

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT
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**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026			Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 2/28/26	Projected through 9/30/2026	
REVENUES				
Assessment levy: on-roll - gross	\$ 108,615			\$ 113,645
Allowable discounts (4%)	(4,345)			(4,546)
Assessment levy: on-roll - net	104,270	\$ 99,697	\$ 4,573	\$ 104,270
Total revenues	104,270	99,697	4,573	109,099
EXPENDITURES				
Professional & administrative				
Supervisors	4,000	-	2,000	2,000
Management/accounting/recording	48,000	20,000	28,000	48,000
Legal	14,675	665	14,010	14,675
Engineering	10,000	750	9,250	10,000
Engineering - stormwater reporting	-	-	-	4,000
Audit	5,900	-	5,900	5,900
Arbitrage rebate calculation	750	-	750	750
Dissemination agent	1,000	417	583	1,000
Trustee	5,000	-	5,000	5,000
Telephone	200	83	117	200
Postage	500	64	436	500
Printing & binding	500	208	292	500
Legal advertising	1,500	-	1,500	1,500
Annual special district fee	175	175	-	175
Insurance	6,850	6,866	-	6,866
Contingencies/bank charges	500	303	197	500
Website maintenance	705	-	705	705
Website ADA	210	-	210	210
Property appraiser	1,629	6,786	-	6,786
Tax collector	2,172	1,993	179	2,172
Total expenditures	104,266	38,310	69,129	107,439
Net increase/(decrease) of fund balance	4	61,387	(64,556)	(3,169)
Fund balance - beginning (unaudited)	120,598	135,427	196,814	135,427
Fund balance - ending (projected)	120,602	196,814	132,258	132,258
Assigned				
Working capital	31,335	31,335	31,335	31,335
Committed				
Reserve study	3,000	3,000	3,000	3,000
Unassigned	86,267	162,479	97,923	97,923
Fund balance - ending (projected)	\$ 120,602	\$ 196,814	\$ 132,258	\$ 132,258

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

EXPENDITURES

Professional & administrative

Supervisors	\$ 3,000
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.	
Engineering - stormwater reporting	4,000
Audit	6,000
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	7,553
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	1,350
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.	1,705
Tax collector	
The tax collector charges 2% of the assessments collected.	<u>2,273</u>
Total expenditures	<u><u>\$ 109,096</u></u>

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 2/28/26	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 705,128				\$ 705,128
Allowable discounts (4%)	(28,205)				(28,205)
Net assessment levy - on-roll	676,923	\$ 647,098	\$ 29,825	\$ 676,923	676,923
Interest	-	9,331	-	9,331	-
Total revenues	676,923	656,429	29,825	686,254	676,923
EXPENDITURES					
Debt service					
Principal	210,000	-	210,000	210,000	220,000
Interest	444,220	222,110	222,110	444,220	435,610
Property appraiser	10,577	-	10,577	10,577	10,577
Tax collector	14,103	12,934	1,169	14,103	14,103
Total expenditures	678,900	235,044	443,856	678,900	680,290
Excess/(deficiency) of revenues over/(under) expenditures	(1,977)	421,385	(414,031)	7,354	(3,367)
Fund balance:					
Beginning fund balance (unaudited)	704,689	745,680	1,167,065	745,680	753,034
Ending fund balance (projected)	702,712	\$ 1,167,065	\$ 753,034	\$753,034	749,667
Use of fund balance:					
Debt service reserve account balance (required)					(326,120)
Interest expense - November 1, 2027					(213,295)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 210,252</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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 2027 ASSESSMENTS**

On-Roll Assessments

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2027 O&M Assessment per Unit</u>	<u>FY 2027 DS Assessment per Unit</u>	<u>FY 2027 Total Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>
MF/TH 20'	264	\$ 112.52	\$ 684.59	\$ 797.11	\$ 792.13
MF/SFA 35'	296	112.52	684.59	797.11	792.13
SFD 52'	350	112.52	684.59	797.11	792.13
SFD 62'	100	112.52	821.51	934.03	929.05
Total	1,010				