# OCALA PRESERVE COMMUNITY DEVELOPMENT DISTRICT ADOPTED BUDGET FISCAL YEAR 2024

## OCALA PRESERVE COMMUNITY DEVELOPMENT DISTRICT TABLE OF CONTENTS

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## OCALA PRESERVE COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND BUDGET FISCAL YEAR 2024

	Fiscal Year 2023						
	Adopted	Adopted					
	Budget	through	through	Actual &	Budget		
DEVENUE	FY 2023	02/28/2023	9/30/2023	Projected	FY 2024		
Accomment lover on roll gross	\$ 32,762				\$ 32,762		
Assessment levy: on-roll - gross Allowable discounts (4%)	\$ 32,762 (1,310)				\$ 32,762 (1,310)		
Assessment levy: on-roll - net	31,452	\$ 12,347	\$ 19,105	\$ 31,452	31,452		
Assessment levy: off-roll	75,828	23,082	52,746	75,828	75,828		
Landowner contribution	70,020	14,404	396	14,800	70,020		
Interest	_	1 1, 10 1	-	- 1,000	_		
Total revenues	107,280	49,833	72,247	122,080	107,280		
EXPENDITURES							
Professional & administrative							
Management/accounting/recording**	48,000	21,250	26,750	48,000	48,000		
Legal	25,000	1,989	23,011	25,000	25,000		
Engineering	2,000	907	1,093	2,000	2,000		
Audit	6,000	-	6,000	6,000	6,000		
Arbitrage rebate calculation*	1,000	-	1,000	1,000	1,000		
Dissemination agent*	2,000	833	1,167	2,000	2,000		
Trustee* - series 2021	4,750	4,031	719	4,750	4,750		
Trustee* - series 2022	4,750	-	4,750	4,750	4,750		
Debt service fund accounting	3,000	-	3,000	3,000	3,000		
Telephone	200	83	117	200	200		
Postage	500	16	484	500	500		
Printing & binding	500	208	292	500	500		
Legal advertising	1,500	-	1,500	1,500	1,500		
Annual special district fee	175	175	-	175	175		
Insurance	5,500	5,375	-	5,375	5,500		
Contingencies/bank charges	500	-	500	500	500		
Website hosting & maintenance	705	705	-	705	705		
Website ADA compliance	210	-	210	210	210		
Tax collector	983	246	737	983	983		
Total expenditures	107,273	35,818	71,330	107,148	107,273		
Excess/(deficiency) of revenues							
over/(under) expenditures	7	14,015	917	14,932	7		
Fund balance - beginning (unaudited)	-	(14,932)	(917)	(14,932)			
Fund balance - ending	\$ 7	\$ (917)	\$ -	\$ -	\$ 7		

