



FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT

Approved Proposed Budget for
Fiscal Year 2024-2025

April 24, 2024

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Proposed Budget Summary

The Proposed Budget for Fiscal Year 2024-2025 (October 1, 2024 to September 30, 2025) shows a total increase of \$417,344.00 in the General Fund from \$4,350,465.00 to \$4,767,809.00.

To offset this proposed increase of \$417,344.00, the General Fund Revenues have been increased by \$414,594.00 with assessments reallocated from the Reserve Fund Tax Roll revenue. An additional \$15,930.00 was added through an increase in Interest Earnings, Club Revenues and Miscellaneous Revenues.

The Reserve Fund will decrease ~~-\$414,594.00~~ from \$684,220.00 to \$206,905.00. Tax Roll revenue in the amount of \$414,594.00 will be reallocated from the Reserve Fund to the General Fund. The proposed Reserve Fund Capital Projects list ranges from \$420,500.00 to \$575,000. The list of Capital Projects is proposed and will be finalized before the Budget Public Hearing. Once the list is finalized, we will collect proposals for any potential projects.

The Enterprise Fund Palmetto Club and Enterprise Fund Tennis Club were both eliminated since the two buildings are now being run as amenity facilities by the District for resident and guest use only. Certain line items required to run the amenity facilities were reallocated to the General Fund Budget for the next fiscal year.

The Debt Service Fund schedule shows an excess of revenues to be collected for the next fiscal year. However, this does not affect the individual assessments paid by each homeowner with outstanding Series 2013, 2017, and 2020 bonds on their property. This schedule comes directly from the trustee as of May 1, 2024.

Proposed Budget
Fishhawk Ranch Community Development District
General Fund
Fiscal Year 2024-2025

