

Forest Oaks
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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PROPOSED BUDGET
FOREST OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
O&M Assessments	142,276
Developer Contribution	0
Debt Assessments	243,600
Interest Income	240
TOTAL REVENUES	\$ 386,116
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Management	30,804
Legal	27,500
Engineering / Inspections	3,500
Assessment Roll	5,000
Audit Fees	4,500
Insurance	5,500
Legal Advertisements	9,000
Miscellaneous	2,000
Postage	300
Office Supplies	1,500
Dues & Subscriptions	175
Trustee Fees	4,200
Continuing Disclosure Fee	1,000
Total Administrative Expenditures	\$ 94,979
Maintenance Expenditures	
Lake Maintenance	\$ 12,000
Littoral Maintenance	\$ 9,000
Dry Area Maintenance	\$ 9,000
Lift Station Maintenance	\$ 9,000
Total Maintenance Expenditures	\$ 39,000
TOTAL EXPENDITURES	\$ 133,979
REVENUES LESS EXPENDITURES	\$ 252,137
Bond Payments	(228,984)
BALANCE	\$ 23,153
County Appraiser & Tax Collector Fee	(7,718)
Discounts For Early Payments	(15,435)
EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
FOREST OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
O&M Assessments	0	145,236	142,276	Expenditures Less Interest & Carryover/.94
Developer Contribution	103,494	0	0	
Debt Assessments	0	243,600	243,600	Bond Payments/.94
Interest Income	219	240	240	Interest Estimated At \$20 Per Month
TOTAL REVENUES	\$ 103,713	\$ 389,076	\$ 386,116	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	
Management	27,500	30,000	30,804	CPI Adjustment
Legal	25,637	30,000	27,500	Fiscal Year 2024/2025 Actual Included Bond Validation
Engineering / Inspections	0	3,500	3,500	No Change From 2025/2026 Budget
Assessment Roll	5,000	5,000	5,000	As Per Contract
Audit Fees	0	4,000	4,500	Fee For 2025/2026 Audit
Insurance	2,986	6,000	5,500	Insurance Estimate
Legal Advertisements	16,954	10,000	9,000	\$1,000 Decrease From 2025/2026 Budget
Miscellaneous	193	2,087	2,000	\$87 Decrease From 2025/2026 Budget
Postage	43	300	300	No Change From 2025/2026 Budget
Office Supplies	1,592	1,500	1,500	No Change From 2025/2026 Budget
Dues & Subscriptions	175	175	175	Annual Fee Due Department Of Economic Opportunity
Trustee Fees	0	4,200	4,200	No Change From 2025/2026 Budget
Continuing Disclosure Fee	0	1,000	1,000	No Change From 2025/2026 Budget
Total Administrative Expenditures	\$ 80,080	\$ 97,762	\$ 94,979	
Maintenance Expenditures				
Lake Maintenance	\$ -	\$ 12,000	\$ 12,000	No Change From 2025/2026 Budget
Littoral Maintenance		\$ 9,000	\$ 9,000	No Change From 2025/2026 Budget
Dry Area Maintenance		\$ 9,000	\$ 9,000	No Change From 2025/2026 Budget
Lift Station Maintenance		\$ 9,000	\$ 9,000	No Change From 2025/2026 Budget
Total Maintenance Expenditures	\$ -	\$ 39,000	\$ 39,000	
TOTAL EXPENDITURES	\$ 80,080	\$ 136,762	\$ 133,979	
REVENUES LESS EXPENDITURES	\$ 23,633	\$ 252,314	\$ 252,137	
Bond Payments	0	(228,984)	(228,984)	2027 Principal & Interest Payments
BALANCE	\$ 23,633	\$ 23,330	\$ 23,153	
County Appraiser & Tax Collector Fee	0	(7,777)	(7,718)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	(15,553)	(15,435)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 23,633	\$ 0	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2025)

FOREST OAKS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	2,593	0	500	Projected Interest For 2026/2027
Bond Proceeds	199,894	0	0	
NAV Tax Collection	0	228,984	228,984	Maximum Debt Service Collection
Total Revenues	\$ 202,487	\$ 228,984	\$ 229,484	
EXPENDITURES				
Principal Payments	0	45,000	45,000	Principal Payment Due In 2027
Interest Payments	0	182,209	180,116	Interest Payments Due In 2027
Bond Redemption	0	1,775	4,368	Estimated Excess Debt Collections
Total Expenditures	\$ -	\$ 228,984	\$ 229,484	
Excess/ (Shortfall)	\$ 202,487	\$ -	\$ -	

Note: Capitalized Interest Was Set-Up Through November 2025.

Series 2025 Bond Information

Original Par Amount =	\$3,200,000	Annual Principal Payments Due =	May 1st
Interest Rate =	4.65% - 6.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2025		
Maturity Date =	May 2055		
Par Amount As Of 1/1/26 =	\$3,200,000		

FOREST OAKS COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Assessment*	Fiscal Year 2026/2027 Projected Assessment*
O & M For Single Family 45'	\$ 390.42	\$ 390.42	\$ 382.47
<u>Debt For Single Family 45'</u>	<u>\$ -</u>	<u>\$ 800.00</u>	<u>\$ 800.00</u>
Total For Single Family	\$ 390.42	\$ 1,190.42	\$ 1,182.47
O & M For Townhomes 24'	\$ 390.42	\$ 390.42	\$ 382.47
<u>Debt For Townhomes 24'</u>	<u>\$ -</u>	<u>\$ 700.00</u>	<u>\$ 700.00</u>
Total For Single Family	\$ 390.42	\$ 1,090.42	\$ 1,082.47
O & M For Townhomes 18'-20'	\$ 390.42	\$ 390.42	\$ 382.47
<u>Debt For Townhomes 18'-20'</u>	<u>\$ -</u>	<u>\$ 600.00</u>	<u>\$ 600.00</u>
Total For Single Family	\$ 390.42	\$ 990.42	\$ 982.47
O & M For Workforce Housing	\$ 390.42	\$ 390.42	\$ 382.47
<u>Debt For Workforce Housing</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Total For Single Family	\$ 390.42	\$ 390.42	\$ 382.47

* Assessments Include the Following:

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

<u>Community Information</u>		
Single Family 45'	94	94
Townhomes 24'	82	82
Townhomes 18'-20'	185	185
Workforce Housing	11	11
Total	372	372