8,400.00
Maintenance of Trees/Wetlands		1,000.00
General Insurance		5,625.60
Crime Insurance		600.00
Lake Maintenance		22,525.00
Landscape Contract		11,000.00
Landscape Maintenance (Mulch and Tree Trimming)		12,080.00
Office Misc (Phone / Postage / Travel)		100.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$</b>	<b>140,599.70</b>
<b>Net Income (Loss)</b>	<b>\$</b>	<b>-</b>



**Cedar Pointe CDD**  
**FY 2027 O&M Approved Proposed Assessment Comparison**

<b>Unit Type</b>	<b>2026</b>		<b>2027</b>		<b>Increase / (Decrease)</b>
	<b>O&amp;M Assessment (Gross)</b>		<b>O&amp;M Assessment (Gross)</b>		
Platted Lots	\$	400.00	\$	400.00	\$ 0.00