

**RYE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**RYE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1
Definitions of General Fund Expenditures	2
Debt Service Fund Budget - Series 2023	3
Amortization Schedule - Series 2023	4 - 5
Debt Service Fund Budget - Series 2024	6
Amortization Schedule - Series 2024	7 - 8
Assessment Summary	9

**RYE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ 26,906				\$ 26,906
Allowable discounts (4%)	(1,076)				(1,076)
Assessment levy: on-roll - net	25,830	\$ 25,204	\$ 626	\$ 25,830	25,830
Assessment levy: off-roll	72,048	58,124	13,924	72,048	72,479
Total revenues	97,878	83,328	14,550	97,878	98,309
EXPENDITURES					
Professional & administrative					
Supervisors	861	-	-	-	-
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	14,000	1,085	12,915	14,000	13,500
Engineering	5,000	-	5,000	5,000	5,000
Audit	6,700	1,000	5,700	6,700	6,800
Arbitrage rebate calculation	1,000	-	1,000	1,000	1,000
Dissemination agent	2,000	833	1,167	2,000	2,000
Trustee	8,500		8,500	8,500	8,500
Telephone	200	83	117	200	200
Postage	500	56	444	500	500
Printing & binding	250	104	146	250	250
Legal advertising	1,750	233	1,317	1,550	1,750
Annual special district fee	175	175	-	175	175
Insurance	5,720	6,016	-	6,016	7,268
Contingencies/bank charges	500	21	479	500	500
EMMA software service	1,000	1,000	-	1,000	1,000
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Property appraiser and tax collector	807	755	-	755	829
Total expenditures	97,878	31,361	65,700	97,061	98,187
Excess/(deficiency) of revenues over/(under) expenditures	-	51,967	(51,150)	817	122
Fund balance - beginning (unaudited)	10,889	15,738	67,705	15,738	16,555
Fund balance - ending	\$ 10,889	\$ 67,705	\$ 16,555	\$ 16,555	\$ 16,677

**RYE CROSSING
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	13,500
<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	5,000
<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	6,800
<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>	
Trustee	8,500
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	250
<p>Letterhead, envelopes, copies, agenda packages</p>	
Legal advertising	1,750
<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	7,268
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	500
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	
EMMA software service	1,000
Website hosting & maintenance	705
Website ADA compliance	210
Property appraiser and tax collector	829
Total expenditures	<u><u>\$ 98,187</u></u>

**RYE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
REVENUES					
Assessment levy: on-roll	\$ 186,821				\$ 186,821
Allowable discounts (4%)	(7,473)				(7,473)
Net assessment levy - on-roll	179,348	\$ 174,985	\$ 4,363	\$ 179,348	179,348
Interest	-	1,876	-	1,876	-
Total revenues	179,348	176,861	4,363	181,224	179,348
EXPENDITURES					
Debt service					
Principal	40,000	-	40,000	40,000	45,000
Interest	130,138	65,068	65,070	130,138	128,488
Tax collector	5,605	5,241	364	5,605	5,605
Total expenditures	175,743	70,309	105,434	175,743	179,093
Excess/(deficiency) of revenues over/(under) expenditures	3,605	106,552	(101,071)	5,481	255
 Fund balance:					
Beginning fund balance (unaudited)	154,796	109,024	215,576	109,024	114,505
Ending fund balance (projected)	<u>\$158,401</u>	<u>\$215,576</u>	<u>\$ 114,505</u>	<u>\$ 114,505</u>	<u>114,760</u>
 Use of fund balance:					
Debt service reserve account balance (required)					(44,388)
Interest expense - November 1, 2026					(63,316)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 7,056</u>

