

**MAGNOLIA ISLAND  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2027**

**MAGNOLIA ISLAND  
COMMUNITY DEVELOPMENT DISTRICT  
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 4
Debt Service Fund Budget - Series 2025AA1	5
Amortization Schedule - Series 2025AA1	6 - 7
Debt Service Fund Budget - Series 2025AA2	8
Amortization Schedule - Series 2025AA2	9 - 10
Assessment Summary	11

**MAGNOLIA ISLAND  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 508,200
Landowner contribution	342,228	116,695	238,815	355,510	-
Total revenues	<u>342,228</u>	<u>116,695</u>	<u>238,815</u>	<u>355,510</u>	<u>508,200</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Management/accounting/recording**	48,000	24,000	24,000	48,000	48,000
Legal	25,000	11,250	13,750	25,000	25,000
Engineering	2,000	2,067	-	2,067	5,000
Audit	5,500	-	5,500	5,500	5,700
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	2,000	1,000	1,000	2,000	2,000
Dissemination agent - 2nd bond series*	-	666	-	666	-
Trustee	5,500	-	5,500	5,500	5,500
Emma filing services	2,500	1,750	750	2,500	2,500
Debt service fund accounting	-	-	-	-	-
Telephone	200	100	100	200	200
Postage	500	54	446	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,750	87	1,663	1,750	1,200
Annual special district fee	175	325	-	325	175
Insurance	5,700	5,300	400	5,700	5,700
Contingencies/bank charges	1,500	1,590	-	1,590	3,000
Meeting room rental	2,000	-	2,000	2,000	1,000
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Tax collector/property appraiser	-	-	-	-	-
Total professional & administrative	<u>104,240</u>	<u>48,439</u>	<u>56,774</u>	<u>105,213</u>	<u>107,390</u>
<b>Field operations</b>					
Field Management					15,000
Property Insurance	40,000	-	40,000	40,000	40,000
Entry/Wall/Fence Maintenance & Repair	9,000	-	9,000	9,000	9,000
Utility Services	18,000	-	18,000	18,000	18,000
Wetland Monitoring & Maintenance	15,000	-	15,000	15,000	15,000
Aquatic maintenance	20,000	2,805	17,195	20,000	40,000
Landscape maintenance	59,937	46,832	13,105	59,937	120,000
Landscape irrigation, repairs & maintenance	-	2,322	-	2,322	3,500
Tree/plant replacement	3,000	-	3,000	3,000	3,000
Irrigation repairs	3,000	-	3,000	3,000	-
Irrigation water/electric	1,000	1,272	-	1,272	5,500
Streetlights	30,000	5,100	24,900	30,000	75,000
Road maintenance	1,000	-	1,000	1,000	-
Access Control Maintenance & Repair	3,334	-	3,334	3,334	-
Athletic Court/Field/Playground Maint.	832	-	832	832	-
Clubhouse - Facility Janitorial Supplies	416	-	416	416	1 -

**MAGNOLIA ISLAND  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
Clubhouse - Janitorial Services	5,210	-	5,210	5,210	5,210
Dog Waste Station Supplies	500	-	500	500	2,500
Facility A/C & Heating Maintenance & Repair	334	-	334	334	-
Fountain Repairs	250	-	250	250	-
Fountain Service Repair & Maintenance	300	-	300	300	-
Off Duty Deputy	5,000	-	5,000	5,000	5,000
Holiday Decorations	5,000	-	5,000	5,000	5,000
Maintenance & Repair	1,000	-	1,000	1,000	2,500
Monument Maintenance & Repair	1,000	-	1,000	1,000	-
Park Signs Maint./Replacement	500	-	500	500	-
Pest Control	250	-	250	250	250
Playground Equipment and Maintenance	250	-	250	250	500
Playground Repairs	250	-	250	250	-
Pool Permits	525	-	525	525	525
Pool Repairs	2,500	-	2,500	2,500	2,500
Pool Service Contract	10,000	-	10,000	10,000	10,000
Security Monitoring & Access Control					20,000
Street Sign Repair & Replacement	300	-	300	300	2,500
Internet	300	-	300	300	300
Total field operations	<u>237,988</u>	<u>58,331</u>	<u>182,251</u>	<u>240,582</u>	<u>400,785</u>
Total expenditures	<u>342,228</u>	<u>106,770</u>	<u>239,025</u>	<u>345,795</u>	<u>508,175</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	9,925	(210)	9,715	25
Fund balance - beginning (unaudited)	-	(9,715)	210	(9,715)	-
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Unassigned	-	210	-	-	25
Fund balance - ending	<u>\$ -</u>	<u>\$ 210</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 25</u>

