# CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT AMENDED BUDGET FISCAL YEAR 2024

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## CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND BUDGET FISCAL YEAR 2024

	Adopted	Actual	Projected	Total Revenue	Adopted	
	Budget	through	through	and	Budget FY	
	FY 2023	2/28/2023	9/30/2023	Expenditures	2024	
REVENUES		- '				
Landowner contribution	\$ 83,432	\$ 2,898	\$ 80,534	\$ 83,432	\$ 104,440	
Total revenues	83,432	2,898	80,534	83,432	104,440	
EXPENDITURES						
Professional & administrative						
Management/accounting/recording**	40,000	10,000	30,000	40,000	48,000	
Legal	25,000	2,302	22,698	25,000	25,000	
Engineering	2,000	-	2,000	2,000	2,000	
Audit	-	-	-	-	6,000	
Arbitrage rebate calculation*	-	-	-	-	750	
Dissemination agent*	667	-	667	667	1,000	
Trustee*	-	-	-	-	5,500	
Telephone	200	83	117	200	200	
Postage	500	-	500	500	500	
Printing & binding	500	208	292	500	500	
Legal advertising	6,500	-	6,500	6,500	6,500	
Annual special district fee	175	-	175	175	175	
Insurance	5,500	-	5,500	5,500	5,500	
Meeting room	-	-	-	-	1,400	
Contingencies/bank charges	500	348	152	500	500	
Website						
Hosting & maintenance	1,680	-	1,680	1,680	705	
ADA compliance	210		210	210	210	
Total expenditures	83,432	12,941	70,491	83,432	104,440	
Net increase/(decrease) of fund balance	-	(10,043)	10,043	-	-	
Fund balance - beginning (unaudited)	-	(527)	(10,570)	(527)	-	
Fund balance - ending (projected)	\$ -	\$ (10,570)	\$ (527)	\$ -	\$ -	