**RYE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			64,243.75	64,243.75	2,545,000.00
05/01/26	45,000.00	4.125%	64,243.75	109,243.75	2,500,000.00
11/01/26			63,315.63	63,315.63	2,500,000.00
05/01/27	45,000.00	4.125%	63,315.63	108,315.63	2,455,000.00
11/01/27			62,387.50	62,387.50	2,455,000.00
05/01/28	50,000.00	4.125%	62,387.50	112,387.50	2,405,000.00
11/01/28			61,356.25	61,356.25	2,405,000.00
05/01/29	50,000.00	4.125%	61,356.25	111,356.25	2,355,000.00
11/01/29			60,325.00	60,325.00	2,355,000.00
05/01/30	50,000.00	4.125%	60,325.00	110,325.00	2,305,000.00
11/01/30			59,293.75	59,293.75	2,305,000.00
05/01/31	55,000.00	5.000%	59,293.75	114,293.75	2,250,000.00
11/01/31			57,918.75	57,918.75	2,250,000.00
05/01/32	55,000.00	5.000%	57,918.75	112,918.75	2,195,000.00
11/01/32			56,543.75	56,543.75	2,195,000.00
05/01/33	60,000.00	5.000%	56,543.75	116,543.75	2,135,000.00
11/01/33			55,043.75	55,043.75	2,135,000.00
05/01/34	65,000.00	5.000%	55,043.75	120,043.75	2,070,000.00
11/01/34			53,418.75	53,418.75	2,070,000.00
05/01/35	65,000.00	5.000%	53,418.75	118,418.75	2,005,000.00
11/01/35			51,793.75	51,793.75	2,005,000.00
05/01/36	70,000.00	5.000%	51,793.75	121,793.75	1,935,000.00
11/01/36			50,043.75	50,043.75	1,935,000.00
05/01/37	75,000.00	5.000%	50,043.75	125,043.75	1,860,000.00
11/01/37			48,168.75	48,168.75	1,860,000.00
05/01/38	75,000.00	5.000%	48,168.75	123,168.75	1,785,000.00
11/01/38			46,293.75	46,293.75	1,785,000.00
05/01/39	80,000.00	5.000%	46,293.75	126,293.75	1,705,000.00
11/01/39			44,293.75	44,293.75	1,705,000.00
05/01/40	85,000.00	5.000%	44,293.75	129,293.75	1,620,000.00
11/01/40			42,168.75	42,168.75	1,620,000.00
05/01/41	90,000.00	5.000%	42,168.75	132,168.75	1,530,000.00
11/01/41			39,918.75	39,918.75	1,530,000.00
05/01/42	95,000.00	5.000%	39,918.75	134,918.75	1,435,000.00
11/01/42			37,543.75	37,543.75	1,435,000.00
05/01/43	100,000.00	5.000%	37,543.75	137,543.75	1,335,000.00
11/01/43			35,043.75	35,043.75	1,335,000.00
05/01/44	105,000.00	5.250%	35,043.75	140,043.75	1,230,000.00
11/01/44			32,287.50	32,287.50	1,230,000.00
05/01/45	110,000.00	5.250%	32,287.50	142,287.50	1,120,000.00
11/01/45			29,400.00	29,400.00	1,120,000.00
05/01/46	115,000.00	5.250%	29,400.00	144,400.00	1,005,000.00
11/01/46			26,381.25	26,381.25	1,005,000.00
05/01/47	120,000.00	5.250%	26,381.25	146,381.25	885,000.00

**RYE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/47			23,231.25	23,231.25	885,000.00
05/01/48	130,000.00	5.250%	23,231.25	153,231.25	755,000.00
11/01/48			19,818.75	19,818.75	755,000.00
05/01/49	135,000.00	5.250%	19,818.75	154,818.75	620,000.00
11/01/49			16,275.00	16,275.00	620,000.00
05/01/50	145,000.00	5.250%	16,275.00	161,275.00	475,000.00
11/01/50			12,468.75	12,468.75	475,000.00
05/01/51	150,000.00	5.250%	12,468.75	162,468.75	325,000.00
11/01/51			8,531.25	8,531.25	325,000.00
05/01/52	160,000.00	5.250%	8,531.25	168,531.25	165,000.00
11/01/52			4,331.25	4,331.25	165,000.00
05/01/53	165,000.00	5.250%	4,331.25	169,331.25	-
Total	2,545,000.00		2,323,681.26	4,868,681.26	

**RYE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ -				\$ -
Allowable discounts (4%)	-				-
Net assessment levy - on-roll	-	\$ -	\$ -	\$ -	-
Assessment levy: off-roll	-	376,364	501,818	878,182	501,818
Interest	-	10,915	-	10,915	-
Total revenues	-	387,279	501,818	889,097	501,818
EXPENDITURES					
Debt service					
Principal	-	-	115,000	115,000	120,000
Interest	-	39,546	192,386	231,932	379,943
Trustee Fee	-	5,925	-	5,925	-
Cost of issuance	-	39,000	-	39,000	-
Total expenditures	-	84,471	307,386	391,857	499,943
Excess/(deficiency) of revenues over/(under) expenditures	-	302,808	194,432	497,240	1,875
Fund balance:					
Beginning fund balance (unaudited)	-	335,380	638,188	335,380	832,620
Ending fund balance (projected)	\$ -	\$638,188	\$ 832,620	\$ 832,620	834,495
Use of fund balance:					
Debt service reserve account balance (required)					(250,909)
Interest expense - November 1, 2026					(187,451)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 396,135</u>

