

**FOX BRANCH RANCH
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026**

**FOX BRANCH RANCH
COMMUNITY DEVELOPMENT DISTRICT
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**FOX BRANCH 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	
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 169,609
Allowable discounts (4%)	-				(6,784)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	162,825
Assessment levy: off-roll	-	-	-	-	268,356
Landowner contribution	315,940	13,027	237,402	250,429	-
Total revenues	315,940	13,027	237,402	250,429	431,181
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	12,000	24,000	36,000	48,000
Legal	25,000	985	24,015	25,000	25,000
Engineering	3,000	2,902	98	3,000	3,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	1,000	-	1,000	1,000	1,000
EMMA software service	1,000	-	1,000	1,000	1,000
Trustee	5,500	-	-	-	5,500
Telephone	200	100	100	200	200
Postage	500	-	500	500	500
Printing & binding	500	250	250	500	500
Legal advertising	6,500	1,271	5,229	6,500	6,500
Annual special district fee	175	175	-	175	175
Insurance	6,000	5,408	-	5,408	6,000
Contingencies/bank charges	500	482	500	982	500
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	-	210	210	210
Total professional & administrative	104,790	24,278	62,902	87,180	104,790

**FOX BRANCH RANCH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 2/28/25	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
Field operations and maintenance					
Field operations manager	3,000	-	3,000	3,000	6,000
Landscaping contract labor	40,000	-	35,000	35,000	80,000
Backflow prevention test	350	-	500	500	500
Irrigation maintenance/repair	4,000	-	4,000	4,000	4,000
Plants, shrubs & mulch	50,000	-	25,000	25,000	50,000
Annuals	9,000	-	4,500	4,500	9,000
Tree trimming	3,000	-	3,000	3,000	3,000
Signage	1,500	-	1,500	1,500	1,500
General maintenance	2,500	-	2,500	2,500	2,500
Fence/wall repair	1,000	-	1,000	1,000	1,000
Irrigation pump maintenance	3,000	-	3,000	3,000	3,000
Aquatic control - ponds	15,000	-	8,000	8,000	15,000
Wetland mitigation	25,000	-	15,000	15,000	25,000
Holiday decorations	5,000	-	5,000	5,000	5,000
Pressure washing	3,000	-	3,000	3,000	3,000
Misc. field operations - contingency	20,000	-	20,000	20,000	25,000
Electric:			-	-	
Irrigation	6,000	-	3,000	3,000	6,000
Street lights	18,000	-	25,000	25,000	40,000
Entrance signs	1,800	-	1,800	1,800	1,800
Property appraiser & tax collector	-	-	-	-	5,088
Total field operations	211,150	-	163,800	163,800	286,388
Total expenditures	315,940	24,278	226,702	250,980	391,178
Excess/(deficiency) of revenues over/(under) expenditures	-	(11,251)	10,700	(551)	40,003
Fund balance - beginning (unaudited)	-	551	(10,700)	551	-
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	38,098
Unassigned	-	(10,700)	-	-	1,905
Fund balance - ending	\$ -	\$ (10,700)	\$ -	\$ -	\$ 40,003

**FOX BRANCH RANCH
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
<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	25,000
<p>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.</p>	
Engineering	3,000
<p>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.</p>	
Audit	5,500
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	500
<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</p>	
EMMA software service	1,000
Trustee	5,500
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages</p>	
Legal advertising	6,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	6,000
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	500
<p>Bank charges and other miscellaneous expenses incurred during the year and</p>	
Website hosting & maintenance	705
Website ADA compliance	210
Total professional & administrative	104,790

**FOX BRANCH RANCH
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Field operations and maintenance

Field operations manager	6,000
Landscaping contract labor	80,000
Backflow prevention test	500
Irrigation maintenance/repair	4,000
Plants, shrubs & mulch	50,000
Annuals	9,000
Tree trimming	3,000
Signage	1,500
General maintenance	2,500
Fence/wall repair	1,000
Irrigation pump maintenance	3,000
Aquatic control - ponds	15,000
Wetland mitigation	25,000
Holiday decorations	5,000
Pressure washing	3,000
Misc. field operations - contingency	25,000
Electric:	
Irrigation	6,000
Street lights	40,000
Entrance signs	1,800
Property appraiser & tax collector	5,088
Total field operations	<u>286,388</u>
Total expenditures	<u><u>\$391,178</u></u>

**FOX BRANCH RANCH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2025
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	
REVENUES					
Assessment levy: on-roll	\$ -				\$ 351,581
Allowable discounts (4%)	-				(14,063)
Net assessment levy - on-roll	-				337,518
Assessment levy: off-roll	-	\$ -	\$ 143,122	\$ 143,122	46,189
Total revenues	-	-	143,122	143,122	383,707
EXPENDITURES					
Debt service					
Principal	-	-	-	-	85,000
Interest	-	-	-	-	286,244
Property appraiser & tax collector	-	-	-	-	10,547
Underwriter's discount	-	-	84,370	84,370	-
Cost of issuance	-	-	180,415	180,415	-
Total expenditures	-	-	264,785	264,785	381,791
Excess/(deficiency) of revenues over/(under) expenditures	-	-	(121,663)	(121,663)	1,916
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	-	478,780	478,780	-
Original issue discount	-	-	(27,565)	(27,565)	-
Total other financing sources/(uses)	-	-	451,215	451,215	-
Net increase/(decrease) in fund balance	-	-	329,552	329,552	1,916
Fund balance:					
Beginning fund balance (unaudited)	-	-	-	-	329,552
Ending fund balance (projected)	\$ -	\$ -	\$ 329,552	\$ 329,552	331,468
Use of fund balance:					
Debt service reserve account balance (required)					(186,430)
Interest expense - November 1, 2026					(141,358)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 3,680

