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
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
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.