

**LAKE FLORES  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2026**

**LAKE FLORES  
COMMUNITY DEVELOPMENT DISTRICT  
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**LAKE FLORES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
<b>REVENUES</b>					
Assessment levy: off-roll					\$ 556,945
Landowner contribution	\$ 221,731	\$101,037	\$ 216,548	\$ 317,585	-
Landowner: lakes cost share	10,074	-	10,074	10,074	14,862
Total revenues	231,805	101,037	226,622	327,659	571,807
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	6,459	1,722	4,737	6,459	6,459
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	6,040	18,960	25,000	25,000
Engineering	2,000	1,372	628	2,000	2,000
Audit	5,500	3,165	2,335	5,500	5,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	1,000	500	500	1,000	1,000
Debt service fund accounting	5,500	2,750	2,750	5,500	5,500
Trustee	5,500	8,492	-	8,492	8,500
Telephone	200	50	150	200	200
Postage	500	245	255	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	568	932	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,800	5,408	-	5,408	6,100
Contingencies/bank charges	500	544	-	544	1,000
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	-	210	210	210
Total professional & administrative	109,549	55,986	56,207	112,193	113,349
<b>Field operations (phase 1)</b>					
Field management	1,000	-	1,000	1,000	1,000
Combined lakes					
Monitoring/reports	24,280	-	24,280	24,280	5,000
Lake maintenance	7,749	-	7,749	7,749	8,750
Lake bank mowing	11,343	-	11,343	11,343	39,060
Lake bank erosion repair	2,000	-	2,000	2,000	13,500
Control structure & outfall	5,000	-	5,000	5,000	8,000
Lake Flores, A1, & A2					
Monitoring/reports	-	-	-	-	15,000
Lake maintenance	-	-	-	-	14,123
Lake bank mowing	-	-	-	-	46,410
Lake bank erosion repair	-	-	-	-	16,050
Control structure & outfall	-	-	-	-	17,500

**LAKE FLORES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
Wildland Conservation Easement					
Annual Monitoring	-	-	-	-	4,000
Baseline Report	-	-	-	-	5,000
West mitigation node area					
Miscellaneous	5,000	-	5,000	5,000	5,000
Wetland maintenance	14,214	34,800	-	34,800	47,560
Wetland monitoring/ report	31,320	4,585	26,735	31,320	6,470
Conservation area landscaping	20,350	-	20,350	20,350	-
10' Path Trail (Mulch and Weed Control)	-	-	-	-	5,000
Central and Eastern mitigation node area					
Miscellaneous	-	-	-	-	10,000
Wetland maintenance	-	-	-	-	97,595
Wetland monitoring/ report	-	-	-	-	12,940
Conservation area landscaping	-	-	-	-	-
Drainage Strip 2 & 3 (Mowing, Erosion Repair, Weed Control, Pipe Cleaning)	-	-	-	-	16,000
Street Signs	-	-	-	-	-
Lake Flores Modal Trail (Asphalt)	-	-	-	-	-
Modal Trail (Asphalt)	-	-	-	-	-
Alley (Asphalt)	-	-	-	-	-
Streetlights	-	-	-	-	9,500
Unbudgeted field operations	-	28,945	-	28,945	55,000
Total field operations	<u>122,256</u>	<u>68,330</u>	<u>134,457</u>	<u>202,787</u>	<u>458,458</u>
Total expenditures	<u>231,805</u>	<u>124,316</u>	<u>190,664</u>	<u>314,980</u>	<u>571,807</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(23,279)	35,958	12,679	-
Fund balance - beginning (unaudited)	-	(2,605)	(25,884)	(2,605)	10,074
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Unassigned	-	(25,884)	10,074	10,074	10,074
Fund balance - ending	<u>\$ -</u>	<u>\$ (25,884)</u>	<u>\$ 10,074</u>	<u>\$ 10,074</u>	<u>\$ 10,074</u>

**LAKE FLORES  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Supervisors	\$ 6,459
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	48,000
<b>Wrathell, Hunt and Associates, LLC</b> (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	2,000
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	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
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.	
Trustee	8,500
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	
Legal advertising	1,500
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	6,100
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	1,000
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210