**FOX BRANCH RANCH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			143,121.88	143,121.88	5,580,000.00
05/01/26	85,000.00	4.150%	143,121.88	228,121.88	5,495,000.00
11/01/26			141,358.13	141,358.13	5,495,000.00
05/01/27	90,000.00	4.150%	141,358.13	231,358.13	5,405,000.00
11/01/27			139,490.63	139,490.63	5,405,000.00
05/01/28	95,000.00	4.150%	139,490.63	234,490.63	5,310,000.00
11/01/28			137,519.38	137,519.38	5,310,000.00
05/01/29	95,000.00	4.150%	137,519.38	232,519.38	5,215,000.00
11/01/29			135,548.13	135,548.13	5,215,000.00
05/01/30	100,000.00	4.150%	135,548.13	235,548.13	5,115,000.00
11/01/30			133,473.13	133,473.13	5,115,000.00
05/01/31	105,000.00	4.375%	133,473.13	238,473.13	5,010,000.00
11/01/31			131,176.25	131,176.25	5,010,000.00
05/01/32	110,000.00	4.375%	131,176.25	241,176.25	4,900,000.00
11/01/32			128,770.00	128,770.00	4,900,000.00
05/01/33	115,000.00	4.375%	128,770.00	243,770.00	4,785,000.00
11/01/33			126,254.38	126,254.38	4,785,000.00
05/01/34	120,000.00	4.375%	126,254.38	246,254.38	4,665,000.00
11/01/34			123,629.38	123,629.38	4,665,000.00
05/01/35	125,000.00	4.375%	123,629.38	248,629.38	4,540,000.00
11/01/35			120,895.00	120,895.00	4,540,000.00
05/01/36	130,000.00	5.200%	120,895.00	250,895.00	4,410,000.00
11/01/36			117,515.00	117,515.00	4,410,000.00
05/01/37	140,000.00	5.200%	117,515.00	257,515.00	4,270,000.00
11/01/37			113,875.00	113,875.00	4,270,000.00
05/01/38	145,000.00	5.200%	113,875.00	258,875.00	4,125,000.00
11/01/38			110,105.00	110,105.00	4,125,000.00
05/01/39	155,000.00	5.200%	110,105.00	265,105.00	3,970,000.00
11/01/39			106,075.00	106,075.00	3,970,000.00
05/01/40	165,000.00	5.200%	106,075.00	271,075.00	3,805,000.00
11/01/40			101,785.00	101,785.00	3,805,000.00
05/01/41	170,000.00	5.200%	101,785.00	271,785.00	3,635,000.00
11/01/41			97,365.00	97,365.00	3,635,000.00
05/01/42	180,000.00	5.200%	97,365.00	277,365.00	3,455,000.00
11/01/42			92,685.00	92,685.00	3,455,000.00
05/01/43	190,000.00	5.200%	92,685.00	282,685.00	3,265,000.00
11/01/43			87,745.00	87,745.00	3,265,000.00
05/01/44	200,000.00	5.200%	87,745.00	287,745.00	3,065,000.00
11/01/44			82,545.00	82,545.00	3,065,000.00
05/01/45	210,000.00	5.200%	82,545.00	292,545.00	2,855,000.00
11/01/45			77,085.00	77,085.00	2,855,000.00
05/01/46	220,000.00	5.400%	77,085.00	297,085.00	2,635,000.00
11/01/46			71,145.00	71,145.00	2,635,000.00
05/01/47	235,000.00	5.400%	71,145.00	306,145.00	2,400,000.00
11/01/47			64,800.00	64,800.00	2,400,000.00
05/01/48	245,000.00	5.400%	64,800.00	309,800.00	2,155,000.00
11/01/48			58,185.00	58,185.00	2,155,000.00

**FOX BRANCH RANCH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/49	260,000.00	5.400%	58,185.00	318,185.00	1,895,000.00
11/01/49			51,165.00	51,165.00	1,895,000.00
05/01/50	275,000.00	5.400%	51,165.00	326,165.00	1,620,000.00
11/01/50			43,740.00	43,740.00	1,620,000.00
05/01/51	290,000.00	5.400%	43,740.00	333,740.00	1,330,000.00
11/01/51			35,910.00	35,910.00	1,330,000.00
05/01/52	305,000.00	5.400%	35,910.00	340,910.00	1,025,000.00
11/01/52			27,675.00	27,675.00	1,025,000.00
05/01/53	325,000.00	5.400%	27,675.00	352,675.00	700,000.00
11/01/53			18,900.00	18,900.00	700,000.00
05/01/54	340,000.00	5.400%	18,900.00	358,900.00	360,000.00
11/01/54			9,720.00	9,720.00	360,000.00
05/01/55	360,000.00	5.400%	9,720.00	369,720.00	-
11/01/55					-
Total	5,580,000.00		5,658,512.58	11,238,512.58	

**FOX BRANCH RANCH
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments					
Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 44'	20	\$ 734.24	\$ 1,290.01	\$ 2,024.25	n/a
SF 50'	46	734.24	1,505.01	2,239.25	n/a
SF 54'	114	734.24	1,505.01	2,239.25	n/a
SF 64'	51	734.24	1,666.26	2,400.50	n/a
Total	231				

Off-Roll Assessments					
Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 50'	2	\$ 682.84	\$ 1,399.66	\$ 2,082.50	n/a
SF 64'	28	682.84	1,549.62	2,232.46	n/a
Total	30				

Off-Roll Assessments					
Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 44'	30	\$ 682.84	\$ -	\$ 682.84	n/a
SF 50'	119	682.84	-	682.84	n/a
SF 54'	203	682.84	-	682.84	n/a
SF 64'	11	682.84	-	682.84	n/a
Total	363				