**MAGNOLIA ISLAND  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Management/accounting/recording**	\$ 48,000
<p><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.</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	5,000
<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>	
Audit	5,700
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	500
<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 &amp; Associates serves as dissemination agent.</p>	
Trustee	5,500
Emma filing services	2,500
Debt service fund accounting	-
Telephone	200
Postage	500
<p>Telephone and fax machine.</p>	
Printing & binding	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Legal advertising	1,200
<p>Letterhead, envelopes, copies, agenda packages</p>	
Annual special district fee	175
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Insurance	5,700
Contingencies/bank charges	3,000
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	
Meeting room rental	1,000
Website hosting & maintenance	705
Website ADA compliance	210

**MAGNOLIA ISLAND  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

***Field operations***

Field Management	15,000
Property Insurance	40,000
Entry/Wall/Fence Maintenance & Repair	9,000
Utility Services	18,000
Wetland Monitoring & Maintenance	15,000
Aquatic maintenance	40,000
Landscape maintenance	120,000
Landscape irrigation, repairs & maintenance	3,500
Tree/plant replacement	3,000
Irrigation repairs	-
Irrigation water/electric	5,500
Streetlights	75,000
Road maintenance	-
Access Control Maintenance & Repair	-
Athletic Court/Field/Playground Maint.	-
Clubhouse - Facility Janitorial Supplies	-
Clubhouse - Janitorial Services	5,210
Dog Waste Station Supplies	2,500
Facility A/C & Heating Maintenance & Repair	-
Fountain Repairs	-
Fountain Service Repair & Maintenance	-
Off Duty Deputy	5,000
Holiday Decorations	5,000
Maintenance & Repair	2,500
Monument Maintenance & Repair	-
Park Signs Maint./Replacement	-
Pest Control	250
Playground Equipment and Maintenance	500
Playground Repairs	-
Pool Permits	525
Pool Repairs	2,500
Pool Service Contract	10,000
Security Monitoring & Access Control	20,000
Street Sign Repair & Replacement	2,500
Internet	300
Total expenditures	<u>\$ 508,175</u>

\*These items will be realized when bonds are issued.

\*\*WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**MAGNOLIA ISLAND  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2025AA1  
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		
<b>REVENUES</b>					
Assessment levy: off-roll	\$ 867,550	\$ 529,206	\$ 338,344	\$ 867,550	\$ 848,500
Assessment prepayment	-	145,928	109,446	255,374	-
Interest	-	19,307	-	19,307	-
Total revenues	<u>867,550</u>	<u>694,441</u>	<u>447,790</u>	<u>1,142,231</u>	<u>848,500</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	175,000	-	175,000	175,000	180,000
Principal prepayment	-	-	255,000	255,000	-
Interest	694,220	347,110	349,679	696,789	671,905
Total expenditures	<u>869,220</u>	<u>347,110</u>	<u>779,679</u>	<u>1,126,789</u>	<u>851,905</u>
Excess/(deficiency) of revenues over/(under) expenditures	(1,670)	347,331	(331,889)	15,442	(3,405)
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers out	-	(11,537)	11,537	-	-
Total other financing sources/(uses)	<u>-</u>	<u>(11,537)</u>	<u>11,537</u>	<u>-</u>	<u>-</u>
Net increase/(decrease) in fund balance	(1,670)	335,794	(320,352)	15,442	(3,405)
Fund balance:					
Beginning fund balance (unaudited)	1,225,095	1,224,808	1,560,602	1,224,808	1,240,250
Ending fund balance (projected)	<u>\$ 1,223,425</u>	<u>\$ 1,560,602</u>	<u>\$ 1,240,250</u>	<u>\$ 1,240,250</u>	<u>1,236,845</u>
Use of fund balance:					
Debt service reserve account balance (required)					(867,550)
Interest expense - November 1, 2027					(331,768)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 37,527</u>

