

Del Webb Oak Creek Community Development District

**Proposed Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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PROPOSED BUDGET
DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
O&M (Operation & Maintenance) Assessments	370,951
Debt Assessments (2023)	865,120
Debt Assessments (2025)	0
Interest Income	1,440
TOTAL REVENUES	\$ 1,237,511
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Management	38,148
Legal	26,000
Assessment Roll	5,000
Audit Fees	6,500
Arbitrage Rebate Fee	1,300
Insurance	7,000
Legal Advertisements	3,500
Miscellaneous	6,232
Postage	300
Office Supplies	1,000
Dues & Subscriptions	175
Website Management & ADA Compliance	3,000
Trustee Fees	8,600
Dissemination Services	3,500
Continuing Disclosure Fee	2,000
Total Administrative Expenditures	\$ 112,255
Maintenance Expenditures	
Engineering/Inspections	50,000
Miscellaneous Maintenance	56,000
Preserve Maintenance	75,000
Lake Bank Maintenance	60,000
Total Maintenance Expenditures	\$ 241,000
Total O&M Expenditures	\$ 353,255
REVENUES LESS EXPENDITURES	\$ 884,256
Bond Payments - Series 2023	(820,492)
Bond Payments - Series 2025	0
BALANCE	\$ 63,764
County Appraiser & Tax Collector Fee	(14,918)
Discounts For Early Payments	(48,846)
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
O&M (Operation & Maintenance) Assessments	200,208	205,791	370,951	Expenditures Less Interest & Carryover/.9484
Debt Assessments (2023)	1,155,654	868,542	865,120	Bond Payments/.9484
Debt Assessments (2025)	0	0	0	Bond Payments/.9484
Interest Income	11,175	480	1,440	Interest Projected At \$120 Per Month
TOTAL REVENUES	\$ 1,367,037	\$ 1,074,813	\$ 1,237,511	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	
Management	36,000	37,080	38,148	CPI Adjustment
Legal	12,994	26,000	26,000	No Change From 2024/2025 Budget
Assessment Roll	5,000	5,000	5,000	As Per Contract
Audit Fees	4,300	4,400	6,500	Increased Due To Second Bond
Arbitrage Rebate Fee	650	650	1,300	Increased Due To Second Bond
Insurance	5,375	6,000	7,000	Insurance Estimate
Legal Advertisements	1,634	3,500	3,500	No Change From 2024/2025 Budget
Miscellaneous	261	1,250	6,232	Administrative Contingency
Postage	283	250	300	\$50 Increase From 2024/2025 Budget
Office Supplies	283	1,250	1,000	\$250 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	Annual Fee Due Department Of Economic Opportunity
Website Management & ADA Compliance	3,000	3,000	3,000	\$250 X 12 Months
Trustee Fees	4,247	4,100	8,600	Increased Due To Second Bond
Dissemination Services	0	0	3,500	Required By Bond Underwriter
Continuing Disclosure Fee	1,000	1,000	2,000	Increased Due To Second Bond
Total Administrative Expenditures	\$ 75,202	\$ 93,655	\$ 112,255	
Maintenance Expenditures				
Engineering/Inspections	20,412	6,000	50,000	\$44,000 Increase From 2024/2025 Budget
Miscellaneous Maintenance	0	1,000	56,000	Maintenance Contingency
Preserve Maintenance	0	75,000	75,000	No Change From 2024/2025 Budget
Lake Bank Maintenance	0	20,000	60,000	\$40,000 Increase From 2024/2025 Budget
Total Maintenance Expenditures	\$ 20,412	\$ 102,000	\$ 241,000	
Total O&M Expenditures	\$ 95,614	\$ 195,655	\$ 353,255	
REVENUES LESS EXPENDITURES	\$ 1,271,423	\$ 879,158	\$ 884,256	
Bond Payments - Series 2023	(1,140,165)	(823,737)	(820,492)	2026 Principal & Interest Payments
Bond Payments - Series 2025	0	0	0	2026 Principal & Interest Payments
BALANCE	\$ 131,258	\$ 55,421	\$ 63,764	
County Appraiser & Tax Collector Fee	(572)	(12,966)	(14,918)	One Percent Of Total Assessment Roll + Per Parcel Collection Fee
Discounts For Early Payments	(18,712)	(42,455)	(48,846)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 111,974	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 111,974	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET (SERIES 2023)

DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2023/2024	2024/2025	2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	43,003	500	1,000	Projected Interest For 2025/2026
NAV Tax Collection	374,182	823,737	820,492	Maximum Debt Service Collection
Debt - Direct Bill	765,982	0	0	
Total Revenues	\$ 1,183,167	\$ 824,237	\$ 821,492	
EXPENDITURES				
Principal Payments	0	200,000	210,000	Principal Payment Due In 2026
Interest Payments	0	619,550	610,094	Interest Payment Due In 2026
Bond Redemption	0	4,687	1,398	Estimated Excess Debt Collections
Total Expenditures	\$ -	\$ 824,237	\$ 821,492	
Excess/ (Shortfall)	\$ 1,183,167	\$ -	\$ -	

Series 2023 Bond Information

Original Par Amount =	\$12,585,000	Annual Principal Payments Due =	May 1st
Interest Rate =	4.125% - 5.25%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	March 2023		
Maturity Date =	May 2053		
Par Amount As Of 1/1/25 =	\$12,390,000		

DETAILED FINAL DEBT SERVICE FUND BUDGET (SERIES 2025)

DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2023/2024	2024/2025	2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	0	0	1,000	Projected Interest For 2025/2026
NAV Tax Collection	0	0	0	Estimated Maximum Debt Service Collection
Debt - Direct Bill/Capitalized Interest Funding	0	0	499,000	Will Either Be Developer Funded Or Capitalized Interest Funded
Total Revenues	\$ -	\$ -	\$ 500,000	
EXPENDITURES				
Principal Payments	0	0	0	Estimated Principal Payment Due In 2026
Interest Payments	0	0	500,000	Estimated Interest Payment Due In 2026
Bond Redemption	0	0	0	Estimated Excess Debt Collections
Total Expenditures	\$ -	\$ -	\$ 500,000	
Excess/ (Shortfall)	\$ -	\$ -	\$ -	

Series 2025 Bond Information

Original Par Amount =	TBD	Annual Principal Payments Due =	May 1st
Interest Rate =	TBD	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	2025		
Maturity Date =	2056 (Estimated)		
Par Amount As Of 1/1/26 =	TBD		

**DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON**

	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
O & M For 40' Garden Unit	\$ 394.26	\$ 394.24	\$ 394.22
<u>Debt (2023) For 40' Garden Unit</u>	<u>\$ 1,562.50</u>	<u>\$ 1,562.50</u>	<u>\$ 1,562.50</u>
Total For 40' Garden Unit (2023 Bond)	\$ 1,956.76	\$ 1,956.74	\$ 1,956.72
O & M For 50' Classic Unit	\$ 394.26	\$ 394.24	\$ 394.22
<u>Debt (2023) For 50' Classic Unit</u>	<u>\$ 1,666.67</u>	<u>\$ 1,666.67</u>	<u>\$ 1,666.67</u>
Total For 50' Classic Unit (2023 Bond)	\$ 2,060.93	\$ 2,060.91	\$ 2,060.89
O & M For 65' Estate Unit	\$ 394.26	\$ 394.24	\$ 394.22
<u>Debt (2023) For 65' Estate Unit</u>	<u>\$ 1,770.83</u>	<u>\$ 1,770.83</u>	<u>\$ 1,770.83</u>
Total For 65' Estate Unit (2023 Bond)	\$ 2,165.09	\$ 2,165.07	\$ 2,165.05
O & M For 40'/45' Units	\$ -	\$ -	\$ 394.22
<u>Debt (2025) For 40'/45' Units</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Total For 40'/45' Units (2025 Bond)	\$ -	\$ -	\$ 394.22
O & M For 50' Units	\$ -	\$ -	\$ 394.22
<u>Debt (2025) For 50' Units</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Total For 50' Units (2025 Bond)	\$ -	\$ -	\$ 394.22
O & M For 64' Units	\$ -	\$ -	\$ 394.22
<u>Debt (2025) For 64' Units</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Total For 64' Units (2025 Bond)	\$ -	\$ -	\$ 394.22

* Assessments Include the Following:

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

Community Information (2023 Bond - Phases 1 and 2):

40' Garden Units: 144
50' Classic Units: 248
65' Estate Units: 130
Total: 522 Units

65' Estate Units Information

Total Units: 130
Less Prepayments: 1
Billed For Debt: 129

50' Classic Information

Total Units: 248
Less Prepayments: 1
Billed For Debt: 247

Total Units

2023 Bond: 522
2025 Bond: 419
Total Units: 941

Current Totals For
2025 Bond

40'/45' Single Family Units: 103
50' Single Family Units: 218
64' Single Family Units: 98
Total: 419 Units