Del Webb Oak Creek
Community Development District

Amended Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026

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AMENDED FINAL BUDGET
DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
O&M Assessments	370,951	**208,510**	205,810
O&M Assessments - Direct Bill	0	**155,269**	155,269
Debt Assessments (2023)	861,874	**862,225**	862,225
Debt Assessments (2025)	0	**0**	0
Debt Assessments (2025) - Direct Bill	0	**402,965**	402,965
Interest Income	1,440	**7,389**	7,389
Total Revenues	**$ 1,234,265**	**$ 1,636,358**	**$ 1,633,658**
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	0	**400**	400
Payroll Taxes (Employer)	0	**31**	31
Management	38,148	**38,148**	38,148
Legal	26,000	**11,016**	11,016
Assessment Roll	5,000	**5,000**	5,000
Audit Fees	6,500	**4,500**	4,500
Arbitrage Rebate Fee	1,300	**650**	650
Insurance	7,000	**5,925**	5,925
Legal Advertisements	3,500	**4,600**	3,592
Miscellaneous	6,232	**3,000**	2,086
Postage	300	**265**	251
Office Supplies	1,000	**1,000**	913
Dues & Subscriptions	175	**175**	175
Website Management & ADA Compliance	3,000	**3,000**	3,000
Trustee Fees	8,600	**4,246**	4,246
Dissemination Services	3,500	**1,125**	1,125
Continuing Disclosure Fee	2,000	**1,000**	1,000
Total Administrative Expenditures	**112,255**	**84,081**	**82,058**
Maintenance Expenditures			
Engineering/Inspections	50,000	**37,000**	36,001
Miscellaneous Maintenance	51,000	**15,000**	0
Preserve Maintenance	75,000	**145,000**	128,534
Lake Bank Maintenance	60,000	**60,000**	60,000
Pipe Inspection/Repairs	5,000	**1,000**	0
Total Maintenance Expenditures	**241,000**	**258,000**	**224,535**
Total Expenditures	**$ 353,255**	**$ 342,081**	**$ 306,593**
REVENUES LESS EXPENDITURES	**$ 881,010**	**$ 1,294,277**	**$ 1,327,065**
Bond Payments (Series 2023)	(817,413)	**(828,227)**	(828,227)
Bond Payments (Series 2025)	0	**(402,965)**	(402,965)
BALANCE	**$ 63,597**	**$ 63,085**	**$ 95,873**
County Appraiser & Tax Collector Fee	(14,879)	**(1,445)**	(1,445)
Discounts For Early Payments	(48,718)	**(40,631)**	(40,631)
EXCESS/ (SHORTFALL)	**$ -**	**$ 21,009**	**$ 53,797**
Carryover From Prior Year	0	**0**	0
NET EXCESS/ (SHORTFALL)	**$ -**	**$ 21,009**	**$ 53,797**

Fund Balance As Of 9/30/25	$60,690
Projected FY 2025/2026 Activity	$21,009
Fund Balance As Of 9/30/26	$81,699

AMENDED FINAL BUDGET
DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2023
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Interest Income	1,000	**28,950**	28,822
NAV Assessment Collection	817,413	**828,227**	828,227
Prepaid Bond Collection	0	**69,544**	69,544
Total Revenues	**$ 818,413**	**$ 926,721**	**$ 926,593**
EXPENDITURES			
Principal Payments	210,000	**210,000**	210,000
Interest Payments	607,129	**612,595**	612,595
Bond Redemption	1,284	**95,000**	95,000
Total Expenditures	**$ 818,413**	**$ 917,595**	**$ 917,595**
Excess/ (Shortfall)	**$ -**	**$ 9,126**	**$ 8,998**

FUND BALANCE AS OF 9/30/25	$872,396
FY 2025/2026 ACTIVITY	$9,126
FUND BALANCE AS OF 9/30/26	$881,522

Notes

Reserve Fund Balance = $409,225*. Revenue Account Balance = $445,032*

Prepayment Fund Balance = $27,265*.

Revenue Fund Balance To Be Used To Make 11/1/2026 Interest Payment Of $303,381.

Prepayment Fund Balance To Be Used To Make Extraordinary Principal Payment Of = $25,000*.

* Approximate Amounts

Series 2023 Bond Information

Original Par Amount =	$12,585,000	Annual Principal Payments Due:
Interest Rate =	4.125% - 5.25%	May 1st
Issue Date =	March 2023	Annual Interest Payments Due:
Maturity Date =	May 2053	November 1st
Par Amount As Of 9/30/26 =	$11,865,000	

AMENDED FINAL BUDGET

DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2025
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Interest Income	0	**9,550**	9,517
NAV Assessment Collection	0	**0**	0
Bond Proceeds	0	**331,045**	331,045
Developer Contribution - Debt	0	**660,581**	402,965
Total Revenues	**$ -**	**$ 1,001,176**	**$ 743,527**
EXPENDITURES			
Principal Payments	0	**120,000**	120,000
Interest Payments	0	**282,965**	282,965
Bond Redemption	0	**0**	0
Total Expenditures	**$ -**	**$ 402,965**	**$ 402,965**
Excess/ (Shortfall)	**$ -**	**$ 598,211**	**$ 340,562**

FUND BALANCE AS OF 9/30/25	$0
FY 2025/2026 ACTIVITY	$598,211
FUND BALANCE AS OF 9/30/26	$598,211

Notes

Reserve Fund Balance = $331,045*. Revenue Account Balance = $267,166*

Revenue Fund Balance To Be Used To Make 11/1/2026 Interest Payment Of $257,616*.

11/1/26 Interest Payment To Be Developer Funded.

Capital Projects Bond Proceeds = $9,328,955. Total Bond Proceeds = $9,660,000.

FY 2025/2026 Original Issue Discount = $11,726.

FY 2025/2026 Cost Of Issuance = $400,575.

Fiscal Year 2025/2026 Capital Outlay = $8,995,000 (Projected)*.

* Approximate Amounts - Revenue Account Balance As Of 10/31/26

Series 2025 Bond Information

Original Par Amount =	$9,660,000	Annual Principal Payments Due:
Interest Rate =	3.75% - 5.625%	May 1st
Issue Date =	October 2025	Annual Interest Payments Due:
Maturity Date =	May 2055	November 1st
Par Amount As Of 9/30/26 =	$9,540,000	