**MAGNOLIA ISLAND  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2025AA1 AMORTIZATION SCHEDULE**

<b>Date</b>	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/25			165,841.44	165,841.44	12,500,000.00
11/01/25			347,110.00	347,110.00	12,500,000.00
05/01/26	245,000.00	4.650%	347,110.00	592,110.00	12,255,000.00
08/01/26	185,000.00		2,569.38	187,569.38	12,070,000.00
11/01/26			335,952.50	335,952.50	12,070,000.00
05/01/27	180,000.00	4.650%	335,952.50	515,952.50	11,890,000.00
11/01/27			331,767.50	331,767.50	11,890,000.00
05/01/28	190,000.00	4.650%	331,767.50	521,767.50	11,700,000.00
11/01/28			327,350.00	327,350.00	11,700,000.00
05/01/29	195,000.00	4.650%	327,350.00	522,350.00	11,505,000.00
11/01/29			322,816.25	322,816.25	11,505,000.00
05/01/30	205,000.00	4.650%	322,816.25	527,816.25	11,300,000.00
11/01/30			318,050.00	318,050.00	11,300,000.00
05/01/31	215,000.00	4.650%	318,050.00	533,050.00	11,085,000.00
11/01/31			313,051.25	313,051.25	11,085,000.00
05/01/32	225,000.00	4.650%	313,051.25	538,051.25	10,860,000.00
11/01/32			307,820.00	307,820.00	10,860,000.00
05/01/33	240,000.00	5.550%	307,820.00	547,820.00	10,620,000.00
11/01/33			301,160.00	301,160.00	10,620,000.00
05/01/34	250,000.00	5.550%	301,160.00	551,160.00	10,370,000.00
11/01/34			294,222.50	294,222.50	10,370,000.00
05/01/35	265,000.00	5.550%	294,222.50	559,222.50	10,105,000.00
11/01/35			286,868.75	286,868.75	10,105,000.00
05/01/36	280,000.00	5.550%	286,868.75	566,868.75	9,825,000.00
11/01/36			279,098.75	279,098.75	9,825,000.00
05/01/37	295,000.00	5.550%	279,098.75	574,098.75	9,530,000.00
11/01/37			270,912.50	270,912.50	9,530,000.00
05/01/38	315,000.00	5.550%	270,912.50	585,912.50	9,215,000.00
11/01/38			262,171.25	262,171.25	9,215,000.00
05/01/39	330,000.00	5.550%	262,171.25	592,171.25	8,885,000.00
11/01/39			253,013.75	253,013.75	8,885,000.00
05/01/40	350,000.00	5.550%	253,013.75	603,013.75	8,535,000.00
11/01/40			243,301.25	243,301.25	8,535,000.00
05/01/41	370,000.00	5.550%	243,301.25	613,301.25	8,165,000.00
11/01/41			233,033.75	233,033.75	8,165,000.00
05/01/42	390,000.00	5.550%	233,033.75	623,033.75	7,775,000.00
11/01/42			222,211.25	222,211.25	7,775,000.00
05/01/43	415,000.00	5.550%	222,211.25	637,211.25	7,360,000.00
11/01/43			210,695.00	210,695.00	7,360,000.00
05/01/44	440,000.00	5.550%	210,695.00	650,695.00	6,920,000.00
11/01/44			198,485.00	198,485.00	6,920,000.00
05/01/45	465,000.00	5.550%	198,485.00	663,485.00	6,455,000.00
11/01/45			185,581.25	185,581.25	6,455,000.00
05/01/46	490,000.00	5.750%	185,581.25	675,581.25	5,965,000.00
11/01/46			171,493.75	171,493.75	5,965,000.00
05/01/47	520,000.00	5.750%	171,493.75	691,493.75	5,445,000.00
11/01/47			156,543.75	156,543.75	5,445,000.00
05/01/48	550,000.00	5.750%	156,543.75	706,543.75	4,895,000.00
11/01/48			140,731.25	140,731.25	4,895,000.00

**MAGNOLIA ISLAND  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2025AA1 AMORTIZATION SCHEDULE**

<b>Date</b>	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/49	585,000.00	5.750%	140,731.25	725,731.25	4,310,000.00
11/01/49			123,912.50	123,912.50	4,310,000.00
05/01/50	620,000.00	5.750%	123,912.50	743,912.50	3,690,000.00
11/01/50			106,087.50	106,087.50	3,690,000.00
05/01/51	655,000.00	5.750%	106,087.50	761,087.50	3,035,000.00
11/01/51			87,256.25	87,256.25	3,035,000.00
05/01/52	695,000.00	5.750%	87,256.25	782,256.25	2,340,000.00
11/01/52			67,275.00	67,275.00	2,340,000.00
05/01/53	735,000.00	5.750%	67,275.00	802,275.00	1,605,000.00
11/01/53			46,143.75	46,143.75	1,605,000.00
05/01/54	780,000.00	5.750%	46,143.75	826,143.75	825,000.00
11/01/54			23,718.75	23,718.75	825,000.00
05/01/55	825,000.00	5.750%	23,718.75	848,718.75	-
11/01/55			-	-	-
<b>Total</b>	<b>12,500,000.00</b>		<b>13,704,080.82</b>	<b>26,204,080.82</b>	

