

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

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

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 02/28/25	Projected through 09/30/25	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 18,912
Allowable discounts (4%)	-				(756)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	18,156
Assessment levy: off-roll	455,265	-	-	-	-
Landowner contribution	-	30,533	299,759	330,292	511,806
Total revenues	455,265	30,533	299,759	330,292	529,962
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	25,000	717	24,283	25,000	25,000
Engineering	5,000	-	5,000	5,000	5,000
Audit	4,075	-	4,075	4,075	4,075
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	1,000	417	583	1,000	1,000
EMMA software service	1,000	2,000	-	2,000	1,000
Trustee	5,500	-	5,500	5,500	5,500
Telephone	200	83	117	200	200
Postage	500	35	465	500	500
Printing & binding	500	208	292	500	500
Legal advertising	2,000	446	1,554	2,000	2,000
Annual special district fee	175	175	-	175	175
Insurance	6,050	5,564	-	5,564	6,050
Contingencies/bank charges	500	398	102	500	500
Website					
Hosting & maintenance	705	705	-	705	705
ADA compliance	210	-	210	210	210
Tax collector	-	-	-	-	567
Total professional & administrative	101,165	30,748	70,931	101,679	101,732

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

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 02/28/25	Projected through 09/30/25	Total Actual & Projected	
Field operations					
Field operations management	12,000	-	6,000	6,000	12,000
Field operations accounting	3,500	-	3,500	3,500	3,500
Amenity center	40,000	-	20,000	20,000	40,000
Property insurance	25,000	4,463	10,000	14,463	25,000
Flood insurance	5,000	-	5,000	5,000	5,000
Pump maintenance	8,000	-	8,000	8,000	8,000
Irrigation electricity	5,000	-	5,000	5,000	5,000
Wet ponds	8,000	-	8,000	8,000	8,000
Wetland maintenance	7,100	-	7,100	7,100	7,100
Upland maintenance	11,500	-	11,500	11,500	11,500
Irrigation supply-wells	30,000	-	15,000	15,000	30,000
Entryway maintenance	7,500	-	7,500	7,500	7,500
Entryway electricity	3,500	-	3,500	3,500	3,500
Landscape inspection	18,000	-	18,000	18,000	18,000
Landscape & tree maintenance	110,000	-	50,000	50,000	145,000
Plant replacement	5,000	-	5,000	5,000	5,000
Irrigation repairs	5,000	-	5,000	5,000	5,000
Roadway maintenance	5,000	-	5,000	5,000	5,000
Streetlighting	25,000	1,050	10,000	11,050	25,000
Street tree-arbor care	10,000	-	10,000	10,000	10,000
Contingencies	10,000	-	10,000	10,000	25,000
Total field operations	<u>354,100</u>	<u>5,513</u>	<u>223,100</u>	<u>228,613</u>	<u>404,100</u>
Total expenditures	<u>455,265</u>	<u>36,261</u>	<u>294,031</u>	<u>330,292</u>	<u>505,832</u>
Net increase/(decrease) of fund balance	-	(5,728)	5,728	-	24,130
Fund balance - beginning (unaudited)	-	-	(5,728)	-	-
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ (5,728)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 24,130</u>

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

EXPENDITURES

Professional & administrative

Supervisors	\$ -
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800	
Management/accounting/recording	\$ 48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community	
Legal	25,000
General counsel and legal representation, which includes issues relating to public	
Engineering	5,000
The District's Engineer will provide construction and consulting services, to assist the	
Audit	4,075
Statutorily required for the District to undertake an independent examination of its books,	
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the	
EMMA software service	1,000
Trustee	5,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	2,000
The District advertises for monthly meetings, special meetings, public hearings, public	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,050
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	500
Bank charges and other miscellaneous expenses incurred during the year.	
Website	
Hosting & maintenance	705
ADA compliance	210
Tax collector	567
Total professional & administrative	<u>101,732</u>

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

EXPENDITURES (CONTINUED)

