

**OSPREY OAKS  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2027**

**OSPREY OAKS  
COMMUNITY DEVELOPMENT DISTRICT  
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**OSPREY OAKS  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual Through 3/31/2026	Projected Through 9/30/2026	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 85,245				\$ 85,245
Allowable discounts (4%)	(3,410)				(3,410)
Assessment levy: on-roll - net	81,835	\$ 77,378	\$ 4,457	\$ 81,835	81,835
Interest	-	11	-	11	-
Total revenues	81,835	77,389	4,457	81,846	81,835
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	6,450	-	2,325	2,325	6,450
Management/accounting/recording	40,000	20,000	20,000	40,000	40,000
Legal	9,000	2,000	4,250	6,250	9,000
Engineering	2,000	2,272	-	2,272	2,000
Audit	5,400	-	5,400	5,400	5,400
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	200	3,700	3,700
Telephone	100	50	50	100	100
Postage	500	-	500	500	500
Printing & binding	250	125	125	250	250
Legal advertising	1,000	206	794	1,000	1,000
Annual special district fee	175	175	-	175	175
Insurance	8,690	7,717	-	7,717	8,690
Contingencies/bank charges	500	250	250	500	500
Website maintenance	705	704	-	704	705
Website ADA compliance	210	145	-	145	210
Property appraiser	409	150	259	409	409
Tax collector	1,637	817	-	817	1,637
Total expenditures	82,926	38,611	35,853	74,464	82,926
Net increase/(decrease) of fund balance	(1,091)	38,778	(31,396)	7,382	(1,091)
Fund balance - beginning (unaudited)	180,277	185,098	223,876	185,098	180,277
Fund balance - ending (projected)					
Assigned					
3 months working capital	26,738	26,738	26,738	26,738	26,738
Unassigned	152,448	197,138	165,742	165,742	152,448
Fund balance - ending (projected)	\$ 179,186	\$ 223,876	\$ 192,480	\$ 192,480	\$ 179,186

**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	5,400
<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. <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	8,690
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>\$82,926</u></u>

**OSPREY OAKS  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2012  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual Through 3/31/2026	Projected Through 9/30/2026	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 135,624				\$ 135,624
Allowable discounts (4%)	(5,425)				(5,425)
Net assessment levy - on-roll	130,199	\$ 123,082	\$ 7,117	\$ 130,199	130,199
Interest	-	4,820	-	4,820	-
Total revenues	130,199	127,902	7,117	135,019	130,199
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	40,000	40,000	-	40,000	40,000
Interest	87,770	44,475	43,295	87,770	85,310
Tax collector	1,356	1,299	57	1,356	1,356
Total expenditures	129,126	85,774	43,352	129,126	129,126
Excess/(deficiency) of revenues over/(under) expenditures	1,073	42,128	(36,235)	5,893	1,073
Beginning fund balance (unaudited)	310,538	319,192	(36,235)	319,192	325,085
Ending fund balance (projected)	<u>\$ 311,611</u>	<u>\$ 361,320</u>	<u>\$ (72,470)</u>	<u>\$ 325,085</u>	<u>326,158</u>
Use of fund balance:					
Debt service reserve account balance (required)					(132,155)
Principal expense - November 1, 2027					(45,000)
Interest expense - November 1, 2027					(42,040)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 106,963</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>
11/01/2025	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>\$1,300,000.00</b>		<b>\$982,545.00</b>	<b>\$2,282,545.00</b>

**OSPREY OAKS  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND AND DEBT SERVICE FUND  
ASSESSMENT SUMMARY  
FISCAL YEAR 2027**

Number of Units	Unit Type	Projected Fiscal Year 2027			FY 26
		GF	DSF	GF & DSF	Assessment
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>					