

**WINDING OAKS
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026**

**WINDING OAKS
COMMUNITY DEVELOPMENT DISTRICT
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**WINDING OAKS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 02/28/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Landowner contribution	\$ 99,290	\$ 29,232	\$ 70,058	\$ 99,290	\$ 304,340
Total revenues	<u>99,290</u>	<u>29,232</u>	<u>70,058</u>	<u>99,290</u>	<u>304,340</u>
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	25,000	6,128	18,872	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	1,000	333	667	1,000	1,000
EMMA software service	1,500		1,500	1,500	1,500
Trustee	5,500	-	5,500	5,500	5,500
Telephone	200	83	117	200	200
Postage	500	11	489	500	500
Printing & binding	500	208	292	500	500
Legal advertising	1,750	-	1,750	1,750	1,750
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,250	250	5,500	6,800
Contingencies/bank charges	750	539	211	750	750
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Total professional & administrative	<u>99,290</u>	<u>32,727</u>	<u>66,563</u>	<u>99,290</u>	<u>100,590</u>

**WINDING OAKS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted
	Adopted Budget FY 2025	Actual through 02/28/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
Field operations					
Field operations managements	-	-	-	-	5,000
Maintenance contract - ponds	-	-	-	-	5,000
Repair and maintenance/pressure washing	-	-	-	-	3,000
Landscaping maintenance	-	-	-	-	60,000
Irrigation repairs	-	-	-	-	2,500
Landscape contingency	-	-	-	-	5,000
General maintenance	-	-	-	-	3,000
Streetlighting	-	-	-	-	33,750
Dogwaste stations	-	-	-	-	2,000
Field operations contingency	-	-	-	-	10,000
Utilities	-	-	-	-	4,500
Property insurance	-	-	-	-	20,000
Total field operations	-	-	-	-	153,750
Total expenditures	99,290	32,727	66,563	99,290	254,340
 Excess/(deficiency) of revenues over/(under) expenditures	-	(3,495)	3,495	-	50,000
 Fund balance - beginning (unaudited)	-	-	(3,495)	-	-
Fund balance - ending (projected)	-	(3,495)	-	-	50,000
Unassigned	-	(3,495)	-	-	50,000
Fund balance - ending	<u>\$ -</u>	<u>\$ (3,495)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 50,000</u>

**WINDING OAKS
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

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	25,000
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	2,000
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.	
Audit	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	500
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.	
EMMA software service	1,500
Trustee	5,500
Telephone	200
Postage	500
Telephone and fax machine.	
Printing & binding	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	1,750
Letterhead, envelopes, copies, agenda packages	
Annual special district fee	175
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Insurance	6,800
Annual fee paid to the Florida Department of Economic Opportunity.	
Contingencies/bank charges	750
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210

**WINDING OAKS
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Field operations managements	5,000
Maintenance contract - ponds	5,000
Repair and maintenance/pressure washing	3,000
Landscaping maintenance	60,000
Irrigation repairs	2,500
Landscape contingency	5,000
General maintenance	3,000
Streetlighting	33,750
Dogwaste stations	2,000
Field operations contingency	10,000
Utilities	4,500
Property insurance	20,000
Total expenditures	<u><u>\$ 254,340</u></u>

**WINDING OAKS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 02/28/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 346,896
Developer contribution	-	-	137,700	137,700	-
Interest	-	5,126	1,203	6,329	-
Total revenues	-	5,126	138,903	144,029	346,896
EXPENDITURES					
Debt service					
Principal	-	-	-	-	70,000
Interest	-	-	133,110	133,110	275,400
Cost of issuance	-	155,474	35,076	190,550	-
Underwriter's discount	-	100,300	-	100,300	-
Total expenditures	-	255,774	168,186	423,960	345,400
Excess/(deficiency) of revenues over/(under) expenditures	-	(250,648)	(29,283)	(279,931)	1,496
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	770,855	-	770,855	-
Total other financing sources/(uses)	-	770,855	-	770,855	-
Net increase/(decrease) in fund balance	-	520,207	(29,283)	490,924	1,496
Fund balance:					
Beginning fund balance (unaudited)	-	(3,888)	516,319	(3,888)	487,036
Ending fund balance (projected)	\$ -	\$ 516,319	\$ 487,036	\$ 487,036	488,532
Use of fund balance:					
Debt service reserve account balance (required)					(346,895)
Interest expense - November 1, 2026					(136,090)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 5,547