**LAKE FLORES  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

**Field operations (phase 1)**

Field management	1,000
Combined lakes	
Monitoring/reports	5,000
Lake maintenance	8,750
"Combined Lakes" (lake 3 & 4). The District will hire a licensed lake maintenance contractor to review, once a month, and treat 22.14 acres, to control nuisance and non-beneficial aquatic growth, such as algae and submersed vegetation, that if not controlled could negatively impact designed stormwater storage and flow characteristics	
Lake bank mowing	39,060
"Combined Lakes" (lake 3 & 4). The District will hire a licensed contractor to mow 3.72 acres of lake bank. It is assumed the lake bank will be planted in bahia sod, no irrigation, no plant beds, minimal pest and weed control. Mowing frequency is anticipated to be 30 times a year.	
Lake bank erosion repair	13,500
"Combined Lakes" (lake 3 & 4). Anticipated to cover the costs of addressing eventual and inevitable lake bank erosion repairs. Any portion of this expenditure not realized during the current fiscal year will be transferred and retained in an assigned fund balance account to be utilized at a future time of need.	
Control structure & outfall	8,000
Periodic inspectns and localized repairs	
Lake Flores, A1, & A2	
Monitoring/reports	15,000
Lake maintenance	14,123
Lake bank mowing	46,410
Lake bank erosion repair	16,050
Control structure & outfall	17,500
Wildland Conservation Easement	
Annual Monitoring	4,000
Baseline Report	5,000
West mitigation node area	
Miscellaneous	5,000
Wetland maintenance	47,560
West mitigation node area (ponds 1, 2 & 3). Assumes twice a year maintenance events for 23.69	
Wetland monitoring/ report	6,470
West mitigation node area (ponds 1, 2 & 3). Assumes once annually	
10' Path Trail (Mulch and Weed Control)	5,000
Central and Eastern mitigation node area	
Miscellaneous	10,000
Wetland maintenance	97,595
Wetland monitoring/ report	12,940
Drainage Strip 2 & 3 (Mowing, Erosion Repair, Weed Control, Pipe Cleaning)	16,000
Streetlights	9,500
Unbudgeted field operations	55,000
Total expenditures	<u><u>\$ 571,807</u></u>

**LAKE FLORES  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND SERIES 2023 A-1  
FISCAL YEAR 2026**

	Fiscal Year 2025			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025		
<b>REVENUES</b>					
Assessment levy: off-roll	\$ 1,839,767	\$ 89,049	\$ 1,750,718	\$ 1,839,767	\$ 1,839,767
Interest	-	29,446	-	29,446	-
Total revenues	1,839,767	118,495	1,750,718	1,869,213	1,839,767
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	250,000	-	250,000	250,000	270,000
Interest	1,594,688	797,344	797,344	1,594,688	1,577,813
Total expenditures	1,844,688	797,344	1,047,344	1,844,688	1,847,813
Excess/(deficiency) of revenues over/(under) expenditures	(4,921)	(678,849)	703,374	24,525	(8,046)
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers out	-	(21,174)	-	(21,174)	-
Total other financing sources/(uses)	-	(21,174)	-	(21,174)	-
Net increase/(decrease) in fund balance	(4,921)	(700,023)	703,374	3,351	(8,046)
Fund balance:					
Beginning fund balance (unaudited)	1,753,215	1,781,819	1,081,796	1,781,819	1,785,170
Ending fund balance (projected)	\$1,748,294	\$1,081,796	\$ 1,785,170	\$ 1,785,170	1,777,124
Use of fund balance:					
Debt service reserve account balance (required)					(919,884)
Interest expense - November 1, 2026					(779,794)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 77,446