**MAGNOLIA ISLAND  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2025AA2  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 498,725
Interest	-	6,810	-	6,810	-
Total revenues	-	6,810	-	6,810	498,725
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	-	-	-	-	105,000
Interest	-	-	152,900	152,900	393,173
Trustee fee	-	6,750	-	6,750	-
Cost of issuance	-	186,860	-	186,860	-
Total expenditures	-	193,610	152,900	346,510	498,173
Excess/(deficiency) of revenues over/(under) expenditures	-	(186,800)	(152,900)	(339,700)	552
<b>OTHER FINANCING SOURCES/(USES)</b>					
Bond proceeds	-	1,186,022	-	1,186,022	-
Underwriters discount	-	(144,200)	-	(144,200)	-
Total other financing sources/(uses)	-	1,041,822	-	1,041,822	-
Net increase/(decrease) in fund balance	-	855,022	(152,900)	702,122	552
Fund balance:					
Beginning fund balance (unaudited)	-	-	855,022	-	702,122
Ending fund balance (projected)	\$ -	\$ 855,022	\$ 702,122	\$ 702,122	702,674
Use of fund balance:					
Debt service reserve account balance (required)					(498,725)
Interest expense - November 1, 2027					(194,355)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 9,594</u>

**MAGNOLIA ISLAND  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2025AA2 AMORTIZATION SCHEDULE**

<b>Date</b>	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/26			152,900.42	152,900.42	7,210,000.00
11/01/26			196,586.25	196,586.25	7,210,000.00
05/01/27	105,000.00	4.250%	196,586.25	301,586.25	7,105,000.00
11/01/27			194,355.00	194,355.00	7,105,000.00
05/01/28	110,000.00	4.250%	194,355.00	304,355.00	6,995,000.00
11/01/28			192,017.50	192,017.50	6,995,000.00
05/01/29	115,000.00	4.250%	192,017.50	307,017.50	6,880,000.00
11/01/29			189,573.75	189,573.75	6,880,000.00
05/01/30	120,000.00	4.250%	189,573.75	309,573.75	6,760,000.00
11/01/30			187,023.75	187,023.75	6,760,000.00
05/01/31	125,000.00	4.500%	187,023.75	312,023.75	6,635,000.00
11/01/31			184,211.25	184,211.25	6,635,000.00
05/01/32	130,000.00	4.500%	184,211.25	314,211.25	6,505,000.00
11/01/32			181,286.25	181,286.25	6,505,000.00
05/01/33	135,000.00	4.500%	181,286.25	316,286.25	6,370,000.00
11/01/33			178,248.75	178,248.75	6,370,000.00
05/01/34	145,000.00	4.500%	178,248.75	323,248.75	6,225,000.00
11/01/34			174,986.25	174,986.25	6,225,000.00
05/01/35	150,000.00	4.500%	174,986.25	324,986.25	6,075,000.00
11/01/35			171,611.25	171,611.25	6,075,000.00
05/01/36	155,000.00	5.450%	171,611.25	326,611.25	5,920,000.00
11/01/36			167,387.50	167,387.50	5,920,000.00
05/01/37	165,000.00	5.450%	167,387.50	332,387.50	5,755,000.00
11/01/37			162,891.25	162,891.25	5,755,000.00
05/01/38	175,000.00	5.450%	162,891.25	337,891.25	5,580,000.00
11/01/38			158,122.50	158,122.50	5,580,000.00
05/01/39	185,000.00	5.450%	158,122.50	343,122.50	5,395,000.00
11/01/39			153,081.25	153,081.25	5,395,000.00
05/01/40	195,000.00	5.450%	153,081.25	348,081.25	5,200,000.00
11/01/40			147,767.50	147,767.50	5,200,000.00
05/01/41	205,000.00	5.450%	147,767.50	352,767.50	4,995,000.00
11/01/41			142,181.25	142,181.25	4,995,000.00
05/01/42	220,000.00	5.450%	142,181.25	362,181.25	4,775,000.00
11/01/42			136,186.25	136,186.25	4,775,000.00
05/01/43	230,000.00	5.450%	136,186.25	366,186.25	4,545,000.00
11/01/43			129,918.75	129,918.75	4,545,000.00
05/01/44	245,000.00	5.450%	129,918.75	374,918.75	4,300,000.00
11/01/44			123,242.50	123,242.50	4,300,000.00
05/01/45	255,000.00	5.450%	123,242.50	378,242.50	4,045,000.00
11/01/45			116,293.75	116,293.75	4,045,000.00
05/01/46	270,000.00	5.750%	116,293.75	386,293.75	3,775,000.00
11/01/46			108,531.25	108,531.25	3,775,000.00
05/01/47	290,000.00	5.750%	108,531.25	398,531.25	3,485,000.00
11/01/47			100,193.75	100,193.75	3,485,000.00
05/01/48	305,000.00	5.750%	100,193.75	405,193.75	3,180,000.00
11/01/48			91,425.00	91,425.00	3,180,000.00
05/01/49	325,000.00	5.750%	91,425.00	416,425.00	2,855,000.00
11/01/49			82,081.25	82,081.25	2,855,000.00