| Chart of Accounts Classification | Actual YTD through 03/31/24 | Projected Annual Totals 2023-2024 | Annual Budget for 2023-2024 | Projected Budget variance for 2023-2024 | Proposed Budget for 2024-2025 | Budget Increase (Decrease) vs 2023-2024 |
|---|-----------------------------------|---|--------------------------------|--|-------------------------------------|--|
| REVENUES | | | | | | |
| Interest Earnings | | | | | | |
| Interest Earnings | \$ 51,370 | \$ 102,740 | \$ 5,000 | \$ 97,740 | \$ 10,000 | \$ 5,000 |
| Special Assessments | | | | | | |
| Tax Roll | \$ 4,234,547 | \$ 4,234,547 | \$ 4,190,715 | \$ 43,832 | \$ 4,605,309 | \$ 414,594 |
| Club Revenues | | | | | | |
| Leagues, Classes & Lessons | \$ 18,240 | \$ 36,480 | \$ 20,000 | \$ 16,480 | \$ 25,000 | \$ 5,000 |
| Leagues, Classes & Lessons - Tennis Club | \$ - | \$ - | \$ - | \$ - | \$ 15,000 | \$ 15,000 |
| Guest Fees - Tennis Club | \$ - | \$ - | \$ - | \$ - | \$ 500 | \$ 500 |
| Other Miscellaneous Revenues | | | | | | |
| Facilities Rentals | \$ 19,890 | \$ 39,780 | \$ 50,000 | \$ (10,220) | \$ 40,000 | \$ (10,000) |
| Facilities Rentals - Tennis Club | \$ - | \$ - | \$ - | \$ - | \$ 12,000 | \$ 12,000 |
| HOA Landscape Maintenance Reimbursement | \$ 15,375 | \$ 30,750 | \$ 30,750 | \$ - | \$ - | \$ (30,750) |
| Miscellaneous Revenues | \$ 12,854 | \$ 25,708 | \$ 14,000 | \$ 11,708 | \$ 20,000 | \$ 6,000 |
| Special Events | \$ 21,451 | \$ 42,902 | \$ 40,000 | \$ 2,902 | \$ 40,000 | |
| Insurance Proceeds | \$ 27,220 | \$ 25,232 | \$ - | \$ 25,232 | \$ - | \$ - |
| TOTAL REVENUES | \$ 4,400,947 | \$ 4,538,139 | \$ 4,350,465 | \$ 187,674 | \$ 4,767,809 | \$ 417,344 |
| EXPENDITURES - ADMINISTRATIVE | | | | | | |
| Legislative | | | | | | |
| Supervisor Fees | \$ 4,400 | \$ 8,800 | \$ 16,000 | \$ 7,200 | \$ 12,000 | \$ (4,000) |
| Financial & Administrative | | | | | | |
| Arbitrage Rebate Calculation | \$ 750 | \$ 1,500 | \$ 1,500 | \$ - | \$ 1,500 | \$ - |
| Auditing Services | \$ - | \$ 4,485 | \$ 4,485 | \$ - | \$ 4,485 | \$ - |
| Bank Fees | \$ 1,904 | \$ 3,808 | \$ 5,000 | \$ 1,192 | \$ 6,000 | \$ 1,000 |
| Disclosure Report | \$ 6,000 | \$ 6,000 | \$ 6,000 | \$ - | \$ 6,000 | \$ - |
| District Engineer | \$ 8,197 | \$ 16,394 | \$ 36,000 | \$ 19,606 | \$ 30,000 | \$ (6,000) |
| District Management | \$ 76,586 | \$ 173,364 | \$ 183,528 | \$ 10,164 | \$ 179,528 | \$ (4,000) |
| Dues, Licenses & Fees | \$ 623 | \$ 1,246 | \$ 600 | \$ (646) | \$ 600 | \$ - |
| Legal Advertising | \$ 300 | \$ 600 | \$ 5,000 | \$ 4,400 | \$ 3,000 | \$ (2,000) |
| Miscellaneous Fees - Meeting Expenses | \$ 3,250 | \$ 6,500 | \$ 3,000 | \$ (3,500) | \$ 4,000 | \$ 1,000 |
| Miscellaneous Mailings | \$ - | \$ - | \$ 1,000 | \$ 1,000 | \$ 1,000 | \$ - |
| Property Taxes | \$ 9,882 | \$ 9,115 | \$ 9,200 | \$ 85 | \$ 10,400 | \$ 1,200 |
| Public Officials Liability Insurance | \$ 5,474 | \$ 5,474 | \$ 6,350 | \$ 876 | \$ 6,050 | \$ (300) |
| Trustees Fees | \$ 7,664 | \$ 13,000 | \$ 13,000 | \$ - | \$ 13,000 | \$ - |
| Website Hosting, Maintenance, Backup, Email | \$ 1,934 | \$ 3,868 | \$ 4,500 | \$ 632 | \$ 4,500 | \$ - |
| Legal Counsel | | | | | | |
| District Counsel | \$ 38,569 | \$ 77,138 | \$ 72,000 | \$ (5,138) | \$ 72,000 | \$ - |
| Administrative Subtotal | \$ 165,533 | \$ 331,292 | \$ 367,163 | \$ 35,871 | \$ 354,063 | \$ (13,100) |
| EXPENDITURES - FIELD OPERATIONS | | | | | | |
| Law Enforcement | | | | | | |
| Deputy - FHP | \$ 52,390 | \$ 104,780 | \$ 80,000 | \$ (24,780) | \$ 100,000 | \$ 20,000 |
| Security Operations | | | | | | |
| Security Services and Patrols | \$ 32,210 | \$ 64,420 | \$ 98,280 | \$ 33,860 | \$ 90,000 | \$ (8,280) |
| Electric Utility Services | | | | | | |
| Utility - Recreation Facilities | \$ 14,409 | \$ 28,818 | \$ 23,000 | \$ (5,818) | \$ 93,000 | \$ 70,000 |
| Street Lights | \$ 199,030 | \$ 398,060 | \$ 432,000 | \$ 33,940 | \$ 400,000 | \$ (32,000) |
| Utility Services | \$ 52,480 | \$ 104,960 | \$ 130,000 | \$ 25,040 | \$ 110,000 | \$ (20,000) |
| Garbage/Solid Waste Control Services | | | | | | |
| Garbage - Recreation Facility | \$ 11,070 | \$ 22,140 | \$ 21,000 | \$ (1,140) | \$ 27,800 | \$ 6,800 |
| Water-Sewer Combination Services | | | | | | |
| Utility Services | \$ 60,314 | \$ 120,628 | \$ 123,000 | \$ 2,372 | \$ 136,500 | \$ 13,500 |
| Stormwater Control | | | | | | \$ - |

