



Rizzetta & Company

Harrison Ranch Community Development District

**Board of Supervisors' Workshop
April 26, 2023**

www.HarrisonRanchCDD.org

**HARRISON RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Harrison Ranch Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, FL 34219
www.harrisonranchcdd.org

Board of Supervisors	Julianne Giella	Chairman
	Susan Walterick	Vice Chairman
	Victor Colombo	Assistant Secretary
	Thomas Benton	Assistant Secretary
	Geoffery Cordes	Assistant Secretary
District Manager	Taylor Nielsen	Rizzetta & Company, Inc
District Counsel	Lauren Gentry	Kilinski Van Wyk, PLLC
District Engineer	Rick Schappacher	Schappacher Engineering, LLC

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida · (813) 533-2950

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

**Board of Supervisors
Harrison Ranch Community
Development District**

April 19, 2023

AGENDA

Dear Board Members:

The workshop of the Board of Supervisors of the Harrison Ranch Community Development District will be held on **Wednesday, April 26, 2023 at 6:30 PM** at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219. **Call In number is 929-205-6099, Meeting ID: 364 564 7023**. The following is the agenda for the meeting:

1. **CALL TO ORDER**
2. **BUSINESS ITEMS**
 - A. Budget Workshop..... Tab 1
3. **SUPERVISOR REQUESTS**
4. **ADJOURNMENT**

We look forward to seeing you at the meeting. If you have any questions, please do not hesitate to call us at (813) 533-2950.

