

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026**

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT
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**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/25	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ 108,615				\$ 108,615
Allowable discounts (4%)	(4,345)				(4,345)
Assessment levy: on-roll - net	104,270	\$ 99,530	\$ 4,740	\$ 104,270	104,270
Total revenues	104,270	99,530	4,740	104,270	104,270
EXPENDITURES					
Professional & administrative					
Supervisors	4,000	-	4,000	4,000	4,000
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	14,675	186	14,489	14,675	14,675
Engineering	10,000	-	10,000	10,000	10,000
Audit	5,900	-	5,900	5,900	5,900
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	1,000	417	583	1,000	1,000
Trustee	5,000	-	5,000	5,000	5,000
Telephone	200	83	117	200	200
Postage	500	89	411	500	500
Printing & binding	500	208	292	500	500
Legal advertising	1,500	152	1,348	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	6,850	-	6,850	6,850	6,850
Contingencies/bank charges	500	412	88	500	500
Website maintenance	705	-	705	705	705
Website ADA	210	-	210	210	210
Property appraiser	1,629	2,679	-	2,679	1,629
Tax collector	2,172	1,989	183	2,172	2,172
Total expenditures	104,266	26,390	78,926	105,316	104,266
Net increase/(decrease) of fund balance	4	73,140	(74,186)	(1,046)	4
Fund balance - beginning (unaudited)	98,230	121,644	194,784	121,644	120,598
Fund balance - ending (projected)	98,234	194,784	120,598	120,598	120,602
Assigned					
Working capital	31,335	31,335	31,335	31,335	31,335
Committed					
Reserve study	3,000	3,000	3,000	3,000	3,000
Unassigned	63,899	160,449	86,263	86,263	86,267
Fund balance - ending (projected)	\$ 98,234	\$ 194,784	\$ 120,598	\$ 120,598	\$ 120,602

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 4,000
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	48,000
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.	
Legal	14,675
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.	
Engineering	10,000
The District's Engineer will provide construction and consulting services, to assist 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. In addition, utility dedications and Engineer's report if required by Trust Indenture.	
Audit	5,900
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
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.	
Trustee	5,000
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,850
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	500
Bank charges, automated AP routing, and other miscellaneous expenses incurred during the year.	
Website maintenance	705
Website ADA	210

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Property appraiser

The property appraiser charges 1.5% of the assessments collected.

1,629

Tax collector

The tax collector charges 2% of the assessments collected.

2,172

Total expenditures

\$ 104,266

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/25	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
REVENUES					
Assessment levy: on-roll	\$ 705,128				\$ 705,128
Allowable discounts (4%)	(28,205)				(28,205)
Net assessment levy - on-roll	676,923	\$ 646,010	\$ 30,913	\$ 676,923	676,923
Interest	-	12,924	-	12,924	-
Total revenues	676,923	658,934	30,913	689,847	676,923
EXPENDITURES					
Debt service					
Principal	200,000	-	200,000	200,000	210,000
Interest	452,420	226,210	226,210	452,420	444,220
Property appraiser	10,577	-	10,577	10,577	10,577
Tax collector	14,103	12,911	1,192	14,103	14,103
Total expenditures	677,100	239,121	437,979	677,100	678,900
Excess/(deficiency) of revenues over/(under) expenditures	(177)	419,813	(407,066)	12,747	(1,977)
Fund balance:					
Beginning fund balance (unaudited)	676,501	691,942	1,111,755	691,942	704,689
Ending fund balance (projected)	676,324	\$ 1,111,755	\$ 704,689	\$ 704,689	702,712
Use of fund balance:					
Debt service reserve account balance (required)					(326,120)
Interest expense - November 1, 2026					(217,805)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 158,787