**RYE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/24			39,546.06	39,546.06	7,650,000.00
05/01/25	115,000.00	4.200%	192,386.25	307,386.25	7,535,000.00
11/01/25			189,971.25	189,971.25	7,535,000.00
05/01/26	120,000.00	4.200%	189,971.25	309,971.25	7,415,000.00
11/01/26			187,451.25	187,451.25	7,415,000.00
05/01/27	125,000.00	4.200%	187,451.25	312,451.25	7,290,000.00
11/01/27			184,826.25	184,826.25	7,290,000.00
05/01/28	135,000.00	4.200%	184,826.25	319,826.25	7,155,000.00
11/01/28			181,991.25	181,991.25	7,155,000.00
05/01/29	140,000.00	4.200%	181,991.25	321,991.25	7,015,000.00
11/01/29			179,051.25	179,051.25	7,015,000.00
05/01/30	145,000.00	4.200%	179,051.25	324,051.25	6,870,000.00
11/01/30			176,006.25	176,006.25	6,870,000.00
05/01/31	150,000.00	4.200%	176,006.25	326,006.25	6,720,000.00
11/01/31			172,856.25	172,856.25	6,720,000.00
05/01/32	160,000.00	5.000%	172,856.25	332,856.25	6,560,000.00
11/01/32			168,856.25	168,856.25	6,560,000.00
05/01/33	165,000.00	5.000%	168,856.25	333,856.25	6,395,000.00
11/01/33			164,731.25	164,731.25	6,395,000.00
05/01/34	175,000.00	5.000%	164,731.25	339,731.25	6,220,000.00
11/01/34			160,356.25	160,356.25	6,220,000.00
05/01/35	185,000.00	5.000%	160,356.25	345,356.25	6,035,000.00
11/01/35			155,731.25	155,731.25	6,035,000.00
05/01/36	195,000.00	5.000%	155,731.25	350,731.25	5,840,000.00
11/01/36			150,856.25	150,856.25	5,840,000.00
05/01/37	205,000.00	5.000%	150,856.25	355,856.25	5,635,000.00
11/01/37			145,731.25	145,731.25	5,635,000.00
05/01/38	215,000.00	5.000%	145,731.25	360,731.25	5,420,000.00
11/01/38			140,356.25	140,356.25	5,420,000.00
05/01/39	225,000.00	5.000%	140,356.25	365,356.25	5,195,000.00
11/01/39			134,731.25	134,731.25	5,195,000.00
05/01/40	235,000.00	5.000%	134,731.25	369,731.25	4,960,000.00
11/01/40			128,856.25	128,856.25	4,960,000.00
05/01/41	250,000.00	5.000%	128,856.25	378,856.25	4,710,000.00
11/01/41			122,606.25	122,606.25	4,710,000.00
05/01/42	260,000.00	5.000%	122,606.25	382,606.25	4,450,000.00
11/01/42			116,106.25	116,106.25	4,450,000.00
05/01/43	275,000.00	5.000%	116,106.25	391,106.25	4,175,000.00
11/01/43			109,231.25	109,231.25	4,175,000.00
05/01/44	290,000.00	5.000%	109,231.25	399,231.25	3,885,000.00
11/01/44			101,981.25	101,981.25	3,885,000.00
05/01/45	305,000.00	5.250%	101,981.25	406,981.25	3,580,000.00
11/01/45			93,975.00	93,975.00	3,580,000.00
05/01/46	320,000.00	5.250%	93,975.00	413,975.00	3,260,000.00
11/01/46			85,575.00	85,575.00	3,260,000.00
05/01/47	335,000.00	5.250%	85,575.00	420,575.00	2,925,000.00

**RYE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/47			76,781.25	76,781.25	2,925,000.00
05/01/48	355,000.00	5.250%	76,781.25	431,781.25	2,570,000.00
11/01/48			67,462.50	67,462.50	2,570,000.00
05/01/49	375,000.00	5.250%	67,462.50	442,462.50	2,195,000.00
11/01/49			57,618.75	57,618.75	2,195,000.00
05/01/50	395,000.00	5.250%	57,618.75	452,618.75	1,800,000.00
11/01/50			47,250.00	47,250.00	1,800,000.00
05/01/51	415,000.00	5.250%	47,250.00	462,250.00	1,385,000.00
11/01/51			36,356.25	36,356.25	1,385,000.00
05/01/52	440,000.00	5.250%	36,356.25	476,356.25	945,000.00
11/01/52			24,806.25	24,806.25	945,000.00
05/01/53	460,000.00	5.250%	24,806.25	484,806.25	485,000.00
11/01/53			12,731.25	12,731.25	485,000.00
05/01/54	485,000.00	5.250%	12,731.25	497,731.25	-
11/01/54			-	-	-
Total	7,050,000.00		7,124,220.00	14,174,220.00	

**RYE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2026 O&M Assessment per Unit</u>	<u>FY 2026 DS Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>	<u>FY 2025 Total Assessment per Unit</u>
<u>Assessment Area One</u>					
SF 50'	116	231.95	1,610.53	1,842.48	1,842.48
Total	116				

Off-Roll Assessments

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2026 O&M Assessment per Unit</u>	<u>FY 2026 DS Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>	<u>FY 2025 Total Assessment per Unit</u>
<u>Assessment Area Two</u>					
SF 40'	116	\$ 215.71	\$ 1,199.09	\$ 1,414.80	\$ 1,414.80
SF 50'	110	215.71	1,498.86	1,714.57	1,714.57
SF 60'	110	215.71	1,798.63	2,014.34	2,014.34
Total	336				