Sincerely,

Taylor Nielsen

Taylor Nielsen
District Manager

Tab 1

Proposed Budget
Harrison Ranch Community Development District
General Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	2022/23 Budget Comments
1								
2	REVENUES							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 1,777	\$ 3,554	\$ -	\$ 3,554	\$ -	\$ -	
6	Special Assessments							
7	Tax Roll*	\$ 1,606,148	\$ 1,606,148	\$ 1,598,059	\$ 8,089	\$ 1,729,478	\$ 131,419	
8	Other Miscellaneous Revenues							
9	Miscellaneous Revenues	\$ 43,825	\$ 43,825	\$ 2,250	\$ 41,575	\$ 5,000	\$ 2,750	37k from HOA for marquee sign and security camera cost share
10	Guest Fees	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ (500)	
11	Clubhouse Rentals	\$ 3,134	\$ 6,268	\$ 5,000	\$ 1,268	\$ 5,000	\$ -	
12	Key/Access Revenue	\$ 1,189	\$ 2,378	\$ 1,000	\$ 1,378	\$ 1,000	\$ -	
13	Lease Revenue	\$ 1,378	\$ 2,756	\$ 1,200	\$ 1,556	\$ 1,200	\$ -	
14	Community Activity Revenues	\$ 3,616	\$ 7,232	\$ 1,800	\$ 5,432	\$ 4,000	\$ 2,200	
15								
16	TOTAL REVENUES	\$ 1,661,067	\$ 1,672,161	\$ 1,609,809	\$ 62,852	\$ 1,745,678	\$ 135,869	
17								
18								
19	TOTAL REVENUES AND BALANCE FORWARD	\$ 1,661,067	\$ 1,672,161	\$ 1,609,809	\$ 62,852	\$ 1,745,678	\$ 135,869	
20								
21								
22	EXPENDITURES - ADMINISTRATIVE							
23								
24	Legislative							
25	Supervisor Fees	\$ 8,535	\$ 16,000	\$ 16,000	\$ -	\$ 16,000	\$ -	16 meetings annually budgeted
26	Financial & Administrative							
27	Administrative Services	\$ 3,106	\$ 6,212	\$ 6,212	\$ -	\$ 6,212	\$ -	contract price
28	District Management	\$ 11,879	\$ 23,757	\$ 23,757	\$ -	\$ 30,900	\$ 7,143	contract price
29	District Engineer	\$ 8,516	\$ 17,032	\$ 20,000	\$ 2,968	\$ 25,000	\$ 5,000	\$26,336 spent last FY
30	Trustees Fees	\$ 3,457	\$ 3,457	\$ 3,750	\$ 293	\$ 3,750	\$ -	\$3,772 spent last FY
31	Assessment Roll	\$ 5,624	\$ 5,624	\$ 5,624	\$ -	\$ 5,624	\$ -	contract price
32	Financial & Revenue Collections	\$ 2,812	\$ 5,624	\$ 5,624	\$ -	\$ 5,624	\$ -	contract price
33	Accounting Services	\$ 10,712	\$ 21,424	\$ 21,424	\$ -	\$ 21,424	\$ -	contract price
34	Auditing Services	\$ -	\$ 3,500	\$ 3,500	\$ -	\$ 3,195	\$ (305)	contract price \$3,195 for FY23
35	Public Officials Liability Insurance	\$ 3,038	\$ 3,038	\$ 3,391	\$ 353	\$ 3,494	\$ 103	EGIS 23-24 Proposal + 15% increase high water mark
36	Legal Advertising	\$ 431	\$ 862	\$ 2,500	\$ 1,638	\$ 2,500	\$ -	\$972 spent last FY
37	Bank Fees	\$ 199	\$ 199	\$ -	\$ (199)	\$ 250	\$ 250	new line item
38	Dues, Licenses & Fees	\$ 1,758	\$ 1,758	\$ 1,700	\$ (58)	\$ 2,100	\$ 400	DEO-\$175/yr, Motion Pic-\$1,582.98/yr, &Pool permit \$250/yr
39	Property Taxes	\$ -	\$ -	\$ 1,300	\$ 1,300	\$ -	\$ (1,300)	no taxes paid
40	Website Hosting, Maintenance, Backup (and Email)	\$ 1,819	\$ 3,638	\$ 4,000	\$ 362	\$ 3,638	\$ (362)	contract price - Campus suites and RTS
41	Legal Counsel							
42	District Counsel	\$ 15,032	\$ 30,064	\$ 30,000	\$ (64)	\$ 35,000	\$ 5,000	\$33,119 spent last FY
43								
44	Administrative Subtotal	\$ 76,918	\$ 142,189	\$ 148,782	\$ 6,593	\$ 164,711	\$ 15,929	
45								
46	EXPENDITURES - FIELD OPERATIONS							
47								
48	Electric Utility Services							
49	Utility Services	\$ 2,159	\$ 4,318	\$ 2,750	\$ (1,568)	\$ 5,000	\$ 2,250	\$3,717 spent last FY
50	Utility - Recreation Facilities	\$ 17,962	\$ 35,924	\$ 32,250	\$ (3,674)	\$ 40,000	\$ 7,750	\$34,081 spent last FY
51	Street Lights	\$ 19,713	\$ 39,426	\$ 31,500	\$ (7,926)	\$ 45,000	\$ 13,500	\$35,462 spent last FY
52	Water-Sewer Combination Services							
53	Utility Services	\$ 18,595	\$ 37,190	\$ 43,000	\$ 5,810	\$ 43,000	\$ -	\$43,480 spent last FY
54	Stormwater Control							
55	Lake/Pond Bank Repairs/Maintenance	\$ 31,172	\$ 62,344	\$ 120,000	\$ 57,656	\$ 196,000	\$ 76,000	phase two of bank project (2021 price was 176k, expecting an increase)
56	Mitigation Area Monitoring & Maint	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ -	\$ (50,000)	no contract
57	Aerator Maintenance	\$ 619	\$ 1,238	\$ 1,200	\$ (38)	\$ 1,200	\$ -	contract price (\$300/qtr.)
58	Fish Stocking	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$0 spent last FY
59	Aquatic Maintenance	\$ 29,358	\$ 58,716	\$ 46,380	\$ (12,336)	\$ 67,968	\$ 21,588	contract price (\$5,664/mo.)
