

Del Webb Oak Creek Community Development District

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

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FINAL 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)	858,433
Debt Assessments (2025)	698,039
Interest Income	1,560
TOTAL REVENUES	\$ 1,928,967
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	\$ 1,575,608
Bond Payments - Series 2023	(814,150)
Bond Payments - Series 2025	(662,030)
BALANCE	\$ 99,428
County Appraiser & Tax Collector Fee	(23,262)
Discounts For Early Payments	(76,166)
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL 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	858,433	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	\$ 1,928,967	
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	\$ 1,575,608	
Bond Payments - Series 2023	(833,902)	(817,413)	(814,150)	2027 Principal & Interest Payments
Bond Payments - Series 2025	0	0	(662,030)	2027 Principal & Interest Payments
BALANCE	\$ (26,548)	\$ 63,597	\$ 99,428	
County Appraiser & Tax Collector Fee	(1,268)	(14,879)	(23,262)	One Percent Of Total Assessment Roll + Per Parcel Collection Fee
Discounts For Early Payments	(41,370)	(48,718)	(76,166)	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 FINAL 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	FISCAL YEAR	FISCAL YEAR	
	2024/2025	2025/2026	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	814,150	Maximum Debt Service Collection
Prepaid Bond Collection	71,637	0	0	
Total Revenues	\$ 939,052	\$ 818,413	\$ 816,150	
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	(319)	Estimated Excess Debt Collections
Total Expenditures	\$ 843,675	\$ 818,413	\$ 816,150	
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 FINAL 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

2 new prepayments for 26-27
23 bond 1 65' 1 50'
total of 6 40-1,50-3,65-2