

**FOX BRANCH RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2027**

**FOX BRANCH RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
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**FOX BRANCH RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/26	Projected through 9/30/2026	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 169,609				\$ 169,589
Allowable discounts (4%)	(6,784)				(6,784)
Assessment levy: on-roll - net	162,825	\$ 160,168	\$ 2,657	\$ 162,825	162,805
Assessment levy: off-roll	268,356	11,610	256,746	268,356	268,325
Landowner contribution	-	10,489	-	10,489	-
Total revenues	431,181	182,267	\$ 259,403	441,670	431,130
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	905	15,000	15,905	25,000
Engineering	3,000	2,710	290	3,000	3,000
Engineering - additional reporting	-	-	-	-	5,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	1,000	500	500	1,000	1,000
EMMA software service	1,000	-	1,000	1,000	1,000
Trustee	5,500	-	5,500	5,500	5,500
Telephone	200	100	100	200	200
Postage	500	12	488	500	500
Printing & binding	500	250	250	500	500
Legal advertising	6,500	1,636	4,864	6,500	6,500
Annual special district fee	175	175	-	175	175
Insurance	6,000	5,732	-	5,732	6,000
Contingencies/bank charges	500	641	-	641	1,500
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	145	-	145	210
Total professional & administrative	104,790	37,511	57,992	95,503	110,790

**FOX BRANCH RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/26	Projected through 9/30/2026	Total Actual & Projected	
<b>Field operations and maintenance</b>					
Field operations manager	6,000	3,000	3,000	6,000	6,000
Landscaping contract labor	80,000	50,502	50,000	100,502	90,000
Backflow prevention test	500	-	500	500	500
Irrigation maintenance/repair	4,000	2,333	1,667	4,000	5,000
Plants, shrubs & mulch	50,000	-	25,000	25,000	50,000
Annuals	9,000	-	4,500	4,500	9,000
Tree trimming	3,000	-	1,500	1,500	3,000
Signage	1,500	3,391	-	3,391	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	7,920	8,000	15,920	16,000
Property insurance		1,809	-	1,809	2,750
Wetland mitigation	25,000	-	10,000	10,000	25,000
Holiday decorations	5,000	-	-	-	-
Pressure washing	3,000	-	3,000	3,000	3,000
Misc. field operations - contingency	25,000	-	15,000	15,000	47,000
Electric:				-	
Irrigation	6,000	5,000	5,000	10,000	10,000
Street lights	40,000	-	-	-	-
Entrance signs	1,800	-	-	-	-
Property appraiser & tax collector	5,088	3,198	1,890	5,088	5,088
Total field operations	<u>286,388</u>	<u>77,153</u>	<u>135,557</u>	<u>212,710</u>	<u>280,338</u>
Total expenditures	<u>391,178</u>	<u>114,664</u>	<u>193,549</u>	<u>308,213</u>	<u>391,128</u>
Excess/(deficiency) of revenues over/(under) expenditures	40,003	67,603	65,854	133,457	40,002
Fund balance - beginning (unaudited)	-	(9,703)	57,900	(9,703)	123,754
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	100,000
Unassigned	40,003	57,900	123,754	123,754	63,756
Fund balance - ending	<u>\$ 40,003</u>	<u>\$ 57,900</u>	<u>\$ 123,754</u>	<u>\$ 123,754</u>	<u>\$ 163,756</u>

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

**EXPENDITURES**

**Professional & administrative**

Management/accounting/recording	\$ 48,000
<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	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>	
Engineering - additional reporting	5,000
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	1,500
<p>Bank charges and other miscellaneous expenses incurred during the year and</p>	
Website hosting & maintenance	705
Website ADA compliance	210
Total professional & administrative	<u>110,790</u>

**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	90,000
Backflow prevention test	500
Irrigation maintenance/repair	5,000
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	16,000
Wetland mitigation	25,000
Pressure washing	3,000
Property insurance	2,750
Misc. field operations - contingency	47,000
Electric:	
Irrigation	10,000
Property appraiser & tax collector	5,088
Total field operations	<u>280,338</u>
<b>Total expenditures</b>	<u><u>\$391,128</u></u>

**FOX BRANCH RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2025  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/26	Projected through 9/30/2026	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 351,581				\$ 351,581
Allowable discounts (4%)	(14,063)				(14,063)
Net assessment levy - on-roll	337,518	\$ 332,007	\$ 5,511	\$ 337,518	337,518
Assessment levy: off-roll	46,189	25,894	20,295	46,189	46,189
Interest	-	4,647	-	4,647	-
Total revenues	<u>383,707</u>	<u>362,548</u>	<u>25,806</u>	<u>388,354</u>	<u>383,707</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	85,000	-	85,000	85,000	90,000
Interest	286,244	143,122	143,122	286,244	282,716
Property appraiser & tax collector	10,547	6,628	3,919	10,547	10,547
Underwriter's discount	-	-	-	-	-
Cost of issuance	-	-	-	-	-
Total expenditures	<u>381,791</u>	<u>149,750</u>	<u>232,041</u>	<u>381,791</u>	<u>383,263</u>
Excess/(deficiency) of revenues over/(under) expenditures	1,916	212,798	(206,235)	6,563	444
Fund balance:					
Beginning fund balance (unaudited)	329,552	328,353	541,151	328,353	334,916
Ending fund balance (projected)	<u>\$331,468</u>	<u>\$541,151</u>	<u>\$ 334,916</u>	<u>\$ 334,916</u>	<u>335,360</u>
Use of fund balance:					
Debt service reserve account balance (required)					(186,430)
Interest expense - November 1, 2027					(139,491)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 9,439</u>

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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					-
<b>Total</b>	<b>5,580,000.00</b>		<b>5,658,512.58</b>	<b>11,238,512.58</b>	

**FOX BRANCH RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2027 ASSESSMENTS**

**On-Roll Assessments**

<u>Product/Parcel</u>	<u>Units</u>	FY 2027			FY 2026
		O&M Assessment per Unit	DS Assessment per Unit	Total Assessment per Unit	Total Assessment per Unit
SF 44'	20	\$ 734.15	\$ 1,290.01	\$ 2,024.16	\$ 2,024.25
SF 50'	46	734.15	1,505.01	2,239.16	2,239.25
SF 54'	114	734.15	1,505.01	2,239.16	2,239.25
SF 64'	51	734.15	1,666.26	2,400.41	2,400.50
<b>Total</b>	<b>231</b>				

**Off-Roll Assessments**

<u>Product/Parcel</u>	<u>Units</u>	FY 2027			FY 2026
		O&M Assessment per Unit	DS Assessment per Unit	Total Assessment per Unit	Total Assessment per Unit
SF 50'	2	\$ 682.76	\$ 1,399.66	\$ 2,082.42	\$ 2,082.50
SF 64'	28	682.76	1,549.62	2,232.38	2,232.46
<b>Total</b>	<b>30</b>				

**Off-Roll Assessments**

<u>Product/Parcel</u>	<u>Units</u>	FY 2027			FY 2026
		O&M Assessment per Unit	DS Assessment per Unit	Total Assessment per Unit	Total Assessment per Unit
SF 44'	30	\$ 682.76	\$ -	\$ 682.76	\$ 682.84
SF 50'	119	682.76	-	682.76	682.84
SF 54'	203	682.76	-	682.76	682.84
SF 64'	11	682.76	-	682.76	682.84
<b>Total</b>	<b>363</b>				