WINDING OAKS
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027

WINDING OAKS
COMMUNITY DEVELOPMENT DISTRICT
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WINDING OAKS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027

	Fiscal Year 2026				
	Adopted Budget FY 2026	Actual through 03/31/2026	Projected through 9/30/2026	Total Actual & Projected	Proposed Budget FY 2027
REVENUES					
Landowner contribution	$ 304,340	$ 43,851	$ 216,954	$ 260,805	$ 403,133
Total revenues	304,340	43,851	216,954	260,805	403,133
EXPENDITURES					
Professional & administrative					
Supervisors	-	893	-	893	5,000
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	3,809	21,191	25,000	20,000
Engineering	2,000	6,872	-	6,872	5,000
Audit	5,500	-	5,500	5,500	4,075
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	1,000	500	500	1,000	1,000
EMMA software service	1,500	3,500	-	3,500	1,000
Trustee	5,500	3,800	1,700	5,500	5,500
Telephone	200	100	100	200	200
Postage	500	29	471	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,750	171	1,579	1,750	1,750
Annual special district fee	175	175	-	175	175
Insurance	6,800	5,565	-	5,565	6,200
Contingencies/bank charges	750	492	258	750	750
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	145	145	210
Total professional & administrative	100,590	50,156	56,899	107,055	101,065

WINDING OAKS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027

	Fiscal Year 2026				
	Adopted Budget FY 2026	Actual through 03/31/2026	Projected through 9/30/2026	Total Actual & Projected	Proposed Budget FY 2027
Field operations					
Field operations managements	5,000	-	5,000	5,000	7,500
Repairs & maintenance/pressure washing	3,000	-	3,000	3,000	-
Maintenance contract - ponds	5,000	-	5,000	5,000	5,000
Wetland maintenance	-	-	-	-	6,500
Upland maintenance	-	-	-	-	7,500
Irrigation electric	-	-	-	-	5,000
Pool maintenance	-	-	-	-	5,000
Landscaping & tree maintenance	60,000	-	60,000	60,000	84,584
Plant & mulch replacement	-	-	-	-	10,000
Irrigation waters	-	-	-	-	15,000
Irrigation repairs	2,500	-	2,500	2,500	2,400
Entry maintenance	-	-	-	-	7,500
Entry electric	-	-	-	-	3,500
Landscape contingency	5,000	-	5,000	5,000	-
Landscape inspection	-	-	-	-	12,000
Roadway maintenace	-	-	-	-	2,500
General maintenance	3,000	-	3,000	3,000	-
Streetlighting	33,750	-	33,750	33,750	102,084
Dogwaste stations	2,000	-	2,000	2,000	-
Field operations contingency	10,000	-	10,000	10,000	2,500
Utilities	4,500	-	4,500	4,500	-
Property insurance	20,000	-	20,000	20,000	20,000
O&M accounting	-	-	-	-	3,500
Total field operations	153,750	-	153,750	153,750	302,068
Total expenditures	254,340	50,156	210,649	260,805	403,133
Excess/(deficiency) of revenues over/(under) expenditures	50,000	(6,305)	6,305	-	-
Fund balance - beginning (unaudited)	-	-	(16,773)	-	-
Unassigned	50,000	(10,468)	(10,468)	-	-
Fund balance - ending	$ 50,000	$ (16,773)	$ (20,936)	$ -	$ -

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	20,000
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	5,000
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	4,075
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	1,000
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	6,200
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	7,500
Maintenance contract - ponds	5,000
Wetland maintenance	6,500
Upland maintenance	7,500
Irrigation electric	5,000
Pool maintenance	5,000
Landscaping & tree maintenance	84,584
Plant & mulch replacement	10,000
Irrigation waters	15,000
Irrigation repairs	2,400
Entry maintenance	7,500
Entry electric	3,500
Landscape inspection	12,000
Roadway maintenace	2,500
Streetlighting	102,084
Field operations contingency	2,500
Property insurance	20,000
O&M accounting	3,500
Total expenditures	$ 403,133

WINDING OAKS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2027

	Fiscal Year 2026				
	Adopted Budget FY 2026	Actual through 03/31/2026	Projected through 9/30/2026	Total Actual & Projected	Proposed Budget FY 2027
REVENUES					
Assessment levy: off-roll	$ 346,896	$ -	$ 208,819	$ 208,819	$ 346,896
Assessment prepayments	-	8,000	-	8,000	-
Lot closing assessments	-	138,077	-	138,077	-
Interest	-	8,351	-	8,351	-
Total revenues	346,896	154,428	208,819	363,247	346,896
EXPENDITURES					
Debt service					
Principal	70,000	-	70,000	70,000	75,000
Interest	275,400	138,861	136,539	275,400	272,180
Total expenditures	345,400	138,861	206,539	345,400	347,180
Excess/(deficiency) of revenues over/(under) expenditures	1,496	15,567	2,280	17,847	(284)
Fund balance:					
Beginning fund balance (unaudited)	487,036	495,945	511,512	495,945	513,792
Ending fund balance (projected)	$488,532	$ 511,512	$ 513,792	$ 513,792	513,508
Use of fund balance:					
Debt service reserve account balance (required)					(346,895)
Interest expense - November 1, 2027					(134,365)
Projected fund balance surplus/(deficit) as of September 30, 2027					$ 32,248

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 2027 ASSESSMENTS

Landowner Contributions (GF)/Off-Roll Assessments (DSF)					
Product/Parcel	**Units**	**FY 2027 O&M Assessment per Unit**	**FY 2027 DS Assessment per Unit**	**FY 2027 Total Assessment per Unit**	**FY 2026 Total Assessment per Unit**
Villa (Duplex)	34	$ -	$ 1,124.83	$ 1,124.83	$ 1,124.83
SF 40'	87	-	1,199.81	1,199.81	1,199.81
SF 50'	117	-	1,499.76	1,499.76	1,499.76
SF 60'	16	-	1,799.72	1,799.72	1,799.72
Total	**254**				