

**RUSTIC OAKS  
COMMUNITY DEVELOPMENT DISTRICT  
AMENDED BUDGET  
FISCAL YEAR 2026**

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

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 538,223				\$ 769,404
Allowable discounts (4%)	(21,529)				(30,776)
Assessment levy: on-roll - net	516,694	\$ 528,818	-	\$ 528,818	738,628
Assessment levy: off-roll	64,790	48,593	16,197	64,790	-
Landowner contribution	246,743	-	-	-	96,534
Total revenues	828,227	577,411	16,197	593,608	835,162
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	-	1,292	-	1,292	2,400
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	25,000	5,427	19,573	25,000	25,000
Engineering	15,000	-	15,000	15,000	15,000
Audit	5,000	-	5,000	5,000	5,000
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	1,000	417	583	1,000	1,000
EMMA software service	2,000	2,000	-	2,000	2,000
Trustee	5,000	-	5,000	5,000	5,000
DSF accounting	5,500	2,292	3,208	5,500	5,500
Telephone	200	33	167	200	200
Postage	500	206	294	500	500
Printing & binding	500	208	292	500	500
Legal advertising	1,500	1,158	342	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	6,200	5,814	386	6,200	6,200
Contingencies: bank charges/mtg room	4,000	5	3,995	4,000	4,000
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	-	210	210	210
Tax collector	16,147	7,913	8,234	16,147	23,082
Total professional & administrative	137,137	47,645	90,784	138,429	146,472
<b>Field operations</b>					
<b>Administrative</b>					
Property management	41,760	17,400	24,360	41,760	41,760
O&M accounting	5,000	2,083	2,917	5,000	5,000
Insurance	30,000	-	30,000	30,000	30,000
<b>Operating</b>					
Landscape maintenance	162,000	-	162,000	162,000	162,000
Landscape replacement/extras	25,000	-	25,000	25,000	25,000
Irrigation repair	6,770	-	6,770	6,770	12,000
Pond maintenance	25,000	-	25,000	25,000	25,000
Monitoring agreement	21,600	-	21,600	21,600	10,800
Lights, signs & fences	5,000	-	5,000	5,000	-
Pressure washing	25,000	-	25,000	25,000	25,000
Streets & sidewalks	2,500	-	2,500	2,500	-
misc. repairs & replacement	15,000	-	15,000	15,000	33,010
Access control gates: monitoring	40,000	-	40,000	40,000	43,140
Access control gates: internet	2,000	-	2,000	2,000	2,000
Access control gates: maintenance	5,000	-	5,000	5,000	5,000
Holiday lights	5,000	-	5,000	5,000	5,000

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

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	
<b>Utilities</b>					
Electricity	25,000	-	25,000	25,000	25,000
Electricity: well	15,000	-	15,000	15,000	15,000
Streetlights	25,000	6,388	18,612	25,000	25,000
<b>Amenities: South</b>					
Pool maintenance	10,000	-	10,000	10,000	11,700
Amenity center R&M	3,500	-	3,500	3,500	3,500
Janitorial	20,000	-	20,000	20,000	28,860
Access control/monitoring	20,000	-	20,000	20,000	18,000
Gym equipment lease	30,000	7,135	22,865	30,000	18,000
Gym equipment repair	2,500	-	2,500	2,500	2,500
Potable water	1,500	-	1,500	1,500	1,500
Telephone: pool/clubhouse	1,200	-	1,200	1,200	1,200
Electricity: amenity	5,000	-	5,000	5,000	5,000
Internet	2,000	446	1,554	2,000	2,000
Alarm monitoring	5,160	-	5,160	5,160	5,160
<b>Amenity: North</b>					
Pool maintenance	15,000	-	15,000	15,000	11,700
Amenity center R&M	2,500	-	2,500	2,500	2,500
Janitorial	15,000	-	15,000	15,000	13,260
Access control/monitoring	20,000	-	20,000	20,000	18,000
Potable water	1,500	-	1,500	1,500	1,500
Telephone: pool/clubhouse	1,200	-	1,200	1,200	1,200
Electricity: amenity	3,500	-	3,500	3,500	3,500
Internet	2,000	-	2,000	2,000	2,000
Total field operations	643,190	33,452	609,738	643,190	640,790
Total expenditures	780,327	81,097	700,522	781,619	787,262
Excess/(deficiency) of revenues over/(under) expenditures	47,900	496,314	(684,325)	(188,011)	47,900
Fund balance - beginning (unaudited)	47,900	475,282	971,596	475,282	287,271
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	143,571
Repair & replacement*	95,800	143,700	143,700	143,700	191,600
Unassigned	47,900	827,896	143,571	143,571	-
Fund balance - ending	\$ 143,700	\$ 971,596	\$ 287,271	\$ 287,271	\$ 335,171

