CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026

CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT
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COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	$ 54,984				$ 620,304
Allowable discounts (4%)	(2,199)				(24,812)
Assessment levy: on-roll - net	52,785	$ 52,850	$ -	$ 52,850	595,492
Assessment levy: off-roll	486,711	365,033	121,678	486,711	60,456
Landowner contribution	210,000	-	-	-	109,974
Total revenues	749,496	417,883	121,678	539,561	765,922
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	3,240	21,760	25,000	25,000
Engineering	3,000	-	3,000	3,000	3,000
Audit	4,500	-	4,500	4,500	4,500
Arbitrage rebate calculation	1,000	-	1,000	1,000	1,000
Dissemination agent	2,000	500	1,500	2,000	2,000
EMMA software service	3,000	1,500	1,500	3,000	3,000
Trustee	11,000	4,246	-	4,246	11,000
Debt service fund accounting	5,500	-	1,500	1,500	5,500
Telephone	200	100	100	200	200
Postage	500	68	432	500	500
Printing & binding	500	250	250	500	500
Legal advertising	6,500	266	1,500	1,766	6,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	8,476	-	8,476	9,324
Meeting room	1,400	-	1,400	1,400	1,400
Contingencies/bank charges	500	838	750	1,588	1,500
Website			-	-	
Hosting & maintenance	705	-	705	705	705
ADA compliance	210	-	210	210	210
Property appraiser	-	268	-	268	-
Tax collector	1,100	1,056		1,056	12,406
Total professional & administrative	120,290	44,983	64,107	109,090	136,420

CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
Field operations					
Field operations manager	15,000	-	3,750	3,750	15,000
Field operations accounting	6,000	-	1,500	1,500	6,000
Landscape maintenance	421,000	-	75,000	75,000	200,000
Irrigation maintenance/repair	10,000	-	2,000	2,000	25,000
Plants, shrubs & mulch	20,000	-	5,000	5,000	35,000
Annuals	18,000	-	5,000	5,000	25,000
Tree trimming	6,000	-	2,000	2,000	10,000
Irrigation pump maintenance	6,000	-	2,000	2,000	10,000
Pond maintenance	7,200	-	2,000	2,000	10,000
Backflow prevention test	500	-	500	500	1,000
Property insurance	5,000	-	2,000	2,000	5,000
Community park:					
Park landscape maintenance	20,000	-	3,000	3,000	50,000
Park porter services	12,000	-	2,000	2,000	15,000
Dog waste stations	3,000	-	500	500	3,000
Signage maintenance	2,500	-	500	500	2,500
Pressure washing	3,000	-	500	500	3,000
Holiday decorations	3,000	-	3,000	3,000	3,000
Fence/wall repair	1,000	-	-	-	1,000
OUC lighting agreement	40,000	-	10,000	10,000	132,000
Contingencies	10,000	-	2,000	2,000	50,000
Electric:					
Irrigation	6,000	-	6,000	6,000	10,000
Street lights	5,000	-	5,000	5,000	-
Entrance signs	1,800	-	1,800	1,800	3,000
Community park	7,200	-	7,200	7,200	15,000
Total field operations	629,200	-	142,250	142,250	629,500
Total expenditures	749,490	44,983	206,357	251,340	765,920
Net increase/(decrease) of fund balance	6	372,900	(84,679)	288,221	2
Fund balance - beginning (unaudited)	-	-	372,900	-	288,221
Committed					
Working capital	-	-	-	-	202,223
Unassigned	6	372,900	288,221	288,221	86,000
Fund balance - ending (projected)	$ 6	$ 372,900	$ 288,221	$ 288,221	$ 288,223

CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES	
Professional & administrative	
Management/accounting/recording	$ 48,000
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	25,000
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	3,000
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	4,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	1,000
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	2,000
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.	
EMMA software service	3,000
Trustee	11,000
Annual fee for the service provided by trustee, paying agent and registrar.	
Debt service fund accounting	5,500
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	9,324
The District will obtain public officials and general liability insurance.	
Meeting room	1,400
Contingencies/bank charges	1,500
Bank charges and other miscellaneous expenses incurred during the year.	
Website	
Hosting & maintenance	705
ADA compliance	210
Tax collector	12,406
Total professional & administrative	136,420

CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

Field operations	
Field operations manager	15,000
Field operations accounting	6,000
Landscape maintenance	200,000
Irrigation maintenance/repair	25,000
Plants, shrubs & mulch	35,000
Annuals	25,000
Tree trimming	10,000
Irrigation pump maintenance	10,000
Pond maintenance	10,000
Backflow prevention test	1,000
Property insurance	5,000
Community park:	
Park landscape maintenance	50,000
Park porter services	15,000
Dog waste stations	3,000
Signage maintenance	2,500
Pressure washing	3,000
Holiday decorations	3,000
Fence/wall repair	1,000
OUC lighting agreement	132,000
Contingencies	50,000
Electric:	
Irrigation	10,000
Entrance signs	3,000
Community park	15,000
Total field operations	629,500
Total expenditures	765,920

CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Revenue & Expenditures	Adopted Budget FY 2026
REVENUES					
Assessment levy: on-roll	$ 101,461				$ 942,063
Allowable discounts (4%)	(4,058)				(37,683)
Net assessment levy - on-roll	97,403	$ 97,506	$ -	$ 97,506	904,380
Assessment levy: off-roll	897,970	538,782	359,188	897,970	108,431
Interest	-	12,676	-	12,676	-
Total revenues	995,373	648,964	359,188	1,008,152	1,012,811
EXPENDITURES					
Debt service					
Principal	185,000	20,000	165,000	185,000	195,000
Interest	811,763	406,175	405,588	811,763	801,038
Tax collector	2,029	1,948	-	1,948	18,841
Total expenditures	998,792	428,123	570,588	998,711	1,014,879
Excess/(deficiency) of revenues over/(under) expenditures	(3,419)	220,841	(211,400)	9,441	(2,068)
OTHER FINANCING SOURCES/(USES)					
Total other financing sources/(uses)	-	-	-	-	-
Fund balance:					
Net increase/(decrease) in fund balance	(3,419)	220,841	(211,400)	9,441	(2,068)
Beginning fund balance (unaudited)	-	926,479	1,147,320	926,479	935,920
Ending fund balance (projected)	$ (3,419)	$1,147,320	$ 935,920	$ 935,920	933,852
Use of fund balance:					
Debt service reserve account balance (required)					(496,672)
Interest expense - November 1, 2026					(395,644)
Projected fund balance surplus/(deficit) as of September 30, 2026					$ 41,536

CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE

	Principal	Coupon	Interest	Debt Service	Bond Balance
11/01/25			400,518.75	400,518.75	13,725,000.00
05/01/26	195,000.00	5.000%	400,518.75	595,518.75	13,530,000.00
11/01/26			395,643.75	395,643.75	13,530,000.00
05/01/27	205,000.00	5.000%	395,643.75	600,643.75	13,325,000.00
11/01/27			390,518.75	390,518.75	13,325,000.00
05/01/28	215,000.00	5.000%	390,518.75	605,518.75	13,110,000.00
11/01/28			385,143.75	385,143.75	13,110,000.00
05/01/29	225,000.00	5.000%	385,143.75	610,143.75	12,885,000.00
11/01/29			379,518.75	379,518.75	12,885,000.00
05/01/30	235,000.00	5.000%	379,518.75	614,518.75	12,650,000.00
11/01/30			373,643.75	373,643.75	12,650,000.00
05/01/31	250,000.00	5.750%	373,643.75	623,643.75	12,400,000.00
11/01/31			366,456.25	366,456.25	12,400,000.00
05/01/32	265,000.00	5.750%	366,456.25	631,456.25	12,135,000.00
11/01/32			358,837.50	358,837.50	12,135,000.00
05/01/33	280,000.00	5.750%	358,837.50	638,837.50	11,855,000.00
11/01/33			350,787.50	350,787.50	11,855,000.00
05/01/34	295,000.00	5.750%	350,787.50	645,787.50	11,560,000.00
11/01/34			342,306.25	342,306.25	11,560,000.00
05/01/35	315,000.00	5.750%	342,306.25	657,306.25	11,245,000.00
11/01/35			333,250.00	333,250.00	11,245,000.00
05/01/36	330,000.00	5.750%	333,250.00	663,250.00	10,915,000.00
11/01/36			323,762.50	323,762.50	10,915,000.00
05/01/37	350,000.00	5.750%	323,762.50	673,762.50	10,565,000.00
11/01/37			313,700.00	313,700.00	10,565,000.00
05/01/38	375,000.00	5.750%	313,700.00	688,700.00	10,190,000.00
11/01/38			302,918.75	302,918.75	10,190,000.00
05/01/39	395,000.00	5.750%	302,918.75	697,918.75	9,795,000.00
11/01/39			291,562.50	291,562.50	9,795,000.00
05/01/40	420,000.00	5.750%	291,562.50	711,562.50	9,375,000.00
11/01/40			279,487.50	279,487.50	9,375,000.00
05/01/41	445,000.00	5.750%	279,487.50	724,487.50	8,930,000.00
11/01/41			266,693.75	266,693.75	8,930,000.00
05/01/42	470,000.00	5.750%	266,693.75	736,693.75	8,460,000.00
11/01/42			253,181.25	253,181.25	8,460,000.00
05/01/43	495,000.00	5.750%	253,181.25	748,181.25	7,965,000.00
11/01/43			238,950.00	238,950.00	7,965,000.00
05/01/44	525,000.00	6.000%	238,950.00	763,950.00	7,440,000.00
11/01/44			223,200.00	223,200.00	7,440,000.00
05/01/45	560,000.00	6.000%	223,200.00	783,200.00	6,880,000.00
11/01/45			206,400.00	206,400.00	6,880,000.00
05/01/46	595,000.00	6.000%	206,400.00	801,400.00	6,285,000.00
11/01/46			188,550.00	188,550.00	6,285,000.00
05/01/47	630,000.00	6.000%	188,550.00	818,550.00	5,655,000.00
11/01/47			169,650.00	169,650.00	5,655,000.00
05/01/48	670,000.00	6.000%	169,650.00	839,650.00	4,985,000.00

CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE

	Principal	Coupon	Interest	Debt Service	Bond Balance
11/01/48			149,550.00	149,550.00	4,985,000.00
05/01/49	710,000.00	6.000%	149,550.00	859,550.00	4,275,000.00
11/01/49			128,250.00	128,250.00	4,275,000.00
05/01/50	755,000.00	6.000%	128,250.00	883,250.00	3,520,000.00
11/01/50			105,600.00	105,600.00	3,520,000.00
05/01/51	805,000.00	6.000%	105,600.00	910,600.00	2,715,000.00
11/01/51			81,450.00	81,450.00	2,715,000.00
05/01/52	850,000.00	6.000%	81,450.00	931,450.00	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	-
Total	**13,725,000.00**		**15,368,562.50**	**29,093,562.50**	

CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS

On-Roll Assessments*

Taylor Morrison Parcel

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
N-1A West - SF 34'	75	$ 632.22	$ 1,134.01	$ 1,766.23	$ 1,748.56
N-1A West - SF 40'	94	743.79	1,334.13	2,077.92	2,057.13
N-1A West - SF 50'	74	929.73	1,667.66	2,597.39	2,571.42
N-1A West - SF 60'	47	1,115.68	2,001.20	3,116.88	3,085.70
N-1A East - Villa 37.5'	42	699.16	1,250.76	1,949.92	1,930.38
N-1A East - SF 50'	62	929.73	1,667.66	2,597.39	2,571.42
N-1A East - SF 60'	34	1,115.68	2,001.20	3,116.88	3,085.70
Total	**428**				

Taylor Morrison Parcel

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
N-1A West - SF 34'	-	$ 632.22	$ -	$ 632.22	n/a
N-1A West - SF 40'	22	743.79	-	743.79	n/a
N-1A West - SF 50'	51	929.73	-	929.73	n/a
N-1A West - SF 60'	28	1,115.68	-	1,115.68	n/a
N-1A East - Villa 37.5'	-	699.16	-	699.16	n/a
N-1A East - SF 50'	-	929.73	-	929.73	n/a
N-1A East - SF 60'	-	1,115.68	-	1,115.68	n/a
Total	**101**				

M/I Homes Parcel

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
TH	95	$ 409.09	$ 733.77	$ 1,142.86	$ 281.83
SF 34'	40	632.22	1,134.01	1,766.23	435.56
SF 50'	75	929.73	1,667.66	2,597.39	640.52
SF 60'	25	1,115.68	2,001.20	3,116.88	768.63
Total	**235**				

CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS

Off-Roll Assessments*

Taylor Morrison Parcel

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
N-1A West - SF 34'	-	$ 594.29	$ 1,065.97	$ 1,660.26	$ 1,643.65
N-1A West - SF 40'	-	699.16	1,254.08	1,953.24	1,933.70
N-1A West - SF 50'	-	873.95	1,567.60	2,441.55	2,417.13
N-1A West - SF 60'	-	1,048.74	1,881.13	2,929.87	2,900.56
N-1A East - Villa 37.5'	3	657.21	1,175.71	1,832.92	1,814.55
N-1A East - SF 50'	-	873.95	1,567.60	2,441.55	2,417.13
N-1A East - SF 60'	-	1,048.74	1,881.13	2,929.87	2,900.56
Total	**3**				

M/I Homes Parcel

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
TH	-	$ 384.54	$ 689.74	$ 1,074.28	$ 1,063.53
SF 34'	24	594.29	1,065.97	1,660.26	1,643.65
SF 50'	17	873.95	1,567.60	2,441.55	2,417.13
SF 60'	28	1,048.74	1,881.13	2,929.87	2,900.56
Total	**69**				

* Based on the assumption that all 735 lots subject to the Series 2023 Bonds will be platted and able to be assessed on the Tax Year 2025 (Fiscal Year 2026) real estate tax bill.