<sup>\*</sup> These items will be realized when bonds are issued

### OCALA PRESERVE COMMUNITY DEVELOPMENT DISTRICT DEFINITIONS OF GENERAL FUND EXPENDITURES

#### **EXPENDITURES**

Management/accounting/recording**  Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.  Legal  General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.  Engineering The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.  Audit  Audit Associates exerced and accounting procedures.  Arbitrage rebate calculation* To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.  Dissemination agent* The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.  Trustee'- series 2021 Annual fee for the service provided by trustee, paying agent and registrar.  Trustee'- series 2021 Annual fee for the service provided by trustee, paying agent and registrar.  Trustee' series 2022 Bebt service fund accounting Telephone and fax machine.  Postage Mailing of agenda packages, overnight deliveries, correspondence, etc.  Printing & binding Letterhead, envelopes, copies, agenda packages Legal advertising The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.  Annual special district fee Annual fee paid to the Florida Department of Economic Opportun	EXPENDITURES	
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Hunt & Associates serves as dissemination agent.  Trustee* - series 2021 4,750 Annual fee for the service provided by trustee, paying agent and registrar.  Trustee* - series 2022 4,750 Debt service fund accounting 3,000 Telephone 200 Telephone 200 Mailing of agenda packages, overnight deliveries, correspondence, etc.  Printing & binding 500 Letterhead, envelopes, copies, agenda packages Legal advertising 1,500 The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.  Annual special district fee 175 Annual fee paid to the Florida Department of Economic Opportunity.  Insurance 5,500 The District will obtain public officials and general liability insurance.  Contingencies/bank charges 500 Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.  Website hosting & maintenance 705 Website ADA compliance 210 Tax collector 983		
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Debt service fund accounting Telephone Telephone and fax machine.  Postage Mailing of agenda packages, overnight deliveries, correspondence, etc.  Printing & binding Letterhead, envelopes, copies, agenda packages  Legal advertising The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.  Annual special district fee Annual fee paid to the Florida Department of Economic Opportunity.  Insurance The District will obtain public officials and general liability insurance.  Contingencies/bank charges Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.  Website hosting & maintenance  Website ADA compliance Tax collector  3,000 200 3,00		4.750
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Mailing of agenda packages, overnight deliveries, correspondence, etc.  Printing & binding 500 Letterhead, envelopes, copies, agenda packages  Legal advertising 1,500 The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.  Annual special district fee 175 Annual fee paid to the Florida Department of Economic Opportunity.  Insurance 5,500 The District will obtain public officials and general liability insurance.  Contingencies/bank charges 500 Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.  Website hosting & maintenance 705 Website ADA compliance 210 Tax collector 983	·	
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Legal advertising 1,500 The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.  Annual special district fee 175 Annual fee paid to the Florida Department of Economic Opportunity.  Insurance 5,500 The District will obtain public officials and general liability insurance.  Contingencies/bank charges 5500 Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.  Website hosting & maintenance 705 Website ADA compliance 210 Tax collector 983		
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The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.  Annual special district fee 175    Annual fee paid to the Florida Department of Economic Opportunity.  Insurance 5,500    The District will obtain public officials and general liability insurance.  Contingencies/bank charges 500    Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.  Website hosting & maintenance 705 Website ADA compliance 210 Tax collector 983		
bids, etc.  Annual special district fee 175    Annual fee paid to the Florida Department of Economic Opportunity.  Insurance 5,500    The District will obtain public officials and general liability insurance.  Contingencies/bank charges 500    Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.  Website hosting & maintenance 705 Website ADA compliance 210 Tax collector 983		1,500
Annual special district fee Annual fee paid to the Florida Department of Economic Opportunity.  Insurance The District will obtain public officials and general liability insurance.  Contingencies/bank charges Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.  Website hosting & maintenance  Website ADA compliance Tax collector  175  175  175  175  175  175  175  17		
Annual fee paid to the Florida Department of Economic Opportunity.  Insurance 5,500 The District will obtain public officials and general liability insurance.  Contingencies/bank charges 500 Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.  Website hosting & maintenance 705 Website ADA compliance 210 Tax collector 983		
Insurance 5,500 The District will obtain public officials and general liability insurance.  Contingencies/bank charges 500 Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.  Website hosting & maintenance 705 Website ADA compliance 210 Tax collector 983	·	175
The District will obtain public officials and general liability insurance.  Contingencies/bank charges 500  Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.  Website hosting & maintenance 705  Website ADA compliance 210  Tax collector 983	Annual fee paid to the Florida Department of Economic Opportunity.	
Contingencies/bank charges  Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.  Website hosting & maintenance  Website ADA compliance  Tax collector  500  705  210  983	Insurance	5,500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.  Website hosting & maintenance 705  Website ADA compliance 210  Tax collector 983	The District will obtain public officials and general liability insurance.	
automated AP routing etc.  Website hosting & maintenance 705  Website ADA compliance 210  Tax collector 983	Contingencies/bank charges	500
Website hosting & maintenance705Website ADA compliance210Tax collector983		
Website ADA compliance 210 Tax collector 983	automated AP routing etc.	
Tax collector 983	Website hosting & maintenance	705
	Website ADA compliance	210
Total expenditures \$107,273	Tax collector	983
	Total expenditures	\$107,273

