

**OSPREY OAKS
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**OSPREY OAKS
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1
Definitions of General Fund Expenditures	2 - 3
Debt Service Fund Budget - Series 2012	4
Amortization Schedule - Series 2012	5
Assessment Summary	6

**OSPREY OAKS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual Through 2/28/2025	Projected Through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 85,246				\$ 85,245
Allowable discounts (4%)	(3,410)				(3,410)
Assessment levy: on-roll - net	81,836	\$ 77,326	\$ 4,510	\$ 81,836	81,835
Interest	-	9	-	9	-
Total revenues	81,836	77,335	4,510	81,845	81,835
EXPENDITURES					
Professional & administrative					
Supervisors	6,450	-	2,325	2,325	6,450
Management/accounting/recording	40,000	16,667	23,333	40,000	40,000
Legal	9,000	1,600	4,250	5,850	9,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	5,300	-	5,300	5,300	5,400
Arbitrage rebate calculation	1,200	-	1,200	1,200	1,200
Dissemination agent	1,000	417	583	1,000	1,000
Trustee	3,700	-	3,700	3,700	3,700
Telephone	100	42	58	100	100
Postage	500	43	457	500	500
Printing & binding	250	104	146	250	250
Legal advertising	1,000	-	1,000	1,000	1,000
Annual special district fee	175	175	-	175	175
Insurance	7,700	7,280		7,280	8,470
Contingencies/bank charges	500	166	334	500	500
Website maintenance	705	705	-	705	705
Website ADA compliance	210	-	210	210	210
Property appraiser	409	-	409	409	409
Tax collector	1,637	773	864	1,637	1,637
Total expenditures	81,836	27,972	46,169	74,141	82,706
Net increase/(decrease) of fund balance	-	49,363	(41,659)	7,704	(871)
Fund balance - beginning (unaudited)	152,679	171,709	221,072	171,709	179,413
Fund balance - ending (projected)					
Assigned					
3 months working capital	25,723	-	26,427	26,427	26,518
Unassigned	126,956	221,072	152,986	152,986	152,024
Fund balance - ending (projected)	\$ 152,679	\$ 221,072	\$ 179,413	\$ 179,413	\$ 178,542

**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>Wrathell, Hunt and Associates, LLC (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 & 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	5,400
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p> <p>The District has a contract with AJC and Associates to prepare the annual assessment</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. Wrathell, Hunt & Associates 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	8,470
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>\$82,706</u></u>

**OSPREY OAKS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2012
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual Through 2/28/2025	Projected Through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 135,624				\$ 135,624
Allowable discounts (4%)	(5,425)				(5,425)
Net assessment levy - on-roll	130,199	\$ 122,999	\$ 7,200	\$ 130,199	130,199
Interest	-	4,966	-	4,966	-
Total revenues	130,199	127,965	7,200	135,165	130,199
EXPENDITURES					
Debt service					
Principal	40,000	40,000	-	40,000	40,000
Interest	90,230	45,705	44,525	90,230	87,770
Tax collector	1,356	1,230	126	1,356	1,356
Total expenditures	131,586	86,935	44,651	131,586	129,126
Excess/(deficiency) of revenues over/(under) expenditures	(1,387)	41,030	(37,451)	3,579	1,073
Beginning fund balance (unaudited)	292,364	306,959	347,989	306,959	310,538
Ending fund balance (projected)	<u>\$ 290,977</u>	<u>\$ 347,989</u>	<u>\$ 310,538</u>	<u>\$ 310,538</u>	<u>311,611</u>
Use of fund balance:					
Debt service reserve account balance (required)					(132,155)
Principal expense - November 1, 2026					(40,000)
Interest expense - November 1, 2026					(43,270)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 96,186</u>

Osprey Oaks

Community Development District

Series 2012, Special Assessment Revenue Bonds

\$1,650,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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
Total	\$1,300,000.00		\$982,545.00	\$2,282,545.00

**OSPREY OAKS
 COMMUNITY DEVELOPMENT DISTRICT
 GENERAL FUND AND DEBT SERVICE FUND
 ASSESSMENT SUMMARY
 FISCAL YEAR 2026**

Number of Units	Unit Type	Projected Fiscal Year 2026			FY 25 Assessment
		GF	DSF	GF & DSF	
37	MF	\$ 409.84	\$ -	\$ 409.84	\$ 409.84
126	SF 65'	409.84	804.78	1,214.62	1,214.62
25	SF 85'	409.84	850.51	1,260.35	1,260.35
20	SF 100'	409.84	896.24	1,306.08	1,306.08
<u>208</u>					