**WINDING OAKS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			137,700.00	137,700.00	5,015,000.00
05/01/26	70,000.00	4.600%	137,700.00	207,700.00	4,945,000.00
11/01/26			136,090.00	136,090.00	4,945,000.00
05/01/27	75,000.00	4.600%	136,090.00	211,090.00	4,870,000.00
11/01/27			134,365.00	134,365.00	4,870,000.00
05/01/28	80,000.00	4.600%	134,365.00	214,365.00	4,790,000.00
11/01/28			132,525.00	132,525.00	4,790,000.00
05/01/29	80,000.00	4.600%	132,525.00	212,525.00	4,710,000.00
11/01/29			130,685.00	130,685.00	4,710,000.00
05/01/30	85,000.00	4.600%	130,685.00	215,685.00	4,625,000.00
11/01/30			128,730.00	128,730.00	4,625,000.00
05/01/31	90,000.00	4.600%	128,730.00	218,730.00	4,535,000.00
11/01/31			126,660.00	126,660.00	4,535,000.00
05/01/32	95,000.00	5.400%	126,660.00	221,660.00	4,440,000.00
11/01/32			124,095.00	124,095.00	4,440,000.00
05/01/33	100,000.00	5.400%	124,095.00	224,095.00	4,340,000.00
11/01/33			121,395.00	121,395.00	4,340,000.00
05/01/34	105,000.00	5.400%	121,395.00	226,395.00	4,235,000.00
11/01/34			118,560.00	118,560.00	4,235,000.00
05/01/35	110,000.00	5.400%	118,560.00	228,560.00	4,125,000.00
11/01/35			115,590.00	115,590.00	4,125,000.00
05/01/36	115,000.00	5.400%	115,590.00	230,590.00	4,010,000.00
11/01/36			112,485.00	112,485.00	4,010,000.00
05/01/37	125,000.00	5.400%	112,485.00	237,485.00	3,885,000.00
11/01/37			109,110.00	109,110.00	3,885,000.00
05/01/38	130,000.00	5.400%	109,110.00	239,110.00	3,755,000.00
11/01/38			105,600.00	105,600.00	3,755,000.00
05/01/39	135,000.00	5.400%	105,600.00	240,600.00	3,620,000.00
11/01/39			101,955.00	101,955.00	3,620,000.00
05/01/40	145,000.00	5.400%	101,955.00	246,955.00	3,475,000.00
11/01/40			98,040.00	98,040.00	3,475,000.00
05/01/41	155,000.00	5.400%	98,040.00	253,040.00	3,320,000.00
11/01/41			93,855.00	93,855.00	3,320,000.00
05/01/42	160,000.00	5.400%	93,855.00	253,855.00	3,160,000.00
11/01/42			89,535.00	89,535.00	3,160,000.00
05/01/43	170,000.00	5.400%	89,535.00	259,535.00	2,990,000.00
11/01/43			84,945.00	84,945.00	2,990,000.00
05/01/44	180,000.00	5.400%	84,945.00	264,945.00	2,810,000.00
11/01/44			80,085.00	80,085.00	2,810,000.00
05/01/45	190,000.00	5.700%	80,085.00	270,085.00	2,620,000.00
11/01/45			74,670.00	74,670.00	2,620,000.00
05/01/46	200,000.00	5.700%	74,670.00	274,670.00	2,420,000.00
11/01/46			68,970.00	68,970.00	2,420,000.00
05/01/47	210,000.00	5.700%	68,970.00	278,970.00	2,210,000.00
11/01/47			62,985.00	62,985.00	2,210,000.00
05/01/48	225,000.00	5.700%	62,985.00	287,985.00	1,985,000.00
11/01/48			56,572.50	56,572.50	1,985,000.00

**WINDING OAKS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/49	240,000.00	5.700%	56,572.50	296,572.50	1,745,000.00
11/01/49			49,732.50	49,732.50	1,745,000.00
05/01/50	250,000.00	5.700%	49,732.50	299,732.50	1,495,000.00
11/01/50			42,607.50	42,607.50	1,495,000.00
05/01/51	265,000.00	5.700%	42,607.50	307,607.50	1,230,000.00
11/01/51			35,055.00	35,055.00	1,230,000.00
05/01/52	280,000.00	5.700%	35,055.00	315,055.00	950,000.00
11/01/52			27,075.00	27,075.00	950,000.00
05/01/53	300,000.00	5.700%	27,075.00	327,075.00	650,000.00
11/01/53			18,525.00	18,525.00	650,000.00
05/01/54	315,000.00	5.700%	18,525.00	333,525.00	335,000.00
11/01/54			9,547.50	9,547.50	335,000.00
05/01/55	335,000.00	5.700%	9,547.50	344,547.50	-
Total	5,015,000.00		5,455,490.00	10,470,490.00	

**WINDING OAKS
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

Landowner Contributions (GF)/Off-Roll Assessments (DSF)					
					FY 2025
Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	Total Assessment per Unit
Villa (Duplex)	34	\$ -	\$ 1,124.83	\$ 1,124.83	n/a
SF 40'	87	-	1,199.81	1,199.81	n/a
SF 50'	117	-	1,499.76	1,499.76	n/a
SF 60'	16	-	1,799.72	1,799.72	n/a
Total	254				