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2019 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			222,110.00	222,110.00	9,140,000.00
05/01/26	210,000.00	4.100%	222,110.00	432,110.00	8,930,000.00
11/01/26			217,805.00	217,805.00	8,930,000.00
05/01/27	220,000.00	4.100%	217,805.00	437,805.00	8,710,000.00
11/01/27			213,295.00	213,295.00	8,710,000.00
05/01/28	230,000.00	4.100%	213,295.00	443,295.00	8,480,000.00
11/01/28			208,580.00	208,580.00	8,480,000.00
05/01/29	240,000.00	4.100%	208,580.00	448,580.00	8,240,000.00
11/01/29			203,660.00	203,660.00	8,240,000.00
05/01/30	250,000.00	4.850%	203,660.00	453,660.00	7,990,000.00
11/01/30			197,597.50	197,597.50	7,990,000.00
05/01/31	260,000.00	4.850%	197,597.50	457,597.50	7,730,000.00
11/01/31			191,292.50	191,292.50	7,730,000.00
05/01/32	275,000.00	4.850%	191,292.50	466,292.50	7,455,000.00
11/01/32			184,623.75	184,623.75	7,455,000.00
05/01/33	290,000.00	4.850%	184,623.75	474,623.75	7,165,000.00
11/01/33			177,591.25	177,591.25	7,165,000.00
05/01/34	300,000.00	4.850%	177,591.25	477,591.25	6,865,000.00
11/01/34			170,316.25	170,316.25	6,865,000.00
05/01/35	315,000.00	4.850%	170,316.25	485,316.25	6,550,000.00
11/01/35			162,677.50	162,677.50	6,550,000.00
05/01/36	330,000.00	4.850%	162,677.50	492,677.50	6,220,000.00
11/01/36			154,675.00	154,675.00	6,220,000.00
05/01/37	350,000.00	4.850%	154,675.00	504,675.00	5,870,000.00
11/01/37			146,187.50	146,187.50	5,870,000.00
05/01/38	365,000.00	4.850%	146,187.50	511,187.50	5,505,000.00
11/01/38			137,336.25	137,336.25	5,505,000.00
05/01/39	385,000.00	4.850%	137,336.25	522,336.25	5,120,000.00
11/01/39			128,000.00	128,000.00	5,120,000.00
05/01/40	405,000.00	5.000%	128,000.00	533,000.00	4,715,000.00
11/01/40			117,875.00	117,875.00	4,715,000.00
05/01/41	425,000.00	5.000%	117,875.00	542,875.00	4,290,000.00
11/01/41			107,250.00	107,250.00	4,290,000.00
05/01/42	445,000.00	5.000%	107,250.00	552,250.00	3,845,000.00
11/01/42			96,125.00	96,125.00	3,845,000.00
05/01/43	470,000.00	5.000%	96,125.00	566,125.00	3,375,000.00
11/01/43			84,375.00	84,375.00	3,375,000.00
05/01/44	495,000.00	5.000%	84,375.00	579,375.00	2,880,000.00
11/01/44			72,000.00	72,000.00	2,880,000.00
05/01/45	520,000.00	5.000%	72,000.00	592,000.00	2,360,000.00
11/01/45			59,000.00	59,000.00	2,360,000.00
05/01/46	545,000.00	5.000%	59,000.00	604,000.00	1,815,000.00
11/01/46			45,375.00	45,375.00	1,815,000.00
05/01/47	575,000.00	5.000%	45,375.00	620,375.00	1,240,000.00
11/01/47			31,000.00	31,000.00	1,240,000.00
05/01/48	605,000.00	5.000%	31,000.00	636,000.00	635,000.00
11/01/48			15,875.00	15,875.00	635,000.00
05/01/49	635,000.00	5.000%	15,875.00	650,875.00	-
Total	9,140,000.00		6,689,245.00	15,829,245.00	

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments

		FY 2026 O&M	FY 2026 DS	FY 2026 Total	FY 2025
		Assessment	Assessment	Assessment	Total
Product/Parcel	Units	per Unit	per Unit	per Unit	Assessment
MF/TH 20'	264	\$ 107.54	\$ 684.59	\$ 792.13	\$ 792.13
MF/SFA 35'	296	107.54	684.59	792.13	792.13
SFD 52'	350	107.54	684.59	792.13	792.13
SFD 62'	100	107.54	821.51	929.05	929.05
Total	1,010				