

**OCALA PRESERVE
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2025**

**OCALA PRESERVE
COMMUNITY DEVELOPMENT DISTRICT
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**OCALA PRESERVE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Adopted Budget FY 2025
	Adopted Budget FY 2024	Actual through 03/31/24	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 32,762				\$ 78,106
Allowable discounts (4%)	(1,310)				(3,124)
Assessment levy: on-roll - net	31,452	\$ 29,175	\$ 2,277	\$ 31,452	74,982
Assessment levy: off-roll	75,828	37,165	38,663	75,828	34,057
Total revenues	107,280	66,340	40,940	107,280	109,039
EXPENDITURES					
Professional & administrative					
Management/accounting/recording**	48,000	24,000	24,000	48,000	48,000
Legal	25,000	3,227	21,773	25,000	22,000
Engineering	2,000	198	1,802	2,000	2,200
Audit	6,000	4,500	1,500	6,000	6,000
Arbitrage rebate calculation*	1,000	-	1,000	1,000	1,000
Dissemination agent*	2,000	1,000	1,000	2,000	2,000
EMMA software service	-	-	-	-	1,000
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	1,500	1,500	3,000	3,000
Telephone	200	100	100	200	200
Postage	500	20	480	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	-	1,500	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	-	5,500	5,500	6,200
Contingencies/bank charges	500	75	425	500	2,000
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	-	210	210	210
Tax collector	983	582	401	983	2,343
Total expenditures	107,273	40,363	66,910	107,273	109,033
Excess/(deficiency) of revenues over/(under) expenditures	7	25,977	(25,970)	7	6
Fund balance - beginning (unaudited)	-	20,198	46,175	20,198	20,205
Fund balance - ending	\$ 7	\$ 46,175	\$ 20,205	\$ 20,205	\$ 20,211

* These items will be realized when bonds are issued

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

EXPENDITURES

Professional & administrative

Management/accounting/recording**	\$ 48,000
<p>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.</p>	
Legal	22,000
<p>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.</p>	
Engineering	2,200
<p>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.</p>	
Audit	6,000
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation*	1,000
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent*	2,000
<p>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.</p>	
EMMA software service	1,000
Trustee* - series 2021	4,750
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Trustee* - series 2022	4,750
Debt service fund accounting	3,000
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages</p>	
Legal advertising	1,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	6,200
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	2,000
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	
Website hosting & maintenance	705
Website ADA compliance	210
Tax collector	2,343
Total expenditures	<u><u>\$ 109,033</u></u>

**OCALA PRESERVE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021
FISCAL YEAR 2025**

	Fiscal Year 2024				Adopted Budget FY 2025
	Adopted Budget FY 2024	Actual through 03/31/24	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 232,723				\$ 232,896
Allowable discounts (4%)	(9,309)				(9,316)
Net assessment levy - on-roll	223,414	\$ 207,249	\$ 16,165	\$ 223,414	223,580
Interest	-	3,691	-	3,691	-
Total revenues	223,414	210,940	16,165	227,105	223,580
EXPENDITURES					
Debt service					
Principal	85,000	85,000	-	85,000	85,000
Interest	127,449	64,229	63,220	127,449	125,431
Tax collector	6,982	4,132	2,850	6,982	6,987
Total expenditures	219,431	153,361	66,070	219,431	217,418
Excess/(deficiency) of revenues over/(under) expenditures	3,983	57,579	(49,905)	7,674	6,162
Fund balance:					
Beginning fund balance (unaudited)	202,810	214,791	272,370	214,791	222,465
Ending fund balance (projected)	<u>\$206,793</u>	<u>\$ 272,370</u>	<u>\$ 222,465</u>	<u>\$ 222,465</u>	<u>228,627</u>
Use of fund balance:					
Debt service reserve account balance (required)					(53,526)
Principal and interest expense - November 1, 2025					(147,211)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 27,890</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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			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			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			48,195.00	48,195.00	2,610,000.00
11/01/35	115,000.00	3.100%	48,195.00	163,195.00	2,495,000.00
05/01/36			46,412.50	46,412.50	2,495,000.00
11/01/36	120,000.00	3.100%	46,412.50	166,412.50	2,375,000.00
05/01/37			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			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			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			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			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**

