

Del Webb Oak Creek
Community Development District

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

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PROPOSED BUDGET
DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

| | FISCAL YEAR 2026/2027 BUDGET |
|---|------------------------------------|
| REVENUES | |
| O&M (Operation & Maintenance) Assessments | 370,935 |
| Debt Assessments (2023) | 860,102 |
| Debt Assessments (2025) | 698,039 |
| Interest Income | 1,560 |
| TOTAL REVENUES | \$ 1,930,636 |
| EXPENDITURES | |
| Administrative Expenditures | |
| Supervisor Fees | 2,400 |
| Payroll Taxes (Employer) | 192 |
| Management | 39,168 |
| Legal | 23,000 |
| Assessment Roll | 5,000 |
| Audit Fees | 6,600 |
| Arbitrage Rebate Fee | 1,300 |
| Insurance | 6,600 |
| Legal Advertisements | 3,500 |
| Miscellaneous | 6,566 |
| Postage | 350 |
| Office Supplies | 1,000 |
| Dues & Subscriptions | 175 |
| Website Management & ADA Compliance | 3,000 |
| Trustee Fees | 8,600 |
| Dissemination Services | 3,500 |
| Continuing Disclosure Fee | 1,000 |
| Total Administrative Expenditures | \$ 111,951 |
| Maintenance Expenditures | |
| Engineering/Inspections | 50,000 |
| Miscellaneous Maintenance | 30,408 |
| Preserve Maintenance | 96,000 |
| Lake Bank Maintenance | 60,000 |
| Pipe Inspection/Repairs | 5,000 |
| Total Maintenance Expenditures | \$ 241,408 |
| Total O&M Expenditures | \$ 353,359 |
| REVENUES LESS EXPENDITURES | \$ 1,577,277 |
| Bond Payments - Series 2023 | (815,733) |
| Bond Payments - Series 2025 | (662,030) |
| BALANCE | \$ 99,514 |
| County Appraiser & Tax Collector Fee | (23,282) |
| Discounts For Early Payments | (76,232) |
| EXCESS/ (SHORTFALL) | \$ - |
| Carryover From Prior Year | 0 |
| NET EXCESS/ (SHORTFALL) | \$ - |

DETAILED PROPOSED BUDGET
DEL WEBB OAK CREEK 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 (Operation & Maintenance) Assessments | 208,453 | 370,951 | 370,935 | Expenditures Less Interest & Carryover/.9484 |
| Debt Assessments (2023) | 868,543 | 861,874 | 860,102 | Bond Payments/.9484 |
| Debt Assessments (2025) | 0 | 0 | 698,039 | Bond Payments/.9484 |
| Interest Income | 12,883 | 1,440 | 1,560 | Interest Projected At \$130 Per Month |
| TOTAL REVENUES | \$ 1,089,879 | \$ 1,234,265 | \$ 1,930,636 | |
| EXPENDITURES | | | | |
| Administrative Expenditures | | | | |
| Supervisor Fees | 0 | 0 | 2,400 | Supervisor Fees |
| Payroll Taxes (Employer) | 0 | 0 | 192 | Projected At 8% Of Supervisor Fees |
| Management | 37,080 | 38,148 | 39,168 | CPI Adjustment |
| Legal | 36,525 | 26,000 | 23,000 | Higher Fees In 24/25 Due To Boundary Amendment |
| Assessment Roll | 5,000 | 5,000 | 5,000 | As Per Contract |
| Audit Fees | 4,400 | 6,500 | 6,600 | \$100 Increase From 2024/2025 Budget |
| Arbitrage Rebate Fee | 650 | 1,300 | 1,300 | No Change From 2025/2026 Budget |
| Insurance | 5,590 | 7,000 | 6,600 | FY 25/26 Expenditure Was \$5,925 |
| Legal Advertisements | 8,570 | 3,500 | 3,500 | No Change From 2025/2026 Budget |
| Miscellaneous | 727 | 6,232 | 6,566 | Administrative Contingency |
| Postage | 491 | 300 | 350 | \$50 Increase From 2025/2026 Budget |
| Office Supplies | 999 | 1,000 | 1,000 | No Change From 2025/2026 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 | 4,246 | 8,600 | 8,600 | No Change From 2025/2026 Budget |
| Dissemination Services | 0 | 3,500 | 3,500 | Required By Bond Underwriter |
| Continuing Disclosure Fee | 500 | 2,000 | 1,000 | \$1,000 Decrease From 2025/2026 Budget |
| Total Administrative Expenditures | \$ 107,953 | \$ 112,255 | \$ 111,951 | |
| Maintenance Expenditures | | | | |
| Engineering/Inspections | 45,044 | 50,000 | 50,000 | No Change From 2025/2026 Budget |
| Miscellaneous Maintenance | 0 | 51,000 | 30,408 | Maintenance Contingency |
| Preserve Maintenance | 106,958 | 75,000 | 96,000 | \$21,000 Increase From 2025/2026 Budget |
| Lake Bank Maintenance | 22,570 | 60,000 | 60,000 | No Change From 2025/2026 Budget |
| Pipe Inspection/Repairs | 0 | 5,000 | 5,000 | No Change From 2025/2026 Budget |
| Total Maintenance Expenditures | \$ 174,572 | \$ 241,000 | \$ 241,408 | |
| Total O&M Expenditures | \$ 282,525 | \$ 353,255 | \$ 353,359 | |
| REVENUES LESS EXPENDITURES | \$ 807,354 | \$ 881,010 | \$ 1,577,277 | |
| Bond Payments - Series 2023 | (833,902) | (817,413) | (815,733) | 2027 Principal & Interest Payments |
| Bond Payments - Series 2025 | 0 | 0 | (662,030) | 2027 Principal & Interest Payments |
| BALANCE | \$ (26,548) | \$ 63,597 | \$ 99,514 | |
| County Appraiser & Tax Collector Fee | (1,268) | (14,879) | (23,282) | One Percent Of Total Assessment Roll + Per Parcel Collection Fee |
| Discounts For Early Payments | (41,370) | (48,718) | (76,232) | Four Percent Of Total Assessment Roll |
| EXCESS/ (SHORTFALL) | \$ (69,186) | \$ - | \$ - | |
| Carryover From Prior Year | 0 | 0 | 0 | Carryover From Prior Year |
| NET EXCESS/ (SHORTFALL) | \$ (69,186) | \$ - | \$ - | |

DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2023)
DEL WEBB OAK CREEK 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 | 33,514 | 1,000 | 2,000 | Projected Interest For 2026/2027 |
| NAV Tax Collection | 833,901 | 817,413 | 815,733 | Maximum Debt Service Collection |
| Prepaid Bond Collection | 71,637 | 0 | 0 | |
| Total Revenues | \$ 939,052 | \$ 818,413 | \$ 817,733 | |
| EXPENDITURES | | | | |
| Principal Payments | 200,000 | 210,000 | 220,000 | Principal Payment Due In 2027 |
| Interest Payments | 623,675 | 607,129 | 596,469 | Interest Payment Due In 2027 |
| Bond Redemption | 20000 | 1,284 | 1,264 | Estimated Excess Debt Collections |
| Total Expenditures | \$ 843,675 | \$ 818,413 | \$ 817,733 | |
| Excess/ (Shortfall) | \$ 95,377 | \$ - | \$ - | |

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 1/1/26 = \$12,075,000

DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2025)

DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

OCTOBER 1, 2026 - SEPTEMBER 30, 2027

| | FISCAL YEAR | FISCAL YEAR | FISCAL YEAR | |
|---|-------------|-------------------|-------------------|---|
| | 2024/2025 | 2025/2026 | 2026/2027 | |
| REVENUES | ACTUAL | BUDGET | BUDGET | COMMENTS |
| Interest Income | 0 | 0 | 1,000 | Projected Interest For 2026/2027 |
| NAV Tax Collection | 0 | 0 | 662,030 | Maximum Debt Service Collection |
| Debt - Direct Bill/Capitalized Interest Funding | 0 | 660,580 | 0 | |
| Total Revenues | \$ - | \$ 660,580 | \$ 663,030 | |
| EXPENDITURES | | | | |
| Principal Payments | 0 | 120,000 | 145,000 | Estimated Principal Payment Due In 2027 |
| Interest Payments | 0 | 540,580 | 512,513 | Estimated Interest Payment Due In 2027 |
| Bond Redemption | 0 | 0 | 5,517 | Estimated Excess Debt Collections |
| Total Expenditures | \$ - | \$ 660,580 | \$ 663,030 | |
| Excess/ (Shortfall) | \$ - | \$ - | \$ - | |

Series 2025 Bond Information

Original Par Amount = \$9,660,000 Annual Principal Payments Due = May 1st

Interest Rate = 3.75% - 5.625% Annual Interest Payments Due = May 1st & November 1st

Issue Date = October 2025

Maturity Date = May 2055

Par Amount As Of 1/1/26 = \$9,660,000

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

| | Fiscal Year 2024/2025 Assessment* | Fiscal Year 2025/2026 Assessment* | Fiscal Year 2026/2027 Projected Assessment* |
|---|---|---|---|
| O & M For 40' Garden Unit | \$ 394.24 | \$ 394.22 | \$ 394.20 |
| <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) | \$ 1,956.74 | \$ 1,956.72 | \$ 1,956.70 |
| O & M For 50' Classic Unit | \$ 394.24 | \$ 394.22 | \$ 394.20 |
| <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) | \$ 2,060.91 | \$ 2,060.89 | \$ 2,060.87 |
| O & M For 65' Estate Unit | \$ 394.24 | \$ 394.22 | \$ 394.20 |
| <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) | \$ 2,165.07 | \$ 2,165.05 | \$ 2,165.03 |
| O & M For 40' Scenic Units | \$ - | \$ 394.22 | \$ 394.20 |
| <u>Debt (2025) For 40' Scenic Units</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ 1,563.17</u> |
| Total For 40'/45' Units (2025 Bond) | \$ - | \$ 394.22 | \$ 1,957.37 |
| O & M For 50' Distinctive Units | \$ - | \$ 394.22 | \$ 394.20 |
| <u>Debt (2025) For 50' Distinctive Units</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ 1,667.21</u> |
| Total For 50' Units (2025 Bond) | \$ - | \$ 394.22 | \$ 2,061.41 |
| O & M For 65' Echelon Units | \$ - | \$ 394.22 | \$ 394.20 |
| <u>Debt (2025) For 65' Echelon Units</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ 1,771.24</u> |
| Total For 64' Units (2025 Bond) | \$ - | \$ 394.22 | \$ 2,165.44 |

* 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

40' Estate Units Information

Total Units: 144
Less Prepayments: 1
Billed For Debt: 143

50' Classic Information

Total Units: 248
Less Prepayments: 2
Billed For Debt: 246

65' Estate Units Information

Total Units: 130
Less Prepayments: 2
Billed For Debt: 128

Total Units

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

Totals For

2025 Bond
40'/45' Scenic Units: 103
50' Distinctive Units: 218
65' Echelon Units: 98
Total: 419 Units