

**Grove Resort Community Development District**

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

Phone – (407) 723-5900

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May 15, 2025

Clerk of the Board of County Commissioners

PO Box 38

Orlando, FL 32802-0038

RE: Grove Resort Community Development District  
Proposed FY 2026 Budget

Dear Sir/Madam:

In accordance with Chapter 190.008 F.S., attached is a copy of the proposed FY 2026 Operations & Maintenance Budget for the Grove Resort Community Development District which is located within Orange County. This budget is for your review and comments, should you have any. However, no action is necessary on your part.

If you should have any questions regarding this matter, please feel free to contact me.

Sincerely,

Rick Montejano

District Accountant

c/o PFM Group Consulting, LLC

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

Montejanor@pfm.com



**Grove Resort CDD**  
**FY 2026 Approved Proposed**  
**O&M Budget**

	<b>FY 2025 Approved Budget</b>	<b>FY 2026 Approved Proposed Budget</b>
<b><u>Revenues</u></b>		
On-Roll Assessments	\$ 950,580.59	\$ 1,039,646.09
Off-Roll Assessments	328.91	328.91
Other Income & Other Financing Sources	90,000.00	90,000.00
<b>Net Revenues</b>	<b>\$ 1,040,909.50</b>	<b>\$ 1,129,975.00</b>
<b><u>General &amp; Administrative Expenses</u></b>		
Supervisor Fees	\$ 4,800.00	\$ 4,800.00
Trustee Services	10,000.00	10,000.00
Management	27,500.00	30,000.00
Engineering	10,000.00	15,000.00
Disclosure Agent	10,000.00	10,000.00
Property Appraiser	1,500.00	1,500.00
District Counsel	60,000.00	60,000.00
Assessment Administration	20,000.00	20,000.00
Reamortization Schedules	750.00	750.00
Audit	10,000.00	10,000.00
Tax Preparation Fees	-	<b>50.00</b>
Arbitrage Calculation	1,000.00	1,000.00
Travel and Per Diem	800.00	<b>6,000.00</b>
Telephone	50.00	-
Postage & Shipping	1,000.00	1,500.00
Legal Advertising	2,500.00	2,500.00
Miscellaneous	3,000.00	-
Office Supplies	50.00	-
Property Taxes	150.00	150.00
Web Site Maintenance	2,820.00	<b>2,700.00</b>
Dues, Licenses, and Fees	175.00	175.00
General Liability Insurance	8,906.70	<b>17,250.00</b>
Property & Casualty	373,513.80	<b>391,390.00</b>
Cyber Liability	660.00	<b>760.00</b>
3-Month Reserve	115,000.00	115,000.00
Contingency	-	15,000.00
Reserve	376,734.00	414,450.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$1,040,909.50</b>	<b>\$1,129,975.00</b>
<b>Total Expenses</b>	<b>\$ 1,040,909.50</b>	<b>\$ 1,129,975.00</b>