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

<sup>\*\*</sup>WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

### CENTER LAKE RANCH WEST 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 Statutorily required for the District to undertake an independent examination of its books, records 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 compty with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.  Trustee Annual fee for the service provided by trustee, paying agent and registrar.  Telephone Sequence of the service provided by trustee, paying agent and registrar.  Telephone Letterhead, envelopes, copies, agenda packages, etc.  Legal advertising Letterhead, envelopes, copies, agenda packages, etc.  Legal advertising The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.  Annual fee paid to the Florida Department of Economic Opportunity.  Insurance Sequence Sequence Sequence Sequence Sequence Sequence Sequ	Professional & administrative	
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Hunt & Associates serves as dissemination agent.  Trustee 5,500 Annual fee for the service provided by trustee, paying agent and registrar.  Telephone 200 Telephone and fax machine.  Postage 500 Mailing of agenda packages, overnight deliveries, correspondence, etc.  Printing & binding 500 Letterhead, envelopes, copies, agenda packages, etc.  Legal advertising 6,500 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.  Meeting room 1,400 Contingencies/bank charges 500 Bank charges and other miscellaneous expenses incurred during the year.  Website Hosting & maintenance 705 ADA compliance 5,500	The District must annually disseminate financial information in order to comply with the	
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Annual fee for the service provided by trustee, paying agent and registrar.  Telephone Telephone and fax machine.  Postage Mailing of agenda packages, overnight deliveries, correspondence, etc.  Printing & binding Letterhead, envelopes, copies, agenda packages, etc.  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.  Meeting room Contingencies/bank charges Bank charges and other miscellaneous expenses incurred during the year.  Website Hosting & maintenance ADA compliance  200 250 260 260 270 270 270 270 270 270 270 270 270 27	Hunt & Associates serves as dissemination agent.	
Telephone and fax machine.  Postage 500 Mailing of agenda packages, overnight deliveries, correspondence, etc.  Printing & binding 500 Letterhead, envelopes, copies, agenda packages, etc.  Legal advertising 6,500 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.  Meeting room 1,400 Contingencies/bank charges 500 Bank charges and other miscellaneous expenses incurred during the year.  Website Hosting & maintenance 705 ADA compliance 2210	Trustee	5,500
Telephone and fax machine.  Postage 500     Mailing of agenda packages, overnight deliveries, correspondence, etc.  Printing & binding 500     Letterhead, envelopes, copies, agenda packages, etc.  Legal advertising 6,500     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.  Meeting room 1,400 Contingencies/bank charges 500     Bank charges and other miscellaneous expenses incurred during the year.  Website Hosting & maintenance 705     ADA compliance 210	Annual fee for the service provided by trustee, paying agent and registrar.	
Postage Mailing of agenda packages, overnight deliveries, correspondence, etc.  Printing & binding Letterhead, envelopes, copies, agenda packages, etc.  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.  Meeting room Contingencies/bank charges Bank charges and other miscellaneous expenses incurred during the year.  Website Hosting & maintenance ADA compliance  500  500  705  705  ADA compliance		200
Mailing of agenda packages, overnight deliveries, correspondence, etc.  Printing & binding 500 Letterhead, envelopes, copies, agenda packages, etc.  Legal advertising 6,500 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.  Meeting room 1,400 Contingencies/bank charges 500 Bank charges and other miscellaneous expenses incurred during the year.  Website Hosting & maintenance 705 ADA compliance 210	Telephone and fax machine.	
Printing & binding Letterhead, envelopes, copies, agenda packages, etc.  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.  Meeting room Contingencies/bank charges Bank charges and other miscellaneous expenses incurred during the year.  Website Hosting & maintenance ADA compliance  500 6,500 6,500 6,500 6,500 775 775 775 775 775 7705 7705	<del>-</del>	500
Letterhead, envelopes, copies, agenda packages, etc.  Legal advertising 6,500 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.  Meeting room 1,400 Contingencies/bank charges 500 Bank charges and other miscellaneous expenses incurred during the year.  Website Hosting & maintenance 705 ADA compliance 210		
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.  Meeting room Contingencies/bank charges Bank charges and other miscellaneous expenses incurred during the year.  Website Hosting & maintenance ADA compliance  6,500  175  175  175  5,500  1,400  705  705	Printing & binding	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.  Meeting room 1,400 Contingencies/bank charges 500    Bank charges and other miscellaneous expenses incurred during the year.  Website Hosting & maintenance 705    ADA compliance 210	Letterhead, envelopes, copies, agenda packages, etc.	
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.  Meeting room 1,400 Contingencies/bank charges 500    Bank charges and other miscellaneous expenses incurred during the year.  Website Hosting & maintenance 705    ADA compliance 210	Legal advertising	6,500
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.  Meeting room 1,400 Contingencies/bank charges 500 Bank charges and other miscellaneous expenses incurred during the year.  Website Hosting & maintenance 705 ADA compliance 210	The District advertises for monthly meetings, special meetings, public hearings, public	
Annual fee paid to the Florida Department of Economic Opportunity.  Insurance 5,500 The District will obtain public officials and general liability insurance.  Meeting room 1,400 Contingencies/bank charges 500 Bank charges and other miscellaneous expenses incurred during the year.  Website Hosting & maintenance 705 ADA compliance 210	bids, etc.	
Insurance 5,500 The District will obtain public officials and general liability insurance.  Meeting room 1,400 Contingencies/bank charges 500 Bank charges and other miscellaneous expenses incurred during the year.  Website Hosting & maintenance 705 ADA compliance 210	·	175
The District will obtain public officials and general liability insurance.  Meeting room 1,400  Contingencies/bank charges 500  Bank charges and other miscellaneous expenses incurred during the year.  Website  Hosting & maintenance 705  ADA compliance 210	Annual fee paid to the Florida Department of Economic Opportunity.	
Meeting room Contingencies/bank charges Bank charges and other miscellaneous expenses incurred during the year.  Website Hosting & maintenance ADA compliance  1,400  500  500  705  410	Insurance	5,500
Contingencies/bank charges  Bank charges and other miscellaneous expenses incurred during the year.  Website  Hosting & maintenance  ADA compliance  500  705  210	The District will obtain public officials and general liability insurance.	
Bank charges and other miscellaneous expenses incurred during the year.  Website Hosting & maintenance ADA compliance 705 210	Meeting room	1,400
Website Hosting & maintenance ADA compliance  705 ADA compliance	Contingencies/bank charges	500
Hosting & maintenance 705 ADA compliance 210	Bank charges and other miscellaneous expenses incurred during the year.	
ADA compliance 210		
<u> </u>		
Total expenditures \$104,440	·	
	I otal expenditures	\$104,440

## CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT DEBT SERVICE FUND BUDGET - SERIES 2023 FISCAL YEAR 2024

		Fiscal Year:	2023				
	Actual through	Projecte through	ı	Total Actual &	Adopted Budget		Amended Budget
DEVENUES	2/28/2023	9/30/202	:3	Projected	FY 2024	Change	FY 2024
REVENUES	•	•		•	•	<b>A</b> 405 004	<b>4.05.004</b>
Assessment levy: off-roll	\$ -	\$		<u> </u>	<u> </u>	\$ 405,881	\$ 405,881
Total revenues	-	-	<u> </u>			405,881	405,881
EXPENDITURES							
Debt service							
Interest	-		-	-	-	311,176	311,176
Cost of issuance			-	-		183,423	183,423
Total expenditures	-	_		-	-	494,599	494,599
Excess/(deficiency) of revenues							
over/(under) expenditures	-		-	-	-	(88,718)	(88,718)
OTHER FINANCING SOURCES/(USES)							
Bond proceeds	-		-	_	-	1,412,996	1,412,996
Underwriter's Discount	-		-	-	-	(278,700)	(278,700)
Original issue discount	-		-	-	-	(143,026)	(143,026)
Total other financing sources/(uses)	_		-	-	_	991,270	991,270
Net increase/(decrease) in fund balance	-		-	-	-	902,552	902,552
Fund balance:							
Beginning fund balance (unaudited)	_		_	_	_	_	_
Ending fund balance (projected)	\$ -	\$		\$ -	\$ -	\$ 902,552	902,552
Use of fund balance:							
	uirod)						(406 670)
Debt service reserve account balance (requirement expenses. Nevember 1, 2024	uneu)						(496,672)
Interest expense - November 1, 2024 Projected fund balance surplus/(deficit) as	of Contomber 20	2024					(405,881) \$ (1)
i rojected fully palatice surplus/(delicit) as	or gehrering of	, 202 <del>4</del>					ψ (1)

### CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT SERIES 2023 AMORTIZATION SCHEDULE

	Principal	Coupon	Interest	Debt Service	Bond Balance
12/13/23					
05/01/24			311,175.63	311,175.63	13,935,000.00 CAP-I
11/01/24		/	405,881.25	405,881.25	13,935,000.00
05/01/25	185,000.00	5.000%	405,881.25	590,881.25	13,750,000.00
11/01/25		/	401,256.25	401,256.25	13,750,000.00
05/01/26	195,000.00	5.000%	401,256.25	596,256.25	13,555,000.00
11/01/26	005 000 00	= 0000/	396,381.25	396,381.25	13,555,000.00
05/01/27	205,000.00	5.000%	396,381.25	601,381.25	13,350,000.00
11/01/27	045 000 00	F 0000/	391,256.25	391,256.25	13,350,000.00
05/01/28	215,000.00	5.000%	391,256.25	606,256.25	13,135,000.00
11/01/28	005 000 00	F 0000/	385,881.25	385,881.25	13,135,000.00
05/01/29	225,000.00	5.000%	385,881.25	610,881.25	12,910,000.00
11/01/29	225 000 00	F 0000/	380,256.25	380,256.25	12,910,000.00
05/01/30	235,000.00	5.000%	380,256.25	615,256.25	12,675,000.00
11/01/30	250 000 00	F 7F00/	374,381.25	374,381.25	12,675,000.00
05/01/31	250,000.00	5.750%	374,381.25	624,381.25	12,425,000.00
11/01/31	265 000 00	5.750%	367,193.75	367,193.75	12,425,000.00
05/01/32	265,000.00	5.750%	367,193.75	632,193.75	12,160,000.00 12,160,000.00
11/01/32	200 000 00	E 7E00/	359,575.00	359,575.00	12,160,000.00
05/01/33	280,000.00	5.750%	359,575.00	639,575.00 351,525.00	11,880,000.00
11/01/33	205 000 00	E 7E00/	351,525.00	•	
05/01/34	295,000.00	5.750%	351,525.00	646,525.00	11,585,000.00
11/01/34 05/01/35	315,000.00	5.750%	343,043.75	343,043.75 658,043.75	11,585,000.00 11,270,000.00
11/01/35	315,000.00	5.750%	343,043.75 333,987.50	333,987.50	11,270,000.00
05/01/36	335,000.00	5.750%	333,987.50	668,987.50	10,935,000.00
11/01/36	333,000.00	3.73070	324,356.25	324,356.25	10,935,000.00
05/01/37	350,000.00	5.750%	324,356.25	674,356.25	10,585,000.00
11/01/37	330,000.00	3.73070	314,293.75	314,293.75	10,585,000.00
05/01/38	375,000.00	5.750%	314,293.75	689,293.75	10,210,000.00
11/01/38	373,000.00	3.73070	303,512.50	303,512.50	10,210,000.00
05/01/39	395,000.00	5.750%	303,512.50	698,512.50	9,815,000.00
11/01/39	000,000.00	0.10070	292,156.25	292,156.25	9,815,000.00
05/01/40	420,000.00	5.750%	292,156.25	712,156.25	9,395,000.00
11/01/40	120,000.00	0.1 00 70	280,081.25	280,081.25	9,395,000.00
05/01/41	445,000.00	5.750%	280,081.25	725,081.25	8,950,000.00
11/01/41	. 10,000.00	0.1.0070	267,287.50	267,287.50	8,950,000.00
05/01/42	470,000.00	5.750%	267,287.50	737,287.50	8,480,000.00
11/01/42	0,000.00	00075	253,775.00	253,775.00	8,480,000.00
05/01/43	500,000.00	5.750%	253,775.00	753,775.00	7,980,000.00
11/01/43	,		239,400.00	239,400.00	7,980,000.00
05/01/44	530,000.00	6.000%	239,400.00	769,400.00	7,450,000.00
11/01/44	,		223,500.00	223,500.00	7,450,000.00
05/01/45	560,000.00	6.000%	223,500.00	783,500.00	6,890,000.00
11/01/45	,		206,700.00	206,700.00	6,890,000.00
05/01/46	595,000.00	6.000%	206,700.00	801,700.00	6,295,000.00
11/01/46	,		188,850.00	188,850.00	6,295,000.00
05/01/47	630,000.00	6.000%	188,850.00	818,850.00	5,665,000.00
11/01/47	,		169,950.00	169,950.00	5,665,000.00
05/01/48	670,000.00	6.000%	169,950.00	839,950.00	4,995,000.00

### CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT SERIES 2023 AMORTIZATION SCHEDULE

	Principal	Coupon	Interest	Debt Service	Bond Balance
11/01/48			149,850.00	149,850.00	4,995,000.00
05/01/49	715,000.00	6.000%	149,850.00	864,850.00	4,280,000.00
11/01/49			128,400.00	128,400.00	4,280,000.00
05/01/50	755,000.00	6.000%	128,400.00	883,400.00	3,525,000.00
11/01/50			105,750.00	105,750.00	3,525,000.00
05/01/51	805,000.00	6.000%	105,750.00	910,750.00	2,720,000.00
11/01/51			81,600.00	81,600.00	2,720,000.00
05/01/52	855,000.00	6.000%	81,600.00	936,600.00	1,865,000.00
11/01/52			55,950.00	55,950.00	1,865,000.00
05/01/53	905,000.00	6.000%	55,950.00	960,950.00	960,000.00
11/01/53			28,800.00	28,800.00	960,000.00
05/01/54	960,000.00	6.000%	28,800.00	988,800.00	-
11/01/54			-	-	-
Total	13,935,000.00		16,520,838.13	30,455,838.13	

## CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON PROJECTED FISCAL YEAR 2024 ASSESSMENTS

#### Off-Roll Assessments

#### **Taylor Morrison Parcel**

		FY 2024 O&M Assessment	Ass	2024 DS essment	Ass	024 Total essment	FY 2023 Total Assessment
Product/Parcel	Units	per Unit	pe	er Unit	р	er Unit	per Unit
N-1A West - SF 34'	75	Dev. Funding	\$	435.56	\$	435.56	Dev. Funding
N-1A West - SF 40'	95	Dev. Funding		512.42		512.42	Dev. Funding
N-1A West - SF 50'	74	Dev. Funding		640.52		640.52	Dev. Funding
N-1A West - SF 60'	46	Dev. Funding		768.63		768.63	Dev. Funding
N-1A East - Villa 37.5'	45	Dev. Funding		480.40		480.40	Dev. Funding
N-1A East - SF 50'	62	Dev. Funding		640.52		640.52	Dev. Funding
N-1A East - SF 60'	34	Dev. Funding		768.63		768.63	Dev. Funding
Total	431						

#### M/I Homes Parcel

Product/Parcel	Units	FY 2024 O&M Assessment per Unit	FY 2024 DS Assessment per Unit	FY 2024 Tota Assessment per Unit	
TH	95	Dev. Funding	\$ 281.83	\$ 281.83	Dev. Funding
SF 34'	64	Dev. Funding	435.56	435.56	Dev. Funding
SF 50'	92	Dev. Funding	640.52	640.52	P. Dev. Funding
SF 60'	53	Dev. Funding	768.63	768.63	B Dev. Funding
Total	304	_			-