

**CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT
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**CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026		
REVENUES					
Assessment levy: on-roll - gross	\$ 620,304				\$ 1,197,273
Allowable discounts (4%)	(24,812)				(47,891)
Assessment levy: on-roll - net	595,492	\$597,272	\$ -	\$ 597,272	1,149,382
Assessment levy: off-roll	60,456	45,835	14,621	60,456	80,048
Landowner contribution	109,974	-	-	-	-
Total revenues	<u>765,922</u>	<u>643,107</u>	<u>14,621</u>	<u>657,728</u>	<u>1,229,430</u>
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	7,727	17,273	25,000	25,000
Engineering	3,000	-	3,000	3,000	3,000
Engineer's report - additional reporting	-	-	-	-	5,000
Audit	4,500	-	4,500	4,500	4,500
Arbitrage rebate calculation	1,000	-	1,000	1,000	1,000
Dissemination agent	2,000	833	1,167	2,000	2,000
EMMA software service	3,000	1,500	1,500	3,000	3,000
Trustee	11,000	4,246	6,754	11,000	11,000
Debt service fund accounting	5,500	1,833	3,667	5,500	5,500
Telephone	200	100	100	200	200
Postage	500	57	443	500	500
Printing & binding	500	250	250	500	500
Legal advertising	6,500	5,199	1,301	6,500	6,500
Annual special district fee	175	175	-	175	175
Insurance	9,324	11,076	-	11,076	6,500
Meeting room	1,400	-	1,400	1,400	1,400
Contingencies/bank charges	1,500	560	940	1,500	1,500
Website			-	-	
Hosting & maintenance	705	-	705	705	705
ADA compliance	210	-	210	210	210
Property appraiser	-	729	-	729	-
Tax collector	12,406	11,941	465	12,406	23,945
Total professional & administrative	<u>136,420</u>	<u>70,226</u>	<u>68,675</u>	<u>138,901</u>	<u>150,135</u>

**CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026		
Field operations					
Field operations manager	15,000	8,980	9,200	18,180	16,500
Field operations accounting	6,000	3,000	3,000	6,000	6,000
Landscape maintenance	200,000	105,198	107,000	212,198	250,000
Landscape inspection	-	5,300	13,250	18,550	31,800
Irrigation maintenance/repair	25,000	5,790	19,210	25,000	25,000
Plants, shrubs & mulch	35,000	9,560	10,000	19,560	350,000
Annuals	25,000	-	15,000	15,000	25,000
Tree trimming	10,000	-	5,000	5,000	10,000
Irrigation pump maintenance	10,000	-	5,000	5,000	10,000
Pond maintenance	10,000	14,950	15,000	29,950	27,500
Backflow prevention test	1,000	-	1,000	1,000	1,000
Property insurance	5,000	-	5,000	5,000	6,000
Community park:					
Park landscape maintenance	50,000	-	-	-	-
Park porter services	15,000	2,185	4,000	6,185	26,000
Dog waste stations	3,000	-	-	-	-
Signage maintenance	2,500	-	2,000	2,000	2,500
Pressure washing	3,000	-	1,500	1,500	3,000
Holiday decorations	3,000	1,675	1,325	3,000	3,000
Fence/wall repair	1,000	-	1,000	1,000	1,000
OUC lighting agreement	132,000	52,720	60,000	112,720	132,000
Contingencies	50,000	-	10,000	10,000	50,000
Electric:					
Irrigation	10,000	-	5,000	5,000	10,000
Entrance signs	3,000	-	3,000	3,000	3,000
Community park	15,000	-	7,500	7,500	15,000
Total field operations	<u>629,500</u>	<u>209,358</u>	<u>302,985</u>	<u>512,343</u>	<u>1,004,300</u>
Total expenditures	<u>765,920</u>	<u>279,584</u>	<u>371,660</u>	<u>651,244</u>	<u>1,154,435</u>
Net increase/(decrease) of fund balance	2	363,523	(357,039)	6,484	74,995
Fund balance - beginning (unaudited)	<u>288,221</u>	<u>360,354</u>	<u>723,877</u>	<u>360,354</u>	<u>366,838</u>
Committed					
Working capital	202,223	-	-	-	297,984
Unassigned	86,000	723,877	366,838	366,838	143,849
Fund balance - ending (projected)	<u>\$ 288,223</u>	<u>\$ 723,877</u>	<u>\$ 366,838</u>	<u>\$ 366,838</u>	<u>\$ 441,833</u>