60	Aquatic Plant Replacement	\$ -	\$ -	\$ 12,000	\$ 12,000	\$ 12,000	\$ -	\$16,308 spent last FY, 33-39k budget for perimeter planting project if desired
61	Catfish removal	\$ -	\$ -	\$ 4,152	\$ 4,152	\$ 4,152	\$ -	Current year is first for this line item - do you want to keep this item?
62	Stormwater System Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ (5,000)	one time report required
63	Midge Fly Treatment	\$ 2,214	\$ 4,428	\$ 26,568	\$ 22,140	\$ 20,526	\$ (6,042)	contract price
64	Other Physical Environment							
65	Property Insurance/General Liability	\$ 22,698	\$ 45,396	\$ 21,611	\$ (23,785)	\$ 34,047	\$ 12,436	EGIS 23-24 Proposal + 50% increase high water mark
66	Entry & Walls Maintenance	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	\$0 spent last FY
67	Landscape Maintenance	\$ 168,860	\$ 337,720	\$ 319,000	\$ (18,720)	\$ 319,000	\$ -	contract price
68	Irrigation Repairs	\$ 16,389	\$ 32,778	\$ 26,600	\$ (6,178)	\$ 40,000	\$ 13,400	\$41,715 spent last FY
69	Landscape - Mulch	\$ 4,969	\$ 9,938	\$ 58,000	\$ 48,062	\$ 58,000	\$ -	budget price in contract
70	Annual Flower Program	\$ 11,109	\$ 22,218	\$ 25,000	\$ 2,782	\$ 25,000	\$ -	covers about 2 rotations
71	Irrigation Maintenance	\$ 21,600	\$ 43,200	\$ 43,200	\$ -	\$ 43,200	\$ -	contract price
72	Tree Trimming Services	\$ -	\$ -	\$ 75,000	\$ 75,000	\$ 75,000	\$ -	Tree Trim/Demoss per LMP Proposal - up to 15 ft included in maint. Contract
73	Trail Maintenance	\$ 7,250	\$ 14,500	\$ -	\$ (14,500)	\$ 5,000	\$ 5,000	new line item
74	Fire Ant Treatment	\$ -	\$ -	\$ 4,500	\$ 4,500	\$ 10,000	\$ 5,500	\$8,367 spent this year on Top Choice Treatment, not yet in financials
75	Conservation Area Maintenance	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ 35,000	\$ 5,000	conservation cutbacks (32k spent - phase 1)
76	Landscape Fertilization	\$ 29,100	\$ 58,200	\$ 41,520	\$ (16,680)	\$ 41,520	\$ -	contract price
77	Landscape Pest Control	\$ 4,350	\$ 8,700	\$ 8,700	\$ -	\$ 8,700	\$ -	contract price
78	Landscape Replacement Plants, Shrubs, Trees	\$ 3,310	\$ 6,620	\$ 35,000	\$ 28,380	\$ 35,000	\$ -	\$48,029 spent last FY
79	Holiday Decorations	\$ 15,419	\$ 15,419	\$ 15,000	\$ (419)	\$ 15,000	\$ -	\$14,954.40 spent last FY - presidential electric
80	Hurricane Related Expenses	\$ 61,094	\$ 61,094	\$ -	\$ (61,094)	\$ -	\$ -	should be accounted for in Reserve Fund
81	Road & Street Facilities							
82	Street & Decorative Light Maint. & Repairs	\$ 33,100	\$ 66,200	\$ 75,000	\$ 8,800	\$ 75,000	\$ -	\$67,452 spent last FY - replace all bollard lights at amenity?
83	Sidewalk Repair & Maintenance	\$ 790	\$ 1,580	\$ 500	\$ (1,080)	\$ 2,500	\$ -	\$5,525 spent last FY
84	Parking Lot Repair & Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	\$0 spent last FY
85	Street Sign Repair & Maintenance	\$ 1,175	\$ 2,350	\$ 500	\$ (1,850)	\$ 5,000	\$ 4,500	\$62 spent last FY
86	Parks & Recreation							
87	Staff - Salaries	\$ 64,435	\$ 128,870	\$ 143,595	\$ 14,725	\$ 141,500	\$ (2,095)	contract price
88	Pool Repairs	\$ 5,506	\$ 11,012	\$ 10,000	\$ (1,012)	\$ 12,000	\$ 2,000	\$13,153 spent last FY
89	Wildlife Management Services	\$ 5,000	\$ 10,000	\$ 11,000	\$ 1,000	\$ 12,000	\$ 1,000	contract price (\$1,000/mo.)
90	Pool Service Contract	\$ 9,998	\$ 19,996	\$ 19,728	\$ (268)	\$ 19,596	\$ (132)	contract price (\$1,633/mo.)
91	Facility A/C & Heating Maintenance & Repair	\$ 1,372	\$ 2,744	\$ 2,808	\$ 64	\$ 2,808	\$ -	\$4,216 spent last FY
92	Telephone Fax, Internet	\$ 6,848	\$ 13,696	\$ 11,150	\$ (2,546)	\$ 14,000	\$ 2,850	\$12,728 spent last FY
93	Clubhouse - Facility Janitorial Service	\$ 5,100	\$ 10,200	\$ 10,200	\$ -	\$ 10,200	\$ -	contract price (\$850/mo.)
94	Office Supplies	\$ 531	\$ 1,062	\$ 1,000	\$ (62)	\$ 1,000	\$ -	\$112 spent last FY
95	Clubhouse - Facility Janitorial Supplies	\$ -	\$ -	\$ 2,400	\$ 2,400	\$ 2,400	\$ -	\$1,278 spent last FY
96	Exterior Clubhouse Maintenance & Repair	\$ 9,664	\$ 9,664	\$ 10,000	\$ 336	\$ 10,000	\$ -	Pressure washing
97	Security System Monitoring & Maintenance	\$ 9,479	\$ 18,958	\$ 12,000	\$ (6,958)	\$ 12,000	\$ -	\$11,874 spent last FY
98	Fire System Inspection/Maintenance	\$ 754	\$ 754	\$ 725	\$ (29)	\$ 1,000	\$ 275	Current year is first for this line item
99	Management Contract	\$ 5,156	\$ 9,000	\$ 9,000	\$ -	\$ 12,000	\$ 3,000	contract price