	Principal	Coupon Rate	Interest	Debt Service	Bond 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	3,675,000.00		2,189,732.52	5,864,732.52	

**OCALA PRESERVE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023
FISCAL YEAR 2025**

	Fiscal Year 2024				
	Adopted Amended Budget FY 2024	Actual through 03/31/24	Projected through 9/30/2024	Total Actual & Projected	Adopted Budget FY 2025
REVENUES					
Assessment levy: on-roll	\$ -				\$ 404,320
Allowable discounts (4%)	-				(16,173)
Net assessment levy - on-roll	-	\$ -	\$ -	\$ -	388,147
Assessment levy: off-roll	371,974	34,946	337,028	371,974	-
Interest	-	4,378	-	4,378	-
Total revenues	371,974	39,324	337,028	376,352	388,147
EXPENDITURES					
Debt service					
Principal	70,000	-	70,000	70,000	75,000
Interest	178,314	28,330	149,984	178,314	296,555
Tax collector	-	-	-	-	12,130
Cost of issuance	-	5,724	-	5,724	-
Total expenditures	248,314	34,054	219,984	254,038	383,685
Excess/(deficiency) of revenues over/(under) expenditures	123,660	5,270	117,044	122,314	4,462
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(276)	-	(276)	-
Total other financing sources/(uses)	-	(276)	-	(276)	-
Net increase/(decrease) in fund balance	123,660	4,994	117,044	122,038	4,462
Fund balance:					
Beginning fund balance (unaudited)	214,317	220,242	225,236	220,242	342,280
Ending fund balance (projected)	<u>\$337,977</u>	<u>\$ 225,236</u>	<u>\$ 342,280</u>	<u>\$ 342,280</u>	<u>346,742</u>
Use of fund balance:					
Debt service reserve account balance (required)					(185,987)
Principal and interest expense - November 1, 2025					(146,449)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 14,306</u>

**OCALA PRESERVE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/24			148,277.50	148,277.50	5,190,000.00
05/01/25	75,000.00	4.875%	148,277.50	223,277.50	5,115,000.00
11/01/25			146,449.38	146,449.38	5,115,000.00
05/01/26	80,000.00	4.875%	146,449.38	226,449.38	5,035,000.00
11/01/26			144,499.38	144,499.38	5,035,000.00
05/01/27	80,000.00	4.875%	144,499.38	224,499.38	4,955,000.00
11/01/27			142,549.38	142,549.38	4,955,000.00
05/01/28	85,000.00	4.875%	142,549.38	227,549.38	4,870,000.00
11/01/28			140,477.50	140,477.50	4,870,000.00
05/01/29	90,000.00	4.875%	140,477.50	230,477.50	4,780,000.00
11/01/29			138,283.75	138,283.75	4,780,000.00
05/01/30	95,000.00	4.875%	138,283.75	233,283.75	4,685,000.00
11/01/30			135,968.13	135,968.13	4,685,000.00
05/01/31	100,000.00	5.700%	135,968.13	235,968.13	4,585,000.00
11/01/31			133,118.13	133,118.13	4,585,000.00
05/01/32	105,000.00	5.700%	133,118.13	238,118.13	4,480,000.00
11/01/32			130,125.63	130,125.63	4,480,000.00
05/01/33	115,000.00	5.700%	130,125.63	245,125.63	4,365,000.00
11/01/33			126,848.13	126,848.13	4,365,000.00
05/01/34	120,000.00	5.700%	126,848.13	246,848.13	4,245,000.00
11/01/34			123,428.13	123,428.13	4,245,000.00
05/01/35	125,000.00	5.700%	123,428.13	248,428.13	4,120,000.00
11/01/35			119,865.63	119,865.63	4,120,000.00
05/01/36	135,000.00	5.700%	119,865.63	254,865.63	3,985,000.00
11/01/36			116,018.13	116,018.13	3,985,000.00
05/01/37	140,000.00	5.700%	116,018.13	256,018.13	3,845,000.00
11/01/37			112,028.13	112,028.13	3,845,000.00
05/01/38	150,000.00	5.700%	112,028.13	262,028.13	3,695,000.00
11/01/38			107,753.13	107,753.13	3,695,000.00
05/01/39	160,000.00	5.700%	107,753.13	267,753.13	3,535,000.00
11/01/39			103,193.13	103,193.13	3,535,000.00
05/01/40	170,000.00	5.700%	103,193.13	273,193.13	3,365,000.00
11/01/40			98,348.13	98,348.13	3,365,000.00
05/01/41	180,000.00	5.700%	98,348.13	278,348.13	3,185,000.00
11/01/41			93,218.13	93,218.13	3,185,000.00
05/01/42	190,000.00	5.700%	93,218.13	283,218.13	2,995,000.00
11/01/42			87,803.13	87,803.13	2,995,000.00
05/01/43	200,000.00	5.700%	87,803.13	287,803.13	2,795,000.00
11/01/43			82,103.13	82,103.13	2,795,000.00
05/01/44	210,000.00	5.875%	82,103.13	292,103.13	2,585,000.00
11/01/44			75,934.38	75,934.38	2,585,000.00
05/01/45	225,000.00	5.875%	75,934.38	300,934.38	2,360,000.00
11/01/45			69,325.00	69,325.00	2,360,000.00
05/01/46	240,000.00	5.875%	69,325.00	309,325.00	2,120,000.00
11/01/46			62,275.00	62,275.00	2,120,000.00

