

**SILVER OAKS  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2027**

**SILVER OAKS  
COMMUNITY DEVELOPMENT DISTRICT  
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**SILVER OAKS  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Amended Budget FY 2026	Actual through 02/28/26	Projected through 09/30/26	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 16,054				\$ 19,238
Allowable discounts (4%)	(642)				(770)
Assessment levy: on-roll - net	15,412	\$ 15,421	\$ -	\$ 15,421	18,468
Lot closing assessments	-	1,357	-	1,357	-
Landowner contribution	511,806	84,606	273,652	358,258	496,074
Total revenues	<u>527,218</u>	<u>101,384</u>	<u>273,652</u>	<u>375,036</u>	<u>514,542</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	15,000	122	14,878	15,000	15,000
Engineering	5,000	500	4,500	5,000	5,000
Engineer's report - SW and PF reporting	-	-	-	-	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	3,750	500	4,250	5,500
Telephone	200	83	117	200	200
Postage	500	76	424	500	500
Printing & binding	500	208	292	500	500
Legal advertising	2,000	153	1,000	1,153	2,000
Annual special district fee	175	175	-	175	175
Insurance	6,050	5,898	152	6,050	6,050
Contingencies/bank charges	500	407	93	500	500
Website					
Hosting & maintenance	705	705	-	705	705
ADA compliance	210	145	-	145	210
Property appraiser	-	684	-	684	-
Tax collector	482	308	174	482	577
Total professional & administrative	<u>91,647</u>	<u>35,631</u>	<u>55,538</u>	<u>91,169</u>	<u>96,742</u>

**SILVER OAKS  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Amended Budget FY 2026	Actual through 02/28/26	Projected through 09/30/26	Total Actual & Projected	
<b>Field operations</b>					
Field operations management	12,000	12,500	17,500	30,000	30,000
Field operations accounting	3,500	1,458	2,042	3,500	3,500
Amenity center	40,000	-	10,000	-	-
Property insurance	15,000	4,463	10,000	14,463	5,500
Flood insurance	5,000	-	2,500	2,500	5,000
Pump maintenance	8,000	-	8,000	8,000	12,500
Irrigation electricity	5,000	1,194	3,806	5,000	7,500
Wet ponds	5,000	-	8,050	8,050	13,800
Wetland maintenance	4,000	-	7,000	7,000	-
Upland maintenance	8,750	-	-	-	-
Upland/wetland maintenance	-	-	-	-	14,000
Irrigation supply-wells	5,000	-	5,000	5,000	5,000
Entryway maintenance	5,000	-	5,000	5,000	6,000
Entryway electricity	3,500	-	3,500	3,500	5,000
Landscape inspection	18,000	-	-	-	-
Landscape & tree maintenance	145,000	46,750	70,000	116,750	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	13,750	20,000	33,750	45,000
Street tree-arbor care	10,000	-	10,000	10,000	10,000
Contingencies	5,000	-	5,000	5,000	25,000
Total field operations	<u>337,750</u>	<u>80,115</u>	<u>202,398</u>	<u>282,513</u>	<u>347,800</u>
Total expenditures	<u>429,397</u>	<u>115,746</u>	<u>257,936</u>	<u>373,682</u>	<u>444,542</u>
Excess/(deficiency) of revenues over/(under) expenditures	97,821	(14,362)	15,716	1,354	70,000
Fund balance - beginning (unaudited)	-	(1,354)	(15,716)	(1,354)	-
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Unassigned	97,821	(15,716)	-	-	70,000
Fund balance - ending	<u>\$ 97,821</u>	<u>\$ (15,716)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 70,000</u>

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

**EXPENDITURES**

**Professional & administrative**

Management/accounting/recording	\$ 48,000
<b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community	
Legal	15,000
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	
Engineer's report - SW and PF reporting	5,000
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	577
Total professional & administrative	96,742

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

**EXPENDITURES (CONTINUED)**

**Field operations**

Field operations management	30,000
includes landscape inspection	
Field operations accounting	3,500
Property insurance	5,500
Flood insurance	5,000
Pump maintenance	12,500
Irrigation electricity	7,500
Wet ponds	13,800
Irrigation supply-wells	5,000
Upland/wetland maintenance	14,000
Entryway maintenance	6,000
Entryway electricity	5,000
Landscape & tree maintenance	145,000
Plant replacement	5,000
Irrigation repairs	5,000
Roadway maintenance	5,000
Streetlighting	45,000
Street tree-arbor care	10,000
Contingencies	25,000
Total field operations	<u>347,800</u>
<b>Total expenditures</b>	<u><u>\$ 444,542</u></u>

**SILVER OAKS  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL REVENUE FUND BUDGET - AMENITY CENTER 1  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Amended Budget FY 2026	Actual through 02/28/26	Projected through 09/30/26	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ -				\$ 4,983
Allowable discounts (4%)	-				(199)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	4,784
Assessment levy: off-roll	-	-	-	-	63,615
Total revenues	-	-	-	-	68,399
<b>EXPENDITURES</b>					
<b>Amenity center 1</b>					
Special revenue fund accounting	-	-	-	-	1,250
Property insurance	-	-	-	-	11,250
Pool maintenance	-	-	-	-	18,000
Cabana maintenance and janitorial	-	-	-	-	7,500
Access and cameras	-	-	-	-	5,250
Pool electric	-	-	-	-	6,000
Water	-	-	-	-	4,500
Amenity pressure washing	-	-	-	-	3,750
Misc. repairs	-	-	-	-	3,000
Contingencies	-	-	-	-	3,750
Property appraiser	-	-	-	-	149
Total field operations	-	-	-	-	68,399
Total expenditures	-	-	-	-	68,399
Net increase/(decrease) of fund balance	-	-	-	-	-
Fund balance - beginning (unaudited)	-	-	-	-	-
Fund balance - ending (projected)	\$ -	\$ -	\$ -	\$ -	\$ -