Field operations

Field operations management	12,000
Field operations accounting	3,500
Amenity center	40,000
Property insurance	25,000
Flood insurance	5,000
Pump maintenance	8,000
Irrigation electricity	5,000
Wet ponds	8,000
Wetland maintenance	7,100
Upland maintenance	11,500
Irrigation supply-wells	30,000
Entryway maintenance	7,500
Entryway electricity	3,500
Landscape inspection	18,000
Landscape & tree maintenance	145,000
Plant replacement	5,000
Irrigation repairs	5,000
Roadway maintenance	5,000
Streetlighting	25,000
Street tree-arbor care	10,000
Contingencies	25,000
Total field operations	<u>404,100</u>
Total expenditures	<u><u>\$ 505,832</u></u>

**SILVER OAKS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 02/28/25	Projected through 09/30/25	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ -				\$ 704,223
Allowable discounts (4%)	-				(28,169)
Net assessment levy - on-roll	-	\$ -	\$ -	\$ -	676,054
Assessment levy: off-roll	664,933	-	664,933	664,933	-
Interest	-	13,474	-	13,474	-
Total revenues	664,933	13,474	664,933	678,407	676,054
EXPENDITURES					
Debt service					
Principal	130,000	-	130,000	130,000	140,000
Interest	533,243	266,621	266,622	533,243	527,133
Tax collector	-	-	-	-	21,127
Total expenditures	663,243	266,621	396,622	663,243	688,260
Excess/(deficiency) of revenues over/(under) expenditures	1,690	(253,147)	268,311	15,164	(12,206)
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(16,775)	-	(16,775)	-
Total other financing sources/(uses)	-	(16,775)	-	(16,775)	-
Fund balance:					
Net increase/(decrease) in fund balance	1,690	(269,922)	268,311	(1,611)	(12,206)
Beginning fund balance (unaudited)	931,554	949,513	679,591	949,513	947,902
Ending fund balance (projected)	\$ 933,244	\$ 679,591	\$ 947,902	\$ 947,902	935,696
Use of fund balance:					
Debt service reserve account balance (required)					(664,933)
Interest expense - November 1, 2026					(260,276)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 10,487

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			263,566.25	263,566.25	9,370,000.00
05/01/26	140,000.00	4.700%	263,566.25	403,566.25	9,230,000.00
11/01/26			260,276.25	260,276.25	9,230,000.00
05/01/27	145,000.00	4.700%	260,276.25	405,276.25	9,085,000.00
11/01/27			256,868.75	256,868.75	9,085,000.00
05/01/28	150,000.00	4.700%	256,868.75	406,868.75	8,935,000.00
11/01/28			253,343.75	253,343.75	8,935,000.00
05/01/29	160,000.00	4.700%	253,343.75	413,343.75	8,775,000.00
11/01/29			249,583.75	249,583.75	8,775,000.00
05/01/30	165,000.00	4.700%	249,583.75	414,583.75	8,610,000.00
11/01/30			245,706.25	245,706.25	8,610,000.00
05/01/31	175,000.00	4.700%	245,706.25	420,706.25	8,435,000.00
11/01/31			241,593.75	241,593.75	8,435,000.00
05/01/32	185,000.00	5.550%	241,593.75	426,593.75	8,250,000.00
11/01/32			236,460.00	236,460.00	8,250,000.00
05/01/33	195,000.00	5.550%	236,460.00	431,460.00	8,055,000.00
11/01/33			231,048.75	231,048.75	8,055,000.00
05/01/34	205,000.00	5.550%	231,048.75	436,048.75	7,850,000.00
11/01/34			225,360.00	225,360.00	7,850,000.00
05/01/35	220,000.00	5.550%	225,360.00	445,360.00	7,630,000.00
11/01/35			219,255.00	219,255.00	7,630,000.00
05/01/36	230,000.00	5.550%	219,255.00	449,255.00	7,400,000.00
11/01/36			212,872.50	212,872.50	7,400,000.00
05/01/37	245,000.00	5.550%	212,872.50	457,872.50	7,155,000.00
11/01/37			206,073.75	206,073.75	7,155,000.00
05/01/38	260,000.00	5.550%	206,073.75	466,073.75	6,895,000.00
11/01/38			198,858.75	198,858.75	6,895,000.00
05/01/39	270,000.00	5.550%	198,858.75	468,858.75	6,625,000.00
11/01/39			191,366.25	191,366.25	6,625,000.00
05/01/40	285,000.00	5.550%	191,366.25	476,366.25	6,340,000.00
11/01/40			183,457.50	183,457.50	6,340,000.00
05/01/41	305,000.00	5.550%	183,457.50	488,457.50	6,035,000.00
11/01/41			174,993.75	174,993.75	6,035,000.00
05/01/42	320,000.00	5.550%	174,993.75	494,993.75	5,715,000.00
11/01/42			166,113.75	166,113.75	5,715,000.00
05/01/43	340,000.00	5.550%	166,113.75	506,113.75	5,375,000.00
11/01/43			156,678.75	156,678.75	5,375,000.00
05/01/44	360,000.00	5.550%	156,678.75	516,678.75	5,015,000.00
11/01/44			146,688.75	146,688.75	5,015,000.00
05/01/45	380,000.00	5.850%	146,688.75	526,688.75	4,635,000.00
11/01/45			135,573.75	135,573.75	4,635,000.00
05/01/46	405,000.00	5.850%	135,573.75	540,573.75	4,230,000.00
11/01/46			123,727.50	123,727.50	4,230,000.00
05/01/47	425,000.00	5.850%	123,727.50	548,727.50	3,805,000.00
11/01/47			111,296.25	111,296.25	3,805,000.00
05/01/48	455,000.00	5.850%	111,296.25	566,296.25	3,350,000.00