Proposed Budget
Harrison Ranch Community Development District
General Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	2022/23 Budget Comments
100	Clubhouse Programs/Events	\$ 14,428	\$ 28,856	\$ 30,000	\$ 1,144	\$ 30,000	\$ -	\$31,012 spent last FY
101	Pool/Patio Furniture	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	\$7,749 spent last FY
102	Pest Control	\$ 320	\$ 640	\$ 1,440	\$ 800	\$ 700	\$ (740)	contract price - Pure Green (600/yr plus possible inc)
103	Interior Clubhouse Maintenance & Repairs	\$ 1,804	\$ 3,608	\$ 2,500	\$ (1,108)	\$ 4,000	\$ 1,500	\$3,978 spent last FY
104	Furniture Repair/Replacement	\$ -	\$ -	\$ 1,200	\$ 1,200	\$ 1,200	\$ -	\$1,547 spent last FY
105	Access Control Maintenance & Repair	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$3,301 spent last FY
106	Athletic Field Maintenance & Repair	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	\$0 spent last FY
107	Computer Support, Maint & Repair	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	\$505 spent last FY
108	Fitness Equipment Maint & Repair	\$ 559	\$ 1,118	\$ 1,000	\$ (118)	\$ 1,000	\$ -	\$971 spent last FY
109	Playground Equipment and Maintenance	\$ 2,000	\$ 2,000	\$ 500	\$ (1,500)	\$ 1,000	\$ 500	\$749 spent last FY
110	Tennis Court Maintenance & Supplies	\$ 288	\$ 576	\$ 1,250	\$ 674	\$ 1,250	\$ -	\$604 spent last FY
111	Contingency							
112	Miscellaneous Contingency	\$ -	\$ -	\$ 1,100	\$ 1,100	\$ 10,000	\$ 8,900	\$14,920 spent last FY
113	Capital Outlay	\$ 6,156	\$ 12,312	\$ 10,000	\$ (2,312)	\$ 5,000	\$ (5,000)	\$13,631 spent last FY
114								
115	Field Operations Subtotal	\$ 672,403	\$ 1,254,563	\$ 1,461,027	\$ 206,464	\$ 1,580,967	\$ 117,940	
116								
117	Contingency for County TRIM Notice							
118								
119	TOTAL EXPENDITURES	\$ 749,321	\$ 1,396,752	\$ 1,609,809	\$ 213,057	\$ 1,745,678	\$ 133,869	
120								
121	EXCESS OF REVENUES OVER EXPENDITURES							
122		\$ 911,746	\$ 275,409	\$ 0	\$ 275,909	\$ -	\$ 2,000	