**CENTER LAKE RANCH WEST
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	25,000
<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	3,000
<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>	
Engineer's report - additional reporting	5,000
Audit	4,500
<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>	
EMMA software service	3,000
Trustee	11,000
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Debt service fund accounting	5,500
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	6,500
<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	6,500
<p>The District will obtain public officials and general liability insurance.</p>	
Meeting room	1,400
Contingencies/bank charges	1,500
<p>Bank charges and other miscellaneous expenses incurred during the year.</p>	
Website	
Hosting & maintenance	705
ADA compliance	210
Tax collector	23,945
Total professional & administrative	150,135

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

Field operations

Field operations manager	16,500
Field operations accounting	6,000
Landscape maintenance	250,000
Landscape inspection	31,800
Irrigation maintenance/repair	25,000
Plants, shrubs & mulch	350,000
Annuals	25,000
Tree trimming	10,000
Irrigation pump maintenance	10,000
Pond maintenance	27,500
Backflow prevention test	1,000
Property insurance	6,000
Community park:	
Park porter services	26,000
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	<u>1,004,300</u>
Total expenditures	<u><u>1,154,435</u></u>

**CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023
FISCAL YEAR 2027**

	Fiscal Year 2026			Total Revenue & Expenditures	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026		
REVENUES					
Assessment levy: on-roll	\$ 942,063				\$ 942,063
Allowable discounts (4%)	(37,683)				(37,683)
Net assessment levy - on-roll	904,380	\$ 907,193	\$ -	\$ 907,193	904,380
Assessment levy: off-roll	108,431	66,470	41,961	108,431	108,431
Interest	-	12,654	-	12,654	-
Total revenues	<u>1,012,811</u>	<u>986,317</u>	<u>41,961</u>	<u>1,028,278</u>	<u>1,012,811</u>
EXPENDITURES					
Debt service					
Principal	195,000	-	195,000	195,000	205,000
Principal prepayment	-	15,000	-	15,000	-
Interest	801,038	400,738	400,081	800,819	790,413
Tax collector	18,841	18,137	704	18,841	18,841
Total expenditures	<u>1,014,879</u>	<u>433,875</u>	<u>595,785</u>	<u>1,029,660</u>	<u>1,014,254</u>
Excess/(deficiency) of revenues over/(under) expenditures	(2,068)	552,442	(553,824)	(1,382)	(1,443)
Fund balance:					
Beginning fund balance (unaudited)	935,920	930,230	1,482,672	930,230	928,848
Ending fund balance (projected)	<u>\$ 933,852</u>	<u>\$1,482,672</u>	<u>\$ 928,848</u>	<u>\$ 928,848</u>	<u>927,405</u>
Use of fund balance:					
Debt service reserve account balance (required)					(496,672)
Interest expense - November 1, 2027					(390,081)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 40,652</u>