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/48			97,987.50	97,987.50	3,350,000.00
05/01/49	480,000.00	5.850%	97,987.50	577,987.50	2,870,000.00
11/01/49			83,947.50	83,947.50	2,870,000.00
05/01/50	510,000.00	5.850%	83,947.50	593,947.50	2,360,000.00
11/01/50			69,030.00	69,030.00	2,360,000.00
05/01/51	540,000.00	5.850%	69,030.00	609,030.00	1,820,000.00
11/01/51			53,235.00	53,235.00	1,820,000.00
05/01/52	570,000.00	5.850%	53,235.00	623,235.00	1,250,000.00
11/01/52			36,562.50	36,562.50	1,250,000.00
05/01/53	605,000.00	5.850%	36,562.50	641,562.50	645,000.00
11/01/53			18,866.25	18,866.25	645,000.00
05/01/54	645,000.00	5.850%	18,866.25	663,866.25	-
Total	9,370,000.00		10,100,785.00	19,470,785.00	

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

On-Roll Assessments					
		FY 2026 O&M			FY 2025
Product/Parcel	Units	Landowner Contribution per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	Total Assessment per Unit
TH - Prepaid	6	\$ 1,719.29	1,290.32	3,009.61	3,416.74
SF - Prepaid	5	1,719.29	1,505.38	3,224.67	3,910.74
Total	11				

Landowner Contributions GF and On-Roll Assessments DSF					
		FY 2026 O&M			FY 2025
Product/Parcel	Units	Landowner Contribution per Unit*	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	Total Assessment per Unit
TH	228	\$ 1,598.94	\$ 2,124.76	\$ 3,802.82	\$ 3,416.74
SF	77	1,598.94	2,655.95	4,334.00	3,910.74
Total	305				

*Operations and maintenance assessments will attach to any platted and sold lots, including any lots platted and sold during Fiscal Year 2025/2026 (on a pro-rata basis using the time of sale) and as evidenced by an estoppel letter prepared by the District's Manager. Any additional costs of the District's Adopted Budget (above and beyond the operations and maintenance assessment that attaches to sold lots) shall be funded pursuant to a deficit funding agreement to be entered into between the District and the project developer.