Proposed Budget
Harrison Ranch Community Development District
Reserve Fund
Fiscal Year 2023/2024

Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
REVENUES							
Special Assessments							
Tax Roll*	\$ 116,900	\$ 116,900	\$ 116,900	\$ -	\$ 119,823	\$ 2,923	
Interest Earnings							
Interest Earnings	\$ 2,475	\$ 2,475	\$ -	\$ 2,475	\$ -	\$ -	
TOTAL REVENUES	\$ 119,375	\$ 119,375	\$ 116,900	\$ 2,475	\$ 119,823	\$ 2,923	
TOTAL REVENUES AND BALANCE FORWARD	\$ 119,375	\$ 119,375	\$ 116,900	\$ 2,475	\$ 119,823	\$ 2,923	
EXPENDITURES							
Contingency							
Capital Reserves	\$ 2,960	\$ 2,960	\$ 116,900	\$ 113,940	\$ 119,823	\$ 2,923	goal inv. According to reserve study
TOTAL EXPENDITURES	\$ 2,960	\$ 2,960	\$ 116,900	\$ 113,940	\$ 119,823	\$ 2,923	
EXCESS OF REVENUES OVER EXPENDITURES	\$ 116,415	\$ 116,415	\$ -	\$ 116,415	\$ -	\$ -	

Harrison Ranch Community Development District
Debt Service
Fiscal Year 2023/2024

Chart of Accounts Classification	Series 2017	Budget for 2023/2024
REVENUES		
Special Assessments		
Net Special Assessments	\$283,172.33	\$283,172.33
TOTAL REVENUES	\$283,172.33	\$283,172.33
EXPENDITURES		
Administrative		
Financial & Administrative		
Debt Service Obligation	\$283,172.33	\$283,172.33
Administrative Subtotal	\$283,172.33	\$283,172.33
TOTAL EXPENDITURES	\$283,172.33	\$283,172.33
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Manatee Co. Collection Costs (3%) & Early Payment Discounts (4%):

7.0%

Gross Assessments

\$304,094.00

Notes:

Tax Roll Collection Costs and Early Payment Discounts are 7.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2023/2024 O&M Budget		\$1,849,301.00
Manatee County Collection Costs @	3%	\$59,654.87
Early Payment Discount @	4%	<u>\$79,539.83</u>
2023/2024 Total		\$1,988,495.70