**SILVER OAKS  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL REVENUE FUND BUDGET - AMENITY CENTER 2  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Amended Budget FY 2026	Actual through 02/28/26	Projected through 09/30/26	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: off-roll	-	-	-	-	29,250
Total revenues	-	-	-	-	29,250
<b>EXPENDITURES</b>					
<b>Amenity center 2</b>					
Special revenue fund accounting	-	-	-	-	1,250
Property insurance	-	-	-	-	5,000
Pool maintenance	-	-	-	-	8,000
Cabana maintenance and janitorial	-	-	-	-	3,333
Access and cameras	-	-	-	-	2,333
Pool electric	-	-	-	-	2,667
Water	-	-	-	-	2,000
Amenity pressure washing	-	-	-	-	1,667
Misc. repairs	-	-	-	-	1,333
Contingencies	-	-	-	-	1,667
Total field operations	-	-	-	-	29,250
Total expenditures	-	-	-	-	29,250
Net increase/(decrease) of fund balance	-	-	-	-	-
Fund balance - beginning (unaudited)	-	-	-	-	-
Fund balance - ending (projected)	\$ -	\$ -	\$ -	\$ -	\$ -

**SILVER OAKS  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Amended Budget FY 2026	Actual through 02/28/26	Projected through 09/30/26	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 704,223				\$ 15,269
Allowable discounts (4%)	(28,169)				(611)
Net assessment levy - on-roll	676,054	\$ 14,669	\$ 661,385	\$ 676,054	14,658
Assessment levy: off-roll	-	-	-	-	688,954
Assessment prepayments	-	13,814	-	13,814	-
Lot closing assessments	-	1,831	-	1,831	-
Interest	-	10,999	-	10,999	-
Total revenues	676,054	41,313	661,385	702,698	703,612
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	140,000	-	140,000	140,000	145,000
Principal prepayment	-	60,000	-	60,000	-
Interest	527,133	261,614	265,519	527,133	520,553
Tax collector	21,127	293	20,834	21,127	458
Total expenditures	688,260	321,907	426,353	748,260	666,011
Excess/(deficiency) of revenues over/(under) expenditures	(12,206)	(280,594)	235,032	(45,562)	37,601
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers out	-	(13,460)	-	(13,460)	-
Total other financing sources/(uses)	-	(13,460)	-	(13,460)	-
Fund balance:					
Net increase/(decrease) in fund balance	(12,206)	(294,054)	235,032	(59,022)	37,601
Beginning fund balance (unaudited)	947,902	1,016,121	722,067	1,016,121	957,099
Ending fund balance (projected)	<u>\$ 935,696</u>	<u>\$ 722,067</u>	<u>\$ 957,099</u>	<u>\$ 957,099</u>	<u>994,700</u>
Use of fund balance:					
Debt service reserve account balance (required)					(664,933)
Interest expense - November 1, 2027					(256,869)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 72,898</u>

**01/00/00**  
**01/00/00**  
**SERIES 2024 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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

**01/00/00**  
**01/00/00**  
**SERIES 2024 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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	-
<b>Total</b>	<b>9,370,000.00</b>		<b>10,100,785.00</b>	<b>19,470,785.00</b>	

**SILVER OAKS  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2027 ASSESSMENTS**

**On-Roll Assessments**

<b>Product/Parcel</b>	<b>Units</b>	<b>FY 2027 GF Landowner Contribution per Unit</b>	<b>FY 2027 SRF 1 per Unit</b>	<b>FY 2027 SRF 2 per Unit</b>	<b>FY 2027 DS per Assessment per Unit</b>	<b>FY 2027 Total Assessment per Unit</b>	<b>FY 2026 Total Assessment per Unit</b>
TH - Prepaid	6	\$ 1,748.89	\$ 453.01	\$ -	1,290.32	3,492.22	2,749.81
SF - Prepaid	5	1,748.89	453.01	-	1,505.38	3,707.28	2,964.87
<b>Total</b>	<b>11</b>						

**Landowner Contributions GF and Off-Roll Assessments DSF**

<b>Product/Parcel</b>	<b>Units</b>	<b>FY 2027 GF Landowner Contribution per Unit*</b>	<b>FY 2027 SRF 1 per Unit</b>	<b>FY 2027 SRF 2 per Unit</b>	<b>FY 2027 DS per Assessment per Unit</b>	<b>FY 2027 Total Assessment per Unit</b>	<b>FY 2026 Total Assessment per Unit</b>
TH	74	\$ 1,626.47	\$ 421.30	\$ -	\$ 2,124.76	\$ 4,172.53	\$ 3,333.36
SF	77	1,626.47	421.30	-	2,655.95	\$ 4,703.71	3,827.36
<b>Total</b>	<b>151</b>						

**Landowner Contributions GF and Off-Roll Assessments DSF**

<b>Product/Parcel</b>	<b>Units</b>	<b>FY 2027 GF Landowner Contribution per Unit*</b>	<b>FY 2027 SRF 1 per Unit</b>	<b>FY 2027 SRF 2 per Unit</b>	<b>FY 2027 DS per Assessment per Unit</b>	<b>FY 2027 Total Assessment per Unit</b>	<b>FY 2026 Total Assessment per Unit</b>
TH	154	\$ 1,626.47	\$ -	\$ 189.94	\$ 2,124.76	\$ 3,941.17	\$ 3,333.36
<b>Total</b>	<b>154</b>						

\*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.