

**OSPREY OAKS  
COMMUNITY DEVELOPMENT DISTRICT  
ADOPTED BUDGET  
FISCAL YEAR 2025**

**OSPREY OAKS  
COMMUNITY DEVELOPMENT DISTRICT  
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**OSPREY OAKS  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024				Adopted Budget FY 2025
	Adopted Budget FY 2024	Actual Through 3/31/2024	Projected Through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 193,814				\$ 85,246
Allowable discounts (4%)	(7,753)				(3,410)
Assessment levy: on-roll - net	186,061	\$ 179,906	\$ -	\$ 179,906	81,836
Interest	-	12	-	12	-
Total revenues	186,061	179,918	-	179,918	81,836
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	6,000	-	2,150	2,150	6,450
Management/accounting/recording	40,000	19,388	19,387	38,775	40,000
Legal	9,000	1,700	4,300	6,000	9,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	5,100	5,100	-	5,100	5,300
Arbitrage rebate calculation	1,200	-	1,200	1,200	1,200
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	3,700	3,500		3,500	3,700
Telephone	100	50	50	100	100
Postage	500	-	500	500	500
Printing & binding	250	125	125	250	250
Legal advertising	1,000	-	1,000	1,000	1,000
Annual special district fee	175	175	-	175	175
Insurance	7,250	-	7,250	7,250	7,700
Lake bank repair	100,000	32,278	48,418	80,696	-
Contingencies/bank charges	5,051	187	313	500	500
Website maintenance	705	705	-	705	705
Website ADA compliance	210	-	210	210	210
Property appraiser	462	770		770	409
Information system services	420	-	-	-	-
Tax collector	1,938	1,800		1,800	1,637
Total expenditures	186,061	66,278	87,403	153,681	81,836
Net increase/(decrease) of fund balance	-	113,640	(87,403)	26,237	-
Fund balance - beginning (unaudited)	126,173	126,442	240,082	126,442	152,679
Fund balance - ending (projected)					
Committed					
Assigned					
3 months working capital	51,353	-	26,427	26,427	25,723
Unassigned	74,820	240,082	126,252	126,252	126,956
Fund balance - ending (projected)	\$ 126,173	\$ 240,082	\$ 152,679	\$ 152,679	\$ 152,679

**OSPREY OAKS  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Supervisors	\$ 6,450
<p>Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year, per Supervisor.</p>	
Management/accounting/recording	40,000
<p><b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	9,000
<p>The firm of Billing, Cochran, Heath, Lyles, Mauro &amp; Anderson, P.A., 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 service as "local government lawyers," realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.</p>	
Engineering	2,000
<p>The District has entered into an agreement for engineering services with Schnars Engineering. They provide construction and consulting services, which assists the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	5,300
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	1,200
<p>To ensure the District's compliance with all Tax Regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. <b>Wrathell, Hunt &amp; Associates</b> serves as dissemination agent.</p>	
Trustee	3,700
<p>Annual fee paid to Wells Fargo for the service provided as trustee, paying agent and registrar.</p>	
Telephone	100
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	250
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	1,000
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	

**OSPREY OAKS  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	7,700
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	500
Bank charges, automatic AP routing and other miscellaneous expenses incurred during the year.	
Website maintenance	705
Website ADA compliance	210
Property appraiser	409
Tax collector	1,637
Total expenditures	<u><u>\$ 81,836</u></u>