**LAKE FLORES  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2023A-1 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/25			788,906.25	788,906.25	23,375,000.00
05/01/26	270,000.00	6.750%	788,906.25	1,058,906.25	23,105,000.00
11/01/26			779,793.75	779,793.75	23,105,000.00
05/01/27	285,000.00	6.750%	779,793.75	1,064,793.75	22,820,000.00
11/01/27			770,175.00	770,175.00	22,820,000.00
05/01/28	305,000.00	6.750%	770,175.00	1,075,175.00	22,515,000.00
11/01/28			759,881.25	759,881.25	22,515,000.00
05/01/29	330,000.00	6.750%	759,881.25	1,089,881.25	22,185,000.00
11/01/29			748,743.75	748,743.75	22,185,000.00
05/01/30	350,000.00	6.750%	748,743.75	1,098,743.75	21,835,000.00
11/01/30			736,931.25	736,931.25	21,835,000.00
05/01/31	375,000.00	6.750%	736,931.25	1,111,931.25	21,460,000.00
11/01/31			724,275.00	724,275.00	21,460,000.00
05/01/32	400,000.00	6.750%	724,275.00	1,124,275.00	21,060,000.00
11/01/32			710,775.00	710,775.00	21,060,000.00
05/01/33	430,000.00	6.750%	710,775.00	1,140,775.00	20,630,000.00
11/01/33			696,262.50	696,262.50	20,630,000.00
05/01/34	460,000.00	6.750%	696,262.50	1,156,262.50	20,170,000.00
11/01/34			680,737.50	680,737.50	20,170,000.00
05/01/35	495,000.00	6.750%	680,737.50	1,175,737.50	19,675,000.00
11/01/35			664,031.25	664,031.25	19,675,000.00
05/01/36	525,000.00	6.750%	664,031.25	1,189,031.25	19,150,000.00
11/01/36			646,312.50	646,312.50	19,150,000.00
05/01/37	565,000.00	6.750%	646,312.50	1,211,312.50	18,585,000.00
11/01/37			627,243.75	627,243.75	18,585,000.00
05/01/38	605,000.00	6.750%	627,243.75	1,232,243.75	17,980,000.00
11/01/38			606,825.00	606,825.00	17,980,000.00
05/01/39	645,000.00	6.750%	606,825.00	1,251,825.00	17,335,000.00
11/01/39			585,056.25	585,056.25	17,335,000.00
05/01/40	690,000.00	6.750%	585,056.25	1,275,056.25	16,645,000.00
11/01/40			561,768.75	561,768.75	16,645,000.00
05/01/41	740,000.00	6.750%	561,768.75	1,301,768.75	15,905,000.00
11/01/41			536,793.75	536,793.75	15,905,000.00
05/01/42	790,000.00	6.750%	536,793.75	1,326,793.75	15,115,000.00
11/01/42			510,131.25	510,131.25	15,115,000.00
05/01/43	845,000.00	6.750%	510,131.25	1,355,131.25	14,270,000.00
11/01/43			481,612.50	481,612.50	14,270,000.00
05/01/44	905,000.00	6.750%	481,612.50	1,386,612.50	13,365,000.00
11/01/44			451,068.75	451,068.75	13,365,000.00
05/01/45	970,000.00	6.750%	451,068.75	1,421,068.75	12,395,000.00
11/01/45			418,331.25	418,331.25	12,395,000.00
05/01/46	1,035,000.00	6.750%	418,331.25	1,453,331.25	11,360,000.00
11/01/46			383,400.00	383,400.00	11,360,000.00
05/01/47	1,110,000.00	6.750%	383,400.00	1,493,400.00	10,250,000.00
11/01/47			345,937.50	345,937.50	10,250,000.00



**LAKE FLORES  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2023A-1 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/48	1,185,000.00	6.750%	345,937.50	1,530,937.50	9,065,000.00
11/01/48			305,943.75	305,943.75	9,065,000.00
05/01/49	1,270,000.00	6.750%	305,943.75	1,575,943.75	7,795,000.00
11/01/49			263,081.25	263,081.25	7,795,000.00
05/01/50	1,355,000.00	6.750%	263,081.25	1,618,081.25	6,440,000.00
11/01/50			217,350.00	217,350.00	6,440,000.00
05/01/51	1,450,000.00	6.750%	217,350.00	1,667,350.00	4,990,000.00
11/01/51			168,412.50	168,412.50	4,990,000.00
05/01/52	1,555,000.00	6.750%	168,412.50	1,723,412.50	3,435,000.00
11/01/52			115,931.25	115,931.25	3,435,000.00
05/01/53	1,660,000.00	6.750%	115,931.25	1,775,931.25	1,775,000.00
11/01/53			59,906.25	59,906.25	1,775,000.00
05/01/54	1,775,000.00	6.750%	59,906.25	1,834,906.25	-
<b>Total</b>	<b>23,375,000.00</b>		<b>30,691,237.50</b>	<b>54,066,237.50</b>	

