

**RYE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**RYE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
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**RYE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 26,906				\$ 26,906
Allowable discounts (4%)	(1,076)				(1,076)
Assessment levy: on-roll - net	25,830	\$ 25,665	\$ -	\$ 25,665	25,830
Assessment levy: off-roll	72,479	42,387	22,208	64,595	72,479
Lot closing assessment	-	7,884	-	7,884	-
Total revenues	<u>98,309</u>	<u>75,936</u>	<u>22,208</u>	<u>98,144</u>	<u>98,309</u>
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	13,500	1,749	11,751	13,500	13,500
Engineering	5,000	2,470	2,530	5,000	5,000
Audit	6,800	-	6,800	6,800	7,200
Arbitrage rebate calculation	1,000	-	1,000	1,000	1,000
Dissemination agent	2,000	1,000	1,000	2,000	2,000
Trustee	8,500	4,246	4,254	8,500	8,500
Telephone	200	100	100	200	200
Postage	500	49	451	500	500
Printing & binding	250	125	125	250	250
Legal advertising	1,750	-	1,750	1,750	1,750
Annual special district fee	175	175	-	175	175
Insurance	7,268	6,376		6,376	7,268
Contingencies/bank charges	500	492	500	992	1,100
EMMA software service	1,000	1,000	-	1,000	1,000
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	145	145	145
Property appraiser and tax collector	829	768	61	829	807
Total expenditures	<u>98,187</u>	<u>42,550</u>	<u>55,172</u>	<u>97,722</u>	<u>99,100</u>
Excess/(deficiency) of revenues over/(under) expenditures	122	33,386	(32,964)	422	(791)
Fund balance - beginning (unaudited)	17,386	20,954	54,340	20,954	21,376
Fund balance - ending	<u>\$ 17,508</u>	<u>\$ 54,340</u>	<u>\$ 21,376</u>	<u>\$ 21,376</u>	<u>\$ 20,585</u>

**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	7,200
<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	1,100
<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	145
Property appraiser and tax collector	807
Total expenditures	<u><u>\$ 99,100</u></u>

**RYE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 186,821				\$ 186,821
Allowable discounts (4%)	(7,473)				(7,473)
Net assessment levy - on-roll	179,348	\$ 178,190	\$ 1,158	\$ 179,348	179,348
Interest	-	2,096	-	2,096	-
Total revenues	179,348	180,286	1,158	181,444	179,348
EXPENDITURES					
Debt service					
Principal	45,000	-	45,000	45,000	45,000
Interest	128,488	64,244	64,244	128,488	126,631
Tax collector	5,605	5,335	270	5,605	5,605
Total expenditures	179,093	69,579	109,514	179,093	177,236
Excess/(deficiency) of revenues over/(under) expenditures	255	110,707	(108,356)	2,351	2,112
Fund balance:					
Beginning fund balance (unaudited)	111,155	131,640	242,347	131,640	133,991
Ending fund balance (projected)	111,410	\$242,347	\$ 133,991	\$ 133,991	136,103
Use of fund balance:					
Debt service reserve account balance (required)					(44,388)
Interest expense - November 1, 2027					(62,388)
Projected fund balance surplus/(deficit) as of September 30, 2027					\$ 29,327

**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 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll	501,818	253,382	243,640	497,022	501,818
Lot closing assessment	-	4,796	-	4,796	-
Interest	-	8,399	-	8,399	-
Total revenues	<u>501,818</u>	<u>266,577</u>	<u>243,640</u>	<u>510,217</u>	<u>501,818</u>
EXPENDITURES					
Debt service					
Principal	120,000	-	120,000	120,000	125,000
Interest	379,943	189,971	189,972	379,943	374,903
Total expenditures	<u>499,943</u>	<u>189,971</u>	<u>309,972</u>	<u>499,943</u>	<u>499,903</u>
Excess/(deficiency) of revenues over/(under) expenditures	1,875	76,606	(66,332)	10,274	1,915
Fund balance:					
Beginning fund balance (unaudited)	-	468,901	545,507	468,901	479,175
Ending fund balance (projected)	<u>1,875</u>	<u>\$545,507</u>	<u>\$ 479,175</u>	<u>\$ 479,175</u>	<u>481,090</u>
Use of fund balance:					
Debt service reserve account balance (required)					(250,909)
Interest expense - November 1, 2027					(184,826)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 45,355</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	7,535,000.00		7,149,682.50	14,684,682.50	

**RYE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2027 ASSESSMENTS**

On-Roll Assessments

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2027 O&M Assessment per Unit</u>	<u>FY 2027 DS Assessment per Unit</u>	<u>FY 2027 Total Assessment per Unit</u>	<u>FY 2026 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 2027 O&M Assessment per Unit</u>	<u>FY 2027 DS Assessment per Unit</u>	<u>FY 2027 Total Assessment per Unit</u>	<u>FY 2026 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				