\*See schedule on subsequent page

**RUSTIC OAKS  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

COMPONENT	Est. Useful Life (in years)	Unit of Measure	Unit Cost	Quantity	TOTAL COST	Est. remaining useful life (in years)	Est. replacemen t cost	To be funded	Required funding
Signs, Walls & Fences - Repair Allowance	10	Allowance	25,000	1	25,000	10	25,000	25,000	2,500
Gate Access Control	20	Each	10,000	3	30,000	20	30,000	30,000	1,500
Mail Kiosk	10	Each	2,075	20	41,500	10	41,500	41,500	4,150
Paving	25	SY	10	65,000	650,000	25	650,000	650,000	26,000
Pool Resurfacing	8	Each	15,000	2	30,000	8	30,000	30,000	3,750
Clubhouse Roofing	15	Each	30,000	2	60,000	15	60,000	60,000	4,000
Clubhouse Paint	5	Each	10,000	2	20,000	5	20,000	20,000	4,000
Clubhouse Interior Renovation	10	Allowance	10,000	2	20,000	10	20,000	20,000	2,000
						<b>TOTALS</b>	<b>\$ 876,500</b>	<b>\$ 876,500</b>	<b>\$ 47,900</b>

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

**EXPENDITURES**

**Professional & administrative**

Supervisors	\$ 2,400
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed	
Management/accounting/recording	48,000
<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.	
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	15,000
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	5,000
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	2,000
Trustee	5,000
Annual fee for the service provided by trustee, paying agent and registrar.	
Trustee	5,500
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
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	6,200
The District will obtain public officials and general liability insurance.	
Contingencies: bank charges/mtg room	4,000
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210
Tax collector	23,082

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

**EXPENDITURES (continued)**

**Field operations**

**Administrative**

Property management	41,760
O&M accounting	5,000
Insurance	30,000

**Operating**

Landscape maintenance	162,000
Landscape replacement/extras	25,000
Irrigation repair	12,000
Pond maintenance	25,000
Monitoring agreement	10,800
Pressure washing	25,000
misc. repairs & replacement	33,010
Access control gates: monitoring	43,140
Access control gates: internet	2,000
Access control gates: maintenance	5,000
Holiday lights	5,000

**Utilities**

Electricity	25,000
Electricity: well	15,000
Streetlights	25,000

**Amenities: South**

Pool maintenance	11,700
Amenity center R&M	3,500
Janitorial	28,860
Access control/monitoring	18,000
Gym equipment lease	18,000
Gym equipment repair	2,500
Potable water	1,500
Telephone: pool/clubhouse	1,200
Electricity: amenity	5,000
Internet	2,000
Alarm monitoring	5,160

**Amenity: North**

Pool maintenance	11,700
Amenity center R&M	2,500
Janitorial	13,260
Access control/monitoring	18,000
Potable water	1,500
Telephone: pool/clubhouse	1,200
Electricity: amenity	3,500
Internet	2,000

Total expenditures	<u><u>\$ 787,262</u></u>
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**RUSTIC OAKS  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2022  
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 627,087				\$ 1,032,565
Allowable discounts (4%)	(25,083)				(41,303)
Net assessment levy - on-roll	602,004	\$ 616,058	-	616,058	991,262
Assessment levy: off-roll	377,095	282,821	94,274	377,095	-
Interest	-	14,769	-	14,769	-
Total revenues	979,099	913,648	94,274	1,007,922	991,262
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	360,000	-	360,000	360,000	370,000
Interest	602,143	301,071	301,072	602,143	591,883
Tax collector	18,813	9,218	9,595	18,813	30,977
Total expenditures	980,956	310,289	670,667	980,956	992,860
Excess/(deficiency) of revenues over/(under) expenditures	(1,857)	603,359	(576,393)	26,966	(1,598)
Fund balance:					
Beginning fund balance (unaudited)	837,260	908,246	1,511,605	908,246	935,212
Ending fund balance (projected)	<u>\$ 835,403</u>	<u>\$1,511,605</u>	<u>\$ 935,212</u>	<u>\$ 935,212</u>	<u>\$ 933,614</u>
Use of fund balance:					
Debt service reserve account balance (required)					(480,143)
Interest expense - November 1, 2026					(290,669)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 162,802</u>