**MAGNOLIA ISLAND  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2025AA2 AMORTIZATION SCHEDULE**

<b>Date</b>	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/50	340,000.00	5.750%	82,081.25	422,081.25	2,515,000.00
11/01/50			72,306.25	72,306.25	2,515,000.00
05/01/51	360,000.00	5.750%	72,306.25	432,306.25	2,155,000.00
11/01/51			61,956.25	61,956.25	2,155,000.00
05/01/52	385,000.00	5.750%	61,956.25	446,956.25	1,770,000.00
11/01/52			50,887.50	50,887.50	1,770,000.00
05/01/53	405,000.00	5.750%	50,887.50	455,887.50	1,365,000.00
11/01/53			39,243.75	39,243.75	1,365,000.00
05/01/54	430,000.00	5.750%	39,243.75	469,243.75	935,000.00
11/01/54			26,881.25	26,881.25	935,000.00
05/01/55	455,000.00	5.750%	26,881.25	481,881.25	480,000.00
11/01/55			13,800.00	13,800.00	480,000.00
05/01/56	480,000.00	5.750%	13,800.00	493,800.00	-
<b>Total</b>	<b>7,210,000.00</b>		<b>8,021,457.92</b>	<b>15,231,457.92</b>	

**MAGNOLIA ISLAND  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2027 ASSESSMENTS**

**Off-Roll Assessments**

<b>Product/Parcel</b>	<b>Units</b>	<b>FY 2027 Admin Assessment per Unit</b>	<b>FY 2027 Field Ops Assessment per Unit</b>	<b>FY 2027 Total O&amp;M Assessment per Unit</b>	<b>FY 2027 DS Assessment per Unit*</b>	<b>FY 2027 Total Assessment per Unit</b>	<b>FY 2026 Total Assessment per Unit</b>
Townhomes	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SF 40'	0	-	-	-	-	-	-
SF 50'	56	316.97	1,183.03	1,500.00	4,346.45	5,846.45	4,346.45
SF 50' Reduced	7	316.97	1,183.03	1,500.00	1,625.00	3,125.00	4,346.45
SF 60'	66	380.37	1,419.63	1,800.00	5,215.73	7,015.73	5,215.73
SF 70'	41	443.76	1,656.24	2,100.00	6,085.02	8,185.02	6,085.02
<b>Total</b>	<b>170</b>						

\*The Landowners expect, but are not obligated, to prepay a portion of the Series 2025 Assessments on each of their respective lots to reach target net annual assessment levels of \$1,625 per 50' lot, \$1,950 per 60' lot, and \$2,275 per 70' lot.

**Off-Roll Assessments**

<b>Product/Parcel</b>	<b>Units</b>	<b>FY 2027 Admin Assessment per Unit</b>	<b>FY 2027 Field Ops Assessment per Unit</b>	<b>FY 2027 Total O&amp;M Assessment per Unit</b>	<b>FY 2026 DS Assessment per Unit</b>	<b>FY 2026 Total Assessment per Unit</b>	<b>FY 2025 Total Assessment per Unit</b>
Townhomes	120	\$ 158.49	\$ 591.51	\$ 750.00	\$ 1,979.07	\$ 2,729.07	n/a
SF 40'	99	253.58	946.42	1,200.00	2,638.76	3,838.76	n/a
SF 50'	0	-	-	-	-	-	n/a
SF 60'	0	-	-	-	-	-	n/a
SF 70'	0	-	-	-	-	-	n/a
<b>Total</b>	<b>219</b>						