2022/2023 O&M Budget	\$1,714,958.94
2023/2024 O&M Budget	\$1,849,301.00

Total Difference	<u>\$134,342.06</u>
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	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Series 2017 Debt Service - Attached Villas	\$618.00	\$618.00	\$0.00	0.00%
Operations/Maintenance - Attached Villas	\$1,399.17	\$1,508.78	\$109.61	7.83%
Total	\$2,017.17	\$2,126.78	\$109.61	5.43%
Series 2017 Debt Service - Attached Villas (Series 2007A Prepaid)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Attached Villas	\$1,399.17	\$1,508.78	\$109.61	7.83%
Total	\$1,399.17	\$1,508.78	\$109.61	7.83%
Series 2017 Debt Service - Single Family 55/60	\$706.00	\$706.00	\$0.00	0.00%
Operations/Maintenance - Single Family 55/60	\$1,609.05	\$1,735.10	\$126.05	7.83%
Total	\$2,315.05	\$2,441.10	\$126.05	5.44%
Seris 2017 Debt Service - Single Family 55/60 (Series 2007A Prepaid)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Single Family 55/60	\$1,609.05	\$1,735.10	\$126.05	7.83%
Total	\$1,609.05	\$1,735.10	\$126.05	7.83%
Series 2017 Debt Service - Single Family 70	\$794.00	\$794.00	\$0.00	0.00%
Operations/Maintenance - Single Family 70	\$1,818.93	\$1,961.41	\$142.48	7.83%
Total	\$2,612.93	\$2,755.41	\$142.48	5.45%
Series 2017 Debt Service - Single Family 70 (Series 2007A Prepaid)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Single Family 70	\$1,818.93	\$1,961.41	\$142.48	7.83%
Total	\$1,818.93	\$1,961.41	\$142.48	7.83%
Series 2017 Debt Service - Single Family 80	\$882.00	\$882.00	\$0.00	0.00%
Operations/Maintenance - Single Family 80	\$1,958.84	\$2,112.29	\$153.45	7.83%
Total	\$2,840.84	\$2,994.29	\$153.45	5.40%
Series 2017 Debt Service - Single Family 80 (Series 2007A Prepaid)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Single Family 80	\$1,958.84	\$2,112.29	\$153.45	7.83%
Total	\$1,958.84	\$2,112.29	\$153.45	7.83%

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,849,301.00
COLLECTION COST @	3%	\$59,654.87
EARLY PAYMENT DISCOUNT @	4%	\$79,539.83
TOTAL O&M ASSESSMENT		<u>\$1,988,495.70</u>

<u>LOT SIZE</u>	<u>UNITS ASSESSED</u>		<u>ALLOCATION OF O&M ASSESSMENT</u>				<u>PER LOT ANNUAL ASSESSMENT</u>		
	<u>O&M</u>	<u>SERIES 2017 DEBT SERVICE ^{(1) (2)}</u>	<u>EAU FACTOR</u>	<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>TOTAL O&M BUDGET</u>	<u>O&M</u>	<u>SERIES 2017 DEBT SERVICE ⁽³⁾</u>	<u>TOTAL ⁽⁴⁾</u>
Attached Villas	26	26	1.00	26.00	1.97%	\$39,228.26	\$1,508.78	\$618.00	\$2,126.78
Attached Villas (2007 Prepaid)	4	0	1.00	4.00	0.30%	\$6,035.12	\$1,508.78	\$0.00	\$1,508.78
Single Family 55/60	313	313	1.15	359.95	27.31%	\$543,085.11	\$1,735.10	\$706.00	\$2,441.10
Single Family 55/60 (2007A Prepaid)	472	0	1.15	542.80	41.19%	\$818,965.41	\$1,735.10	\$0.00	\$1,735.10
Single Family 70	80	80	1.30	104.00	7.89%	\$156,913.05	\$1,961.41	\$794.00	\$2,755.41
Single Family 70 (2007A Prepaid)	184	0	1.30	239.20	18.15%	\$360,900.01	\$1,961.41	\$0.00	\$1,961.41
Single Family 80	4	4	1.40	5.60	0.42%	\$8,449.16	\$2,112.29	\$882.00	\$2,994.29
Single Family 80 (2007A Prepaid)	26	0	1.40	36.40	2.76%	\$54,919.57	\$2,112.29	\$0.00	\$2,112.29
TOTAL	1109	423		1317.95	100.00%	\$1,988,495.70			

LESS: Manatee County Collection Costs (3%) and Early Payment Discounts (4%): (\$139,194.70)

Net Revenue to be Collected: \$1,849,301.00

(1) Reflects 685 (six hundred eighty-five) previous Series 2007A prepayments and 1 (one) Series 2017 prepayment.

(2) Reflects the number of lots with Series 2017 debt outstanding.

(3) Annual debt service assessment per lot adopted in connection with the Series 2017 bond issue. Annual assessment includes principal, interest, Manatee County collection costs (3%) and early payment discounts (4%).

(4) Annual assessment that will appear on November 2023 Manatee County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid
1)