**RUSTIC OAKS  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2022 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/25			295,941.25	295,941.25	16,180,000.00
05/01/26	370,000.00	2.850%	295,941.25	665,941.25	15,810,000.00
11/01/26			290,668.75	290,668.75	15,810,000.00
05/01/27	380,000.00	2.850%	290,668.75	670,668.75	15,430,000.00
11/01/27			285,253.75	285,253.75	15,430,000.00
05/01/28	395,000.00	3.200%	285,253.75	680,253.75	15,035,000.00
11/01/28			278,933.75	278,933.75	15,035,000.00
05/01/29	405,000.00	3.200%	278,933.75	683,933.75	14,630,000.00
11/01/29			272,453.75	272,453.75	14,630,000.00
05/01/30	420,000.00	3.200%	272,453.75	692,453.75	14,210,000.00
11/01/30			265,733.75	265,733.75	14,210,000.00
05/01/31	435,000.00	3.200%	265,733.75	700,733.75	13,775,000.00
11/01/31			258,773.75	258,773.75	13,775,000.00
05/01/32	445,000.00	3.200%	258,773.75	703,773.75	13,330,000.00
11/01/32			251,653.75	251,653.75	13,330,000.00
05/01/33	465,000.00	3.450%	251,653.75	716,653.75	12,865,000.00
11/01/33			243,632.50	243,632.50	12,865,000.00
05/01/34	480,000.00	3.450%	243,632.50	723,632.50	12,385,000.00
11/01/34			235,352.50	235,352.50	12,385,000.00
05/01/35	495,000.00	3.450%	235,352.50	730,352.50	11,890,000.00
11/01/35			226,813.75	226,813.75	11,890,000.00
05/01/36	515,000.00	3.450%	226,813.75	741,813.75	11,375,000.00
11/01/36			217,930.00	217,930.00	11,375,000.00
05/01/37	530,000.00	3.450%	217,930.00	747,930.00	10,845,000.00
11/01/37			208,787.50	208,787.50	10,845,000.00
05/01/38	550,000.00	3.450%	208,787.50	758,787.50	10,295,000.00
11/01/38			199,300.00	199,300.00	10,295,000.00
05/01/39	570,000.00	3.450%	199,300.00	769,300.00	9,725,000.00
11/01/39			189,467.50	189,467.50	9,725,000.00
05/01/40	590,000.00	3.450%	189,467.50	779,467.50	9,135,000.00
11/01/40			179,290.00	179,290.00	9,135,000.00
05/01/41	610,000.00	3.450%	179,290.00	789,290.00	8,525,000.00
11/01/41			168,767.50	168,767.50	8,525,000.00
05/01/42	630,000.00	3.450%	168,767.50	798,767.50	7,895,000.00
11/01/42			157,900.00	157,900.00	7,895,000.00
05/01/43	655,000.00	4.000%	157,900.00	812,900.00	7,240,000.00
11/01/43			144,800.00	144,800.00	7,240,000.00
05/01/44	680,000.00	4.000%	144,800.00	824,800.00	6,560,000.00
11/01/44			131,200.00	131,200.00	6,560,000.00

**RUSTIC OAKS  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2022 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/45	710,000.00	4.000%	131,200.00	841,200.00	5,850,000.00
11/01/45			117,000.00	117,000.00	5,850,000.00
05/01/46	740,000.00	4.000%	117,000.00	857,000.00	5,110,000.00
11/01/46			102,200.00	102,200.00	5,110,000.00
05/01/47	770,000.00	4.000%	102,200.00	872,200.00	4,340,000.00
11/01/47			86,800.00	86,800.00	4,340,000.00
05/01/48	800,000.00	4.000%	86,800.00	886,800.00	3,540,000.00
11/01/48			70,800.00	70,800.00	3,540,000.00
05/01/49	835,000.00	4.000%	70,800.00	905,800.00	2,705,000.00
11/01/49			54,100.00	54,100.00	2,705,000.00
05/01/50	865,000.00	4.000%	54,100.00	919,100.00	1,840,000.00
11/01/50			36,800.00	36,800.00	1,840,000.00
05/01/51	900,000.00	4.000%	36,800.00	936,800.00	940,000.00
11/01/51			18,800.00	18,800.00	940,000.00
05/01/52	940,000.00	4.000%	18,800.00	958,800.00	-
<b>Total</b>	<b>16,180,000.00</b>		<b>9,978,307.50</b>	<b>26,158,307.50</b>	

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

<b>On-Roll</b>					
<u>Phase 1</u>					
Product Type	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
<b><u>South Parcel</u></b>					
40'x130'	100	\$ 1,253.18	\$ 1,290.30	\$ 2,543.48	\$ 2,544.90
50'x130'	144	1,253.18	1,612.88	2,866.06	2,867.48
	<u>244</u>				
<b><u>North Parcel</u></b>					
40'x130'	101	\$ 1,253.18	\$ 1,290.30	\$ 2,543.48	\$ 2,544.90
50'x130'	84	1,253.18	1,612.88	2,866.06	2,867.48
	<u>185</u>				
<b>Total</b>	<b>429</b>				

<b>On-Roll</b>					
<u>Phase 2</u>					
Product Type	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
<b><u>South Parcel</u></b>					
40'x130'	38	\$ 264.63	\$ 1,290.30	\$ 1,554.93	\$ 1,442.64
50'x130'	26	264.63	1,612.88	1,877.51	1,742.64
50'x130' - Permitted	92	1,253.18	1,612.88	2,866.06	1,742.64
	<u>156</u>				
<b><u>North Parcel</u></b>					
40'x130'	40	\$ 264.63	\$ 1,290.30	\$ 1,554.93	\$ 1,442.64
50'x130' - Permitted	71	1,253.18	1,612.88	2,866.06	1,742.64
	<u>111</u>				
<b>Total</b>	<b>267</b>				