Proposed Budget
Fishhawk Ranch Community Development District
General Fund
Fiscal Year 2024-2025

| Chart of Accounts Classification | Actual YTD through 03/31/24 | Projected Annual Totals 2023-2024 | Annual Budget for 2023-2024 | Projected Budget variance for 2023-2024 | Proposed Budget for 2024-2025 | Budget Increase (Decrease) vs 2023-2024 |
|---|-----------------------------------|---|--------------------------------|--|-------------------------------------|--|
| Aquatic Maintenance | \$ 59,950 | \$ 119,900 | \$ 123,900 | \$ 4,000 | \$ 123,900 | \$ - |
| Fountain Service Repairs & Maintenance | \$ 7,980 | \$ 15,960 | \$ 3,000 | \$ (12,960) | \$ 10,000 | \$ 7,000 |
| Mitigation Area Monitoring & Maintenance | \$ 1,650 | \$ 3,300 | \$ 10,000 | \$ 6,700 | \$ 10,000 | \$ - |
| Other Physical Environment | | | | | | |
| General Liability Insurance & Crime | \$ 15,508 | \$ 15,508 | \$ 17,000 | \$ 1,492 | \$ 20,700 | \$ 3,700 |
| Irrigation Maintenance | \$ 49,081 | \$ 98,162 | \$ 122,400 | \$ 24,238 | \$ 150,000 | \$ 27,600 |
| Irrigation Repairs | \$ 47,014 | \$ 94,028 | \$ 80,000 | \$ (14,028) | \$ 115,000 | \$ 35,000 |
| Landscape - Annuals | \$ 34,500 | \$ 70,968 | \$ 63,000 | \$ (7,968) | \$ 57,841 | \$ (5,159) |
| Landscape - Mulch & Pine Straw | \$ 145,092 | \$ 290,184 | \$ 200,000 | \$ (90,184) | \$ 116,300 | \$ (83,700) |
| Landscape Maintenance | \$ 414,174 | \$ 828,348 | \$ 765,000 | \$ (63,348) | \$ 1,000,930 | \$ 235,930 |
| Landscape Replacement Plants, Shrubs, Trees | \$ 20,577 | \$ 41,154 | \$ 75,000 | \$ 33,846 | \$ 75,000 | \$ - |
| Landscape Tree Services | \$ 23,780 | \$ 47,560 | \$ 30,000 | \$ (17,560) | \$ 50,000 | \$ 20,000 |
| Property Insurance | \$ 149,300 | \$ 149,300 | \$ 155,700 | \$ 6,400 | \$ 187,000 | \$ 31,300 |
| Road & Street Facilities | | | | | | |
| Sidewalk Repair & Maintenance | \$ 783 | \$ 1,566 | \$ 2,000 | \$ 434 | \$ 2,000 | \$ - |
| Street Sign Repair & Replacement | \$ 3,223 | \$ 6,446 | \$ 8,000 | \$ 1,554 | \$ 5,000 | \$ (3,000) |
| Parks & Recreation | | | | | | |
| Access Control Maintenance & Repair | \$ 8,522 | \$ 17,044 | \$ 20,000 | \$ 2,956 | \$ 20,000 | \$ - |
| Athletic/Park Court/Field Repairs | \$ 2,646 | \$ 5,292 | \$ 6,000 | \$ 708 | \$ 6,000 | \$ - |
| Janitorial Supplies | \$ 1,249 | \$ 2,498 | \$ 5,000 | \$ 2,502 | \$ 5,000 | \$ - |
| Computer Support, Maintenance & Repair | \$ 5,151 | \$ 10,302 | \$ 12,000 | \$ 1,698 | \$ 18,100 | \$ 6,100 |
| Employee - Expenses | \$ 3,037 | \$ 6,074 | \$ 8,000 | \$ 1,926 | \$ 8,000 | \$ - |
| Employee - ADP | \$ 8,746 | \$ 17,492 | \$ 10,150 | \$ (7,342) | \$ 24,000 | \$ 13,850 |
| Employee - Salaries & Payroll Taxes | \$ 383,235 | \$ 766,470 | \$ 900,000 | \$ 133,530 | \$ 990,000 | \$ 90,000 |
| Employee - Workers Comp | \$ 13,971 | \$ 13,971 | \$ 13,000 | \$ (971) | \$ 16,800 | \$ 3,800 |
| Facility A/C & Heating Maintenance & Repair | \$ 9,423 | \$ 18,846 | \$ 10,000 | \$ (8,846) | \$ 24,000 | \$ 14,000 |
| Facility Supplies | \$ 30,338 | \$ 60,676 | \$ 62,000 | \$ 1,324 | \$ 65,500 | \$ 3,500 |
| Fitness Equipment Maintenance & Repairs | \$ 3,472 | \$ 6,944 | \$ 12,000 | \$ 5,056 | \$ 12,000 | \$ - |
| Maintenance & Repair | \$ 19,854 | \$ 39,708 | \$ 55,000 | \$ 15,292 | \$ 57,500 | \$ 2,500 |
| Maintenance & Repair - Tennis Club | \$ - | \$ - | \$ - | \$ - | \$ 12,000 | \$ 12,000 |
| Pest Control | \$ 1,320 | \$ 2,640 | \$ 3,000 | \$ 360 | \$ 4,700 | \$ 1,700 |
| Pool Permits | \$ - | \$ 1,950 | \$ 2,000 | \$ 50 | \$ 2,000 | \$ - |
| Pool Repairs | \$ 5,945 | \$ 11,890 | \$ 15,000 | \$ 3,110 | \$ 15,000 | \$ - |
| Pool Service Contract | \$ 44,925 | \$ 89,850 | \$ 109,175 | \$ 19,325 | \$ 103,175 | \$ (6,000) |
| Security System Monitoring & Maintenance | \$ 1,479 | \$ 2,958 | \$ 4,000 | \$ 1,042 | \$ 5,800 | \$ 1,800 |
| Cable Television & Internet | \$ 13,190 | \$ 26,380 | \$ 21,000 | \$ (5,380) | \$ 35,200 | \$ 14,200 |
| Tennis Club Funding | \$ 55,000 | \$ 55,000 | \$ 55,000 | \$ - | \$ - | \$ (55,000) |
| Trail/Bike Path Maintenance | \$ 14,032 | \$ 28,064 | \$ 13,000 | \$ (15,064) | \$ 20,000 | \$ 7,000 |
| Tennis Court Maintenance & Supplies | \$ - | \$ - | \$ - | \$ - | \$ 5,000 | \$ 5,000 |
| Vehicle Maintenance | \$ 2,377 | \$ 4,754 | \$ 3,000 | \$ (1,754) | \$ 3,000 | \$ - |
| Wildlife Management Services | \$ 6,180 | \$ 12,360 | \$ 17,000 | \$ 4,640 | \$ 25,000 | \$ 8,000 |
| Special Events | | | | | | |
| Special Events | \$ 13,901 | \$ 27,802 | \$ 40,000 | \$ 12,198 | \$ 40,000 | \$ - |
| Contingency | | | | | | \$ - |
| Miscellaneous Contingency | \$ 6,362 | \$ 12,724 | \$ 25,697 | \$ 12,973 | \$ 15,000 | \$ (10,697) |
| | | | | | | |
| Field Operations Subtotal | \$ 2,048,870 | \$ 3,867,879 | \$ 3,983,302 | \$ 115,423 | \$ 4,413,746 | \$ 430,444 |
| | | | | | | |
| TOTAL EXPENDITURES | \$ 2,214,403 | \$ 4,199,171 | \$ 4,350,465 | \$ 151,294 | \$ 4,767,809 | \$ 417,344 |
| | | | | | | |
| EXCESS OF REVENUES OVER EXPENDITURES | \$ 2,186,544 | \$ 338,968 | \$ - | \$ 338,968 | \$ - | \$ - |
| | | | | | | |