**LAKE FLORES  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND SERIES 2023 A-2  
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2026
<b>REVENUES</b>					
Assessment levy: off-roll	\$ 2,086,133	\$ 569,078	\$ 1,429,776	\$ 1,998,854	\$ 2,059,406
Assessment prepayments	-	2,148,477	-	2,148,477	-
Lot closing assessment	-	4,251	-	4,251	-
Lot closing interest	-	9,121	-	9,121	-
Interest & miscellaneous	-	21,702	-	21,702	-
Total revenues	<u>2,086,133</u>	<u>2,752,629</u>	<u>1,429,776</u>	<u>4,182,405</u>	<u>2,059,406</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal prepayment	-	-	2,150,000	2,150,000	-
Interest	982,523	569,078	413,445	982,523	2,059,406
Cost of issuance	270,750	180,750	90,000	270,750	-
Total expenditures	<u>1,253,273</u>	<u>749,828</u>	<u>2,653,445</u>	<u>3,403,273</u>	<u>2,059,406</u>
Excess/(deficiency) of revenues over/(under) expenditures	832,860	2,002,801	(1,223,669)	779,132	-
<b>OTHER FINANCING SOURCES/(USES)</b>					
Bond proceeds	1,771,045	1,182,332	588,713	1,771,045	-
Original issue discount	(764,418)	(510,317)	(254,101)	(764,418)	-
Total other financing sources/(uses)	<u>1,006,627</u>	<u>672,015</u>	<u>334,612</u>	<u>1,006,627</u>	<u>-</u>
Net increase/(decrease) in fund balance	<u>1,839,487</u>	<u>2,674,816</u>	<u>(889,057)</u>	<u>1,785,759</u>	<u>-</u>
Fund balance:					
Beginning fund balance (unaudited)	573,751	582,562	3,257,378	582,562	2,368,321
Ending fund balance (projected)	<u>\$2,413,238</u>	<u>\$3,257,378</u>	<u>\$ 2,368,321</u>	<u>\$ 2,368,321</u>	<u>2,368,321</u>
Use of fund balance:					
Debt service reserve account balance (required)					(1,094,760)
Interest expense - November 1, 2026					(1,029,703)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 243,858</u>

**LAKE FLORES  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2023A-2 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/25			1,029,703.13	1,029,703.13	32,105,000.00
05/01/26			1,029,703.13	1,029,703.13	32,105,000.00
11/01/26			1,029,703.13	1,029,703.13	32,105,000.00
05/01/27			1,029,703.13	1,029,703.13	32,105,000.00
11/01/27			1,029,703.13	1,029,703.13	32,105,000.00
05/01/28	395,000.00	6.875%	1,029,703.13	1,424,703.13	31,710,000.00
11/01/28			1,016,125.00	1,016,125.00	31,710,000.00
05/01/29	425,000.00	6.875%	1,016,125.00	1,441,125.00	31,285,000.00
11/01/29			1,001,515.63	1,001,515.63	31,285,000.00
05/01/30	455,000.00	6.875%	1,001,515.63	1,456,515.63	30,830,000.00
11/01/30			985,875.00	985,875.00	30,830,000.00
05/01/31	485,000.00	6.875%	985,875.00	1,470,875.00	30,345,000.00
11/01/31			969,203.13	969,203.13	30,345,000.00
05/01/32	520,000.00	6.875%	969,203.13	1,489,203.13	29,825,000.00
11/01/32			951,328.13	951,328.13	29,825,000.00
05/01/33	555,000.00	6.875%	951,328.13	1,506,328.13	29,270,000.00
11/01/33			932,250.00	932,250.00	29,270,000.00
05/01/34	595,000.00	6.875%	932,250.00	1,527,250.00	28,675,000.00
11/01/34			911,796.88	911,796.88	28,675,000.00
05/01/35	640,000.00	6.875%	911,796.88	1,551,796.88	28,035,000.00
11/01/35			889,796.88	889,796.88	28,035,000.00
05/01/36	685,000.00	6.875%	889,796.88	1,574,796.88	27,350,000.00
11/01/36			866,250.00	866,250.00	27,350,000.00
05/01/37	735,000.00	6.875%	866,250.00	1,601,250.00	26,615,000.00
11/01/37			840,984.38	840,984.38	26,615,000.00
05/01/38	785,000.00	6.875%	840,984.38	1,625,984.38	25,830,000.00
11/01/38			814,000.00	814,000.00	25,830,000.00
05/01/39	840,000.00	6.875%	814,000.00	1,654,000.00	24,990,000.00
11/01/39			785,125.00	785,125.00	24,990,000.00
05/01/40	900,000.00	6.875%	785,125.00	1,685,125.00	24,090,000.00
11/01/40			754,187.50	754,187.50	24,090,000.00
05/01/41	965,000.00	6.875%	754,187.50	1,719,187.50	23,125,000.00
11/01/41			721,015.63	721,015.63	23,125,000.00
05/01/42	1,035,000.00	6.875%	721,015.63	1,756,015.63	22,090,000.00
11/01/42			685,437.50	685,437.50	22,090,000.00
05/01/43	1,105,000.00	6.875%	685,437.50	1,790,437.50	20,985,000.00
11/01/43			647,453.13	647,453.13	20,985,000.00
05/01/44	1,185,000.00	6.875%	647,453.13	1,832,453.13	19,800,000.00
11/01/44			606,718.75	606,718.75	19,800,000.00
05/01/45	1,270,000.00	6.875%	606,718.75	1,876,718.75	18,530,000.00
11/01/45			563,062.50	563,062.50	18,530,000.00
05/01/46	1,360,000.00	6.875%	563,062.50	1,923,062.50	17,170,000.00
11/01/46			516,312.50	516,312.50	17,170,000.00
05/01/47	1,460,000.00	6.875%	516,312.50	1,976,312.50	15,710,000.00
11/01/47			466,125.00	466,125.00	15,710,000.00