**OSPREY OAKS  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2012  
FISCAL YEAR 2025**

	Fiscal Year 2024				Adopted Budget FY 2025
	Adopted Budget FY 2024	Actual Through 3/31/2024	Projected Through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 136,429				\$ 135,624
Allowable discounts (4%)	(5,457)				(5,425)
Net assessment levy - on-roll	130,972	\$ 125,900	\$ -	\$ 125,900	130,199
Interest	-	5,536	-	5,536	-
Total revenues	130,972	131,436	-	131,436	130,199
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	35,000	35,000	-	35,000	40,000
Interest	92,536	46,782	45,754	92,536	90,230
Tax collector	1,364	1,259	105	1,364	1,356
Total expenditures	128,900	83,041	45,859	128,900	131,586
Excess/(deficiency) of revenues over/(under) expenditures	2,072	48,395	(45,859)	2,536	(1,387)
Beginning fund balance (unaudited)	272,169	289,828	338,223	289,828	292,364
Ending fund balance (projected)	\$ 274,241	\$ 338,223	\$ 292,364	\$ 292,364	290,977
Use of fund balance:					
Debt service reserve account balance (required)					(132,155)
Principal expense - November 1, 2025					(40,000)
Interest expense - November 1, 2025					(45,730)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 73,092</u>

**Osprey Oaks**

Community Development District

Series 2012, Special Assessment Revenue Bonds

\$1,650,000

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2024	40,000.00	6.150%	45,730.00	85,730.00
05/01/2025	-	-	44,500.00	44,500.00
11/01/2025	40,000.00	6.150%	44,500.00	84,500.00
05/01/2026	-	-	43,270.00	43,270.00
11/01/2026	40,000.00	6.150%	43,270.00	83,270.00
05/01/2027	-	-	42,040.00	42,040.00
11/01/2027	45,000.00	6.150%	42,040.00	87,040.00
05/01/2028	-	-	40,656.25	40,656.25
11/01/2028	50,000.00	6.150%	40,656.25	90,656.25
05/01/2029	-	-	39,118.75	39,118.75
11/01/2029	50,000.00	6.150%	39,118.75	89,118.75
05/01/2030	-	-	37,581.25	37,581.25
11/01/2030	55,000.00	6.150%	37,581.25	92,581.25
05/01/2031	-	-	35,890.00	35,890.00
11/01/2031	55,000.00	6.150%	35,890.00	90,890.00
05/01/2032	-	-	34,198.75	34,198.75
11/01/2032	60,000.00	6.150%	34,198.75	94,198.75
05/01/2033	-	-	32,353.75	32,353.75
11/01/2033	65,000.00	7.150%	32,353.75	97,353.75
05/01/2034	-	-	30,030.00	30,030.00
11/01/2034	70,000.00	7.150%	30,030.00	100,030.00
05/01/2035	-	-	27,527.50	27,527.50
11/01/2035	75,000.00	7.150%	27,527.50	102,527.50
05/01/2036	-	-	24,846.25	24,846.25
11/01/2036	80,000.00	7.150%	24,846.25	104,846.25
05/01/2037	-	-	21,986.25	21,986.25
11/01/2037	85,000.00	7.150%	21,986.25	106,986.25
05/01/2038	-	-	18,947.50	18,947.50
11/01/2038	90,000.00	7.150%	18,947.50	108,947.50
05/01/2039	-	-	15,730.00	15,730.00
11/01/2039	100,000.00	7.150%	15,730.00	115,730.00
05/01/2040	-	-	12,155.00	12,155.00
11/01/2040	105,000.00	7.150%	12,155.00	117,155.00
05/01/2041	-	-	8,401.25	8,401.25
11/01/2041	115,000.00	7.150%	8,401.25	123,401.25
05/01/2042	-	-	4,290.00	4,290.00
11/01/2042	120,000.00	7.150%	4,290.00	124,290.00
<b>Total</b>	<b>\$1,340,000.00</b>		<b>\$1,072,775.00</b>	<b>\$2,412,775.00</b>

**OSPREY OAKS  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND AND DEBT SERVICE FUND  
ASSESSMENT SUMMARY  
FISCAL YEAR 2025**

Number of Units	Unit Type	Projected Fiscal Year 2025			FY 24 Assessment
		GF	DSF	GF & DSF	
37	MF	409.84	-	409.84	931.80
126	SF 65'	409.84	804.78	1,214.62	1,736.58
25	SF 85'	409.84	850.51	1,260.35	1,782.31
20	SF 100'	409.84	896.24	1,306.08	1,828.04
<u>208</u>					