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

	Principal	Prepayment	Coupon	Interest	Debt Service	Bond Balance
11/01/25				400,518.75	400,518.75	13,725,000.00
02/01/26		15,000.00		218.75	15,218.75	13,710,000.00
05/01/26	195,000.00		5.000%	400,081.25	595,081.25	13,515,000.00
11/01/26				395,206.25	395,206.25	13,515,000.00
05/01/27	205,000.00		5.000%	395,206.25	600,206.25	13,310,000.00
11/01/27				390,081.25	390,081.25	13,310,000.00
05/01/28	215,000.00		5.000%	390,081.25	605,081.25	13,095,000.00
11/01/28				384,706.25	384,706.25	13,095,000.00
05/01/29	225,000.00		5.000%	384,706.25	609,706.25	12,870,000.00
11/01/29				379,081.25	379,081.25	12,870,000.00
05/01/30	235,000.00		5.000%	379,081.25	614,081.25	12,635,000.00
11/01/30				373,206.25	373,206.25	12,635,000.00
05/01/31	250,000.00		5.750%	373,206.25	623,206.25	12,385,000.00
11/01/31				366,018.75	366,018.75	12,385,000.00
05/01/32	265,000.00		5.750%	366,018.75	631,018.75	12,120,000.00
11/01/32				358,400.00	358,400.00	12,120,000.00
05/01/33	280,000.00		5.750%	358,400.00	638,400.00	11,840,000.00
11/01/33				350,350.00	350,350.00	11,840,000.00
05/01/34	295,000.00		5.750%	350,350.00	645,350.00	11,545,000.00
11/01/34				341,868.75	341,868.75	11,545,000.00
05/01/35	315,000.00		5.750%	341,868.75	656,868.75	11,230,000.00
11/01/35				332,812.50	332,812.50	11,230,000.00
05/01/36	330,000.00		5.750%	332,812.50	662,812.50	10,900,000.00
11/01/36				323,325.00	323,325.00	10,900,000.00
05/01/37	350,000.00		5.750%	323,325.00	673,325.00	10,550,000.00
11/01/37				313,262.50	313,262.50	10,550,000.00
05/01/38	370,000.00		5.750%	313,262.50	683,262.50	10,180,000.00
11/01/38				302,625.00	302,625.00	10,180,000.00
05/01/39	395,000.00		5.750%	302,625.00	697,625.00	9,785,000.00
11/01/39				291,268.75	291,268.75	9,785,000.00
05/01/40	420,000.00		5.750%	291,268.75	711,268.75	9,365,000.00
11/01/40				279,193.75	279,193.75	9,365,000.00
05/01/41	440,000.00		5.750%	279,193.75	719,193.75	8,925,000.00
11/01/41				266,543.75	266,543.75	8,925,000.00
05/01/42	470,000.00		5.750%	266,543.75	736,543.75	8,455,000.00
11/01/42				253,031.25	253,031.25	8,455,000.00
05/01/43	495,000.00		5.750%	253,031.25	748,031.25	7,960,000.00
11/01/43				238,800.00	238,800.00	7,960,000.00
05/01/44	525,000.00		6.000%	238,800.00	763,800.00	7,435,000.00
11/01/44				223,050.00	223,050.00	7,435,000.00
05/01/45	560,000.00		6.000%	223,050.00	783,050.00	6,875,000.00
11/01/45				206,250.00	206,250.00	6,875,000.00
05/01/46	595,000.00		6.000%	206,250.00	801,250.00	6,280,000.00
11/01/46				188,400.00	188,400.00	6,280,000.00
05/01/47	630,000.00		6.000%	188,400.00	818,400.00	5,650,000.00
11/01/47				169,500.00	169,500.00	5,650,000.00
05/01/48	670,000.00		6.000%	169,500.00	839,500.00	4,980,000.00

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

	Principal	Prepayment	Coupon	Interest	Debt Service	Bond Balance
11/01/48				149,400.00	149,400.00	4,980,000.00
05/01/49	710,000.00		6.000%	149,400.00	859,400.00	4,270,000.00
11/01/49				128,100.00	128,100.00	4,270,000.00
05/01/50	755,000.00		6.000%	128,100.00	883,100.00	3,515,000.00
11/01/50				105,450.00	105,450.00	3,515,000.00
05/01/51	800,000.00		6.000%	105,450.00	905,450.00	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	13,710,000.00			15,353,081.25	29,078,081.25	

**CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2025
FISCAL YEAR 2027**

	Fiscal Year 2026			Total Revenue & Expenditures	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026		
REVENUES					
Special assessment - on-roll	\$ -				\$ 839,220
Allowable discounts (4%)	-				(33,569)
Assessment levy: net	-	\$ -	\$ -	\$ -	805,651
Assessment levy: off-roll	-	486,141	302,724	788,865	-
Interest	-	2,873	-	2,873	-
Total revenues	-	489,014	302,724	791,738	805,651
EXPENDITURES					
Debt service					
Principal	-	-	260,000	260,000	185,000
Interest	-	-	225,533	225,533	604,690
Total debt service	-	-	485,533	485,533	789,690
Other fees & charges					
Costs of issuance	-	188,672	-	188,672	-
Underwriter's discount	-	235,200	-	235,200	-
Tax collector	-	-	-	-	16,784
Total other fees & charges	-	423,872	-	423,872	16,784
Total expenditures	-	423,872	485,533	909,405	806,474
Excess/(deficiency) of revenues over/(under) expenditures	-	65,142	(182,809)	(117,667)	(823)
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	818,555	-	818,555	-
Total other financing sources/(uses)	-	818,555	-	818,555	-
Fund balance:					
Net increase/(decrease) in fund balance	-	883,697	(182,809)	700,888	(823)
Beginning fund balance (unaudited)	1,654,888	-	883,697	-	700,888
Ending fund balance (projected)	<u>\$1,654,888</u>	<u>\$883,697</u>	<u>\$700,888</u>	<u>\$ 700,888</u>	<u>700,065</u>
Use of fund balance:					
Debt service reserve account balance (required)					(394,433)
Interest expense - November 1, 2027					(298,645)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 6,987</u>

**CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE**

	Principal	Coupon	Interest	Debt Service	Bond Balance
05/01/26	260,000.00	4.000%	225,533.00	485,533.00	11,500,000.00
11/01/26			302,345.00	302,345.00	11,500,000.00
05/01/27	185,000.00	4.000%	302,345.00	487,345.00	11,315,000.00
11/01/27			298,645.00	298,645.00	11,315,000.00
05/01/28	195,000.00	4.000%	298,645.00	493,645.00	11,120,000.00
11/01/28			294,745.00	294,745.00	11,120,000.00
05/01/29	200,000.00	4.000%	294,745.00	494,745.00	10,920,000.00
11/01/29			290,745.00	290,745.00	10,920,000.00
05/01/30	210,000.00	4.000%	290,745.00	500,745.00	10,710,000.00
11/01/30			286,545.00	286,545.00	10,710,000.00
05/01/31	220,000.00	4.250%	286,545.00	506,545.00	10,490,000.00
11/01/31			281,870.00	281,870.00	10,490,000.00
05/01/32	230,000.00	4.250%	281,870.00	511,870.00	10,260,000.00
11/01/32			276,982.50	276,982.50	10,260,000.00
05/01/33	240,000.00	4.250%	276,982.50	516,982.50	10,020,000.00
11/01/33			271,882.50	271,882.50	10,020,000.00
05/01/34	250,000.00	4.250%	271,882.50	521,882.50	9,770,000.00
11/01/34			266,570.00	266,570.00	9,770,000.00
05/01/35	260,000.00	4.250%	266,570.00	526,570.00	9,510,000.00
11/01/35			261,045.00	261,045.00	9,510,000.00
05/01/36	270,000.00	5.300%	261,045.00	531,045.00	9,240,000.00
11/01/36			253,890.00	253,890.00	9,240,000.00
05/01/37	285,000.00	5.300%	253,890.00	538,890.00	8,955,000.00
11/01/37			246,337.50	246,337.50	8,955,000.00
05/01/38	300,000.00	5.300%	246,337.50	546,337.50	8,655,000.00
11/01/38			238,387.50	238,387.50	8,655,000.00
05/01/39	320,000.00	5.300%	238,387.50	558,387.50	8,335,000.00
11/01/39			229,907.50	229,907.50	8,335,000.00
05/01/40	335,000.00	5.300%	229,907.50	564,907.50	8,000,000.00
11/01/40			221,030.00	221,030.00	8,000,000.00
05/01/41	355,000.00	5.300%	221,030.00	576,030.00	7,645,000.00
11/01/41			211,622.50	211,622.50	7,645,000.00
05/01/42	375,000.00	5.300%	211,622.50	586,622.50	7,270,000.00
11/01/42			201,685.00	201,685.00	7,270,000.00
05/01/43	395,000.00	5.300%	201,685.00	596,685.00	6,875,000.00
11/01/43			191,217.50	191,217.50	6,875,000.00
05/01/44	415,000.00	5.300%	191,217.50	606,217.50	6,460,000.00
11/01/44			180,220.00	180,220.00	6,460,000.00
05/01/45	440,000.00	5.300%	180,220.00	620,220.00	6,020,000.00
11/01/45			168,560.00	168,560.00	6,020,000.00
05/01/46	460,000.00	5.600%	168,560.00	628,560.00	5,560,000.00
11/01/46			155,680.00	155,680.00	5,560,000.00
05/01/47	490,000.00	5.600%	155,680.00	645,680.00	5,070,000.00
11/01/47			141,960.00	141,960.00	5,070,000.00
05/01/48	515,000.00	5.600%	141,960.00	656,960.00	4,555,000.00
11/01/48			127,540.00	127,540.00	4,555,000.00
05/01/49	545,000.00	5.600%	127,540.00	672,540.00	4,010,000.00
11/01/49			112,280.00	112,280.00	4,010,000.00
05/01/50	580,000.00	5.600%	112,280.00	692,280.00	3,430,000.00
11/01/50			96,040.00	96,040.00	3,430,000.00

**CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE**

	Principal	Coupon	Interest	Debt Service	Bond Balance
05/01/51	610,000.00	5.600%	96,040.00	706,040.00	2,820,000.00
11/01/51			78,960.00	78,960.00	2,820,000.00
05/01/52	645,000.00	5.600%	78,960.00	723,960.00	2,175,000.00
11/01/52			60,900.00	60,900.00	2,175,000.00
05/01/53	685,000.00	5.600%	60,900.00	745,900.00	1,490,000.00
11/01/53			41,720.00	41,720.00	1,490,000.00
05/01/54	725,000.00	5.600%	41,720.00	766,720.00	765,000.00
11/01/54			21,420.00	21,420.00	765,000.00
05/01/55	765,000.00	5.600%	21,420.00	786,420.00	-
11/01/55			-	-	-
Total	11,760,000.00		11,846,998.00	23,606,998.00	

**CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2027 ASSESSMENTS**

On-Roll Assessments*

Taylor Morrison Parcel AA1

<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>
N-1A West - SF 34'	75	\$ 837.10	\$ 1,134.01	\$ 1,971.11	\$ 1,766.23
N-1A West - SF 40'	94	984.82	1,334.13	2,318.95	2,077.92
N-1A West - SF 50'	74	1,231.02	1,667.66	2,898.68	2,597.39
N-1A West - SF 60'	47	1,477.23	2,001.20	3,478.43	3,116.88
N-1A East - Villa 37.5'	42	925.73	1,250.76	2,176.49	1,949.92
N-1A East - SF 50'	62	1,231.02	1,667.66	2,898.68	2,597.39
N-1A East - SF 60'	34	1,477.23	2,001.20	3,478.43	3,116.88
Total	428				

Taylor Morrison Parcel AA2

<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>
N-1A West - SF 34'	-	\$ 837.10	\$ -	\$ 837.10	\$ 632.22
N-1A West - SF 40'	73	984.82	1,667.60	2,652.42	743.79
N-1A West - SF 50'	120	1,231.02	2,084.50	3,315.52	929.73
N-1A West - SF 60'	53	1,477.23	2,501.40	3,978.63	1,115.68
N-1A West - SF 50' (CL)	7	1,231.02	1,667.60	2,898.62	929.73
N-1A West - SF 60' (CL)	15	1,477.23	2,001.12	3,478.35	1,115.68
N-1A East - Villa 37.5'	-	925.73	-	925.73	699.16
N-1A East - SF 50'	53	1,231.02	2,084.50	3,315.52	929.73
N-1A East - SF 60'	73	1,477.23	2,501.40	3,978.63	1,115.68
Total	394				

M/I Homes Parcel AA1

<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>
TH	95	\$ 541.65	\$ 733.77	\$ 1,275.42	\$1,142.86
SF 34'	40	837.10	1,134.01	1,971.11	1,766.23
SF 50'	75	1,231.02	1,667.66	2,898.68	2,597.39
SF 60'	25	1,477.23	2,001.20	3,478.43	3,116.88
Total	235				

**CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2027 ASSESSMENTS**

Off-Roll Assessments*

Taylor Morrison Parcel AA1

<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>
N-1A West - SF 34'	-	\$ 786.87	\$ 1,065.97	\$ 1,852.84	\$ 1,660.26
N-1A West - SF 40'	-	925.73	1,254.08	2,179.81	1,953.24
N-1A West - SF 50'	-	1,157.16	1,567.60	2,724.76	2,441.55
N-1A West - SF 60'	-	1,388.60	1,881.13	3,269.73	2,929.87
N-1A East - Villa 37.5'	3	870.19	1,175.71	2,045.90	1,832.92
N-1A East - SF 50'	-	1,157.16	1,567.60	2,724.76	2,441.55
N-1A East - SF 60'	-	1,388.60	1,881.13	3,269.73	2,929.87
Total	3				

M/I Homes Parcel AA1

<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>
TH	-	\$ 509.15	\$ 689.74	\$ 1,198.89	\$ 1,074.28
SF 34'	24	786.87	1,065.97	1,852.84	1,660.26
SF 50'	17	1,157.16	1,567.60	2,724.76	2,441.55
SF 60'	28	1,388.60	1,881.13	3,269.73	2,929.87
Total	69				

* Based on the assumption that all 735 lots subject to the Series 2023 Bonds and 394 lots subject to the Series 2025 Bonds will be platted and able to be assessed on the Tax Year 2026 (Fiscal Year 2027) real estate tax bill.