**LAKE FLORES  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2023A-2 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/48	1,560,000.00	6.875%	466,125.00	2,026,125.00	14,150,000.00
11/01/48			412,500.00	412,500.00	14,150,000.00
05/01/49	1,675,000.00	6.875%	412,500.00	2,087,500.00	12,475,000.00
11/01/49			354,921.88	354,921.88	12,475,000.00
05/01/50	1,790,000.00	6.875%	354,921.88	2,144,921.88	10,685,000.00
11/01/50			293,390.63	293,390.63	10,685,000.00
05/01/51	1,920,000.00	6.875%	293,390.63	2,213,390.63	8,765,000.00
11/01/51			227,390.63	227,390.63	8,765,000.00
05/01/52	2,055,000.00	6.875%	227,390.63	2,282,390.63	6,710,000.00
11/01/52			156,750.00	156,750.00	6,710,000.00
05/01/53	2,200,000.00	6.875%	156,750.00	2,356,750.00	4,510,000.00
11/01/53			81,125.00	81,125.00	4,510,000.00
05/01/54	2,360,000.00	6.875%	81,125.00	2,441,125.00	2,150,000.00
<b>Total</b>	<b>29,955,000.00</b>		<b>41,079,500.00</b>	<b>71,034,500.00</b>	

**LAKE FLORES  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

Off-Roll Assessments						
Product/Parcel	Units/Acres	FY 2026 O&M Assessment per Unit	FY 2026 Series 2023A-1 DS Assessment per Unit	FY 2026 Series 2023A-2 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
<b>Residential</b>						
<u>Phase N1</u>						
TH	68	\$ 373.38	\$ 999.76	\$ 1,432.00	\$ 2,805.14	\$ 3,127.37
Twin Villa	90	373.38	1,099.73	1,425.69	2,898.81	3,217.97
	158					
<u>Phase 1B1</u>						
SF 42'	59	373.38	1,259.70	1,385.70	3,018.78	3,318.51
SF 42' - A2 Prepaid	7	373.38	1,259.70	-	1,259.70	3,318.51
SF 45'	23	373.38	1,349.68	1,484.67	3,207.73	3,555.55
SF 45' - A2 Prepaid	9	373.38	1,349.68	-	1,349.68	3,555.55
SF 50'	58	373.38	1,499.64	1,649.64	3,522.66	3,950.61
SF 50' - A2 Prepaid	19	373.38	1,499.64	-	1,873.02	3,950.61
SF 60'	28	373.38	1,799.57	1,979.56	4,152.51	4,740.72
SF 60' - A2 Prepaid	18	373.38	1,799.57	-	2,172.95	4,740.72
SF 80'	18	373.38	2,399.43	2,639.42	5,412.23	6,320.97
SF 80' - A2 Prepaid	3	373.38	2,399.43	-	2,772.81	6,320.97
	242					
<u>Phase 1B2</u>						
SF 45'	94	373.38	1,574.63	1,358.34	3,306.35	3,592.80
SF 50'	54	373.38	1,749.58	1,509.27	3,632.23	3,991.99
SF 60'	90	373.38	2,099.50	1,811.12	4,284.01	4,790.39
SF 80'	27	373.38	2,799.34	2,414.83	5,587.55	6,387.19
	265					
<u>Phase 1C</u>						
SF 42'	85	373.38	-	-	373.38	n/a
SF 45'	37	373.38	-	-	373.38	n/a
SF 50'	140	373.38	-	-	373.38	n/a
SF 60'	136	373.38	-	-	373.38	n/a
	398					
<b>Total Residential</b>	<b>1,063</b>					
<b>Non-Residential</b>						
Multi-family	18.83	1,306.83	6,319.89	5,172.17	12,798.89	14,004.49
Mixed-Use	44.69	1,306.83	6,319.89	5,172.17	12,798.89	14,004.49
<b>Total Non-Residential</b>	<b>63.52</b>					
<b>Future Area(s) Land</b>	<b>778.90</b>	98.90	499.89	-	598.79	499.89