**OCALA PRESERVE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE**

05/01/47	250,000.00	5.875%	62,275.00	312,275.00	1,870,000.00
11/01/47			54,931.25	54,931.25	1,870,000.00
05/01/48	265,000.00	5.875%	54,931.25	319,931.25	1,605,000.00
11/01/48			47,146.88	47,146.88	1,605,000.00
05/01/49	285,000.00	5.875%	47,146.88	332,146.88	1,320,000.00
11/01/49			38,775.00	38,775.00	1,320,000.00
05/01/50	300,000.00	5.875%	38,775.00	338,775.00	1,020,000.00
11/01/50			29,962.50	29,962.50	1,020,000.00
05/01/51	320,000.00	5.875%	29,962.50	349,962.50	700,000.00
11/01/51			20,562.50	20,562.50	700,000.00
05/01/52	340,000.00	5.875%	20,562.50	360,562.50	360,000.00
11/01/52			10,575.00	10,575.00	360,000.00
05/01/53	360,000.00	5.875%	10,575.00	370,575.00	-
Total	5,190,000.00		5,679,686.44	10,869,686.44	

**OCALA PRESERVE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

On-Roll - Phase One					
Product/Parcel	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
Townhome/Villa 36'	84	\$ 87.54	\$ 623.88	\$ 711.42	\$ 711.71
Single Family 40'	22	97.27	693.19	790.46	790.77
Single Family 45'	1	109.42	779.84	889.26	889.62
Single Family 50'	125	121.58	866.49	988.07	988.47
Single Family 60'	54	145.89	1,039.79	1,185.68	1,186.17
Total	286				

On-Roll - Phase Two					
Product/Parcel	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
Townhome/Villa 36'	52	\$ 87.54	\$ 779.00	\$ 866.54	\$ 798.36
Single Family 40'	85	97.27	865.92	963.19	887.40
Single Family 45'	-	109.42	-	109.42	102.10
Single Family 50'	177	121.58	1,082.12	1,203.70	1,108.99
Single Family 60'	76	145.89	1,298.33	1,444.22	1,330.59
Total	390				

Off-Roll Assessments - Future Phases					
Product/Parcel	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
Townhome/Villa 36'	-	\$ 81.41	\$ -	\$ 81.41	\$ 81.68
Single Family 40'	42	90.46	-	90.46	90.75
Single Family 45'	-	101.76	-	101.76	102.10
Single Family 50'	204	113.07	-	113.07	113.44
Single Family 60'	53	135.68	-	135.68	136.13
Total	299				