## OCALA PRESERVE COMMUNITY DEVELOPMENT DISTRICT DEBT SERVICE FUND BUDGET - SERIES 2021 FISCAL YEAR 2024

		Fiscal Year 2023					
	Adopted	Actual	Projected		Total	Adopted	
	Budget	through	through	F	Actual &	Budget	
	FY 2023	02/28/2023	9/30/2023	P	rojected	FY 2024	
REVENUES							
Assessment levy: on-roll	\$232,723					\$ 232,723	
Allowable discounts (4%)	(9,309)					(9,309)	
Net assessment levy - on-roll	223,414	\$ 87,711	\$ 135,703	\$	223,414	223,414	
Interest		719			719		
Total revenues	223,414	88,430	135,703		224,133	223,414	
EXPENDITURES							
Debt service							
Principal	95,000	95,000	-		95,000	85,000	
Interest	129,587	65,358	64,229		129,587	127,449	
Tax collector	6,982	1,745	5,237		6,982	6,982	
Total expenditures	231,569	162,103	69,466		231,569	219,431	
Excess/(deficiency) of revenues							
over/(under) expenditures	(8,155)	(73,673)	66,237		(7,436)	3,983	
Fund balance:							
Beginning fund balance (unaudited)	212,535	210,246	136,573		210,246	202,810	
Ending fund balance (projected)	\$204,380	\$ 136,573	\$ 202,810	\$	202,810	206,793	
Use of fund balance:						(53,526)	
Debt service reserve account balance (required)							
Principal and interest expense - November 1, 2024							
Projected fund balance surplus/(deficit) as of September 30, 2024							

### OCALA PRESERVE COMMUNITY DEVELOPMENT DISTRICT SERIES 2021 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
_	Fillicipai	Coupon Nate	IIILETESL	Debt Service	Dalatice
05/01/22			52,286.00	52,286.00	3,855,000.00
11/01/22	95,000.00	2.375%	65,357.50	160,357.50	3,760,000.00
05/01/23	,		64,229.38	64,229.38	3,760,000.00
11/01/23	85,000.00	2.375%	64,229.38	149,229.38	3,675,000.00
05/01/24	·		63,220.00	63,220.00	3,675,000.00
11/01/24	85,000.00	2.375%	63,220.00	148,220.00	3,590,000.00
05/01/25			62,210.63	62,210.63	3,590,000.00
11/01/25	85,000.00	2.375%	62,210.63	147,210.63	3,505,000.00
05/01/26			61,201.25	61,201.25	3,505,000.00
11/01/26	90,000.00	2.375%	61,201.25	151,201.25	3,415,000.00
05/01/27			60,132.50	60,132.50	3,415,000.00
11/01/27	90,000.00	2.875%	60,132.50	150,132.50	3,325,000.00
05/01/28			58,838.75	58,838.75	3,325,000.00
11/01/28	95,000.00	2.875%	58,838.75	153,838.75	3,230,000.00
05/01/29			57,473.13	57,473.13	3,230,000.00
11/01/29	95,000.00	2.875%	57,473.13	152,473.13	3,135,000.00
05/01/30			56,107.50	56,107.50	3,135,000.00
11/01/30	100,000.00	2.875%	56,107.50	156,107.50	3,035,000.00
05/01/31			54,670.00	54,670.00	3,035,000.00
11/01/31	100,000.00	2.875%	54,670.00	154,670.00	2,935,000.00
05/01/32			53,232.50	53,232.50	2,935,000.00
11/01/32	105,000.00	3.100%	53,232.50	158,232.50	2,830,000.00
05/01/33		0.4000/	51,605.00	51,605.00	2,830,000.00
11/01/33	110,000.00	3.100%	51,605.00	161,605.00	2,720,000.00
05/01/34	440 000 00	0.4000/	49,900.00	49,900.00	2,720,000.00
11/01/34	110,000.00	3.100%	49,900.00	159,900.00	2,610,000.00
05/01/35	445 000 00	2.4000/	48,195.00	48,195.00	2,610,000.00
11/01/35 05/01/36	115,000.00	3.100%	48,195.00 46,412.50	163,195.00 46,412.50	2,495,000.00
11/01/36	120,000.00	3.100%	46,412.50	166,412.50	2,495,000.00 2,375,000.00
05/01/37	120,000.00	3.10076	44,552.50	44,552.50	2,375,000.00
11/01/37	125,000.00	3.100%	44,552.50	169,552.50	2,250,000.00
05/01/38	123,000.00	5.10070	42,615.00	42,615.00	2,250,000.00
11/01/38	125,000.00	3.100%	42,615.00	167,615.00	2,125,000.00
05/01/39	120,000.00	0.10070	40,677.50	40,677.50	2,125,000.00
11/01/39	130,000.00	3.100%	40,677.50	170,677.50	1,995,000.00
05/01/40	100,000.00	0.10070	38,662.50	38,662.50	1,995,000.00
11/01/40	135,000.00	3.100%	38,662.50	173,662.50	1,860,000.00
05/01/41	. 55,555.55	00070	36,570.00	36,570.00	1,860,000.00
11/01/41	140,000.00	3.100%	36,570.00	176,570.00	1,720,000.00
05/01/42	-,		34,400.00	34,400.00	1,720,000.00
11/01/42	145,000.00	4.000%	34,400.00	179,400.00	1,575,000.00
05/01/43	,		31,500.00	31,500.00	1,575,000.00
11/01/43	150,000.00	4.000%	31,500.00	181,500.00	1,425,000.00
05/01/44			28,500.00	28,500.00	1,425,000.00
11/01/44	155,000.00	4.000%	28,500.00	183,500.00	1,270,000.00
05/01/45			25,400.00	25,400.00	1,270,000.00
11/01/45	160,000.00	4.000%	25,400.00	185,400.00	1,110,000.00

### OCALA PRESERVE COMMUNITY DEVELOPMENT DISTRICT SERIES 2021 AMORTIZATION SCHEDULE

	Between	O	I	Dald Canada	Bond
	Principal	Coupon Rate	Interest	Debt Service	Balance
05/01/46			22,200.00	22,200.00	1,110,000.00
11/01/46	165,000.00	4.000%	22,200.00	187,200.00	945,000.00
05/01/47			18,900.00	18,900.00	945,000.00
11/01/47	175,000.00	4.000%	18,900.00	193,900.00	770,000.00
05/01/48			15,400.00	15,400.00	770,000.00
11/01/48	180,000.00	4.000%	15,400.00	195,400.00	590,000.00
05/01/49			11,800.00	11,800.00	590,000.00
11/01/49	190,000.00	4.000%	11,800.00	201,800.00	400,000.00
05/01/50			8,000.00	8,000.00	400,000.00
11/01/50	195,000.00	4.000%	8,000.00	203,000.00	205,000.00
05/01/51			4,100.00	4,100.00	205,000.00
11/01/51	205,000.00	4.000%	4,100.00	209,100.00	-
Total	3,760,000.00		2,317,181.90	6,077,181.90	

## OCALA PRESERVE COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON PROJECTED FISCAL YEAR 2024 ASSESSMENTS

On-Roll - Phase One										
Product/Parcel	Units	FY 2024 O&M Assessment per Unit		FY 2024 DS Assessment per Unit		FY 2024 Total Assessment per Unit		FY 2023 Total Assessment per Unit		
Townhome/Villa 36'	84	\$	87.83	\$	623.88	\$	711.71	\$	711.71	
Single Family 40'	22		97.58		693.19		790.77		790.77	
Single Family 45'	1		109.78		779.84		889.62		889.62	
Single Family 50'	126		121.98		866.49		988.47		988.47	
Single Family 60'	53		146.38		1,039.79		1,186.17		1,186.17	
Total	286									

#### Off-Roll Assessments - Future Phases

Product/Parcel	Units	Asse	024 O&M essment er Unit	Asses	24 DS sment Unit	Ass	024 Total essment er Unit	Ass	Y 2023 Total essment er Unit
Townhome/Villa 36'	52	\$	81.68	\$	-	\$	81.68	\$	81.68
Single Family 40'	127		90.75		-		90.75		90.75
Single Family 45'	30		102.10		-		102.10		102.10
Single Family 50'	374		113.44		-		113.44		113.44
Single Family 60'	107		136.13		-		136.13		136.13
Total	690								