Proposed Budget
Fishhawk Ranch Community Development District
Reserve Fund
Fiscal Year 2024/2025

| Chart of Accounts Classification | Actual YTD through 03/31/24 | Projected Annual Totals 2023-2024 | Annual Budget for 2023-2024 | Projected Budget variance for 2023-2024 | Proposed Budget for 2024-2025 | Budget Increase (Decrease) vs 2023-2024 |
|---|-----------------------------------|---|--------------------------------|--|-------------------------------------|--|
| REVENUES | | | | | | |
| Interest Earnings | | | | | | |
| Interest Earnings | \$ 122,428 | \$ 244,856 | \$ 5,000 | \$ 239,856 | \$ 50,000 | \$ 45,000 |
| Special Assessments | | | | | | |
| Tax Roll | \$ 571,499 | \$ 571,499 | \$ 571,499 | \$ - | \$ 156,905 | \$ (414,594) |
| TOTAL REVENUES | \$ 693,927 | \$ 816,355 | \$ 576,499 | \$ 239,856 | \$ 206,905 | \$ (369,594) |
| Balance Forward from Prior Year | \$ - | | \$ 107,721 | \$ (107,721) | \$ - | \$ (107,721) |
| TOTAL REVENUES AND BALANCE FORWARD | \$ 693,927 | \$ 816,355 | \$ 684,220 | \$ 132,135 | \$ 206,905 | \$ (477,315) |
| EXPENDITURES | | | | | | |
| Contingency | | | | | | |
| Capital Reserves | \$ 272,984 | \$ 545,968 | \$ 684,220 | \$ 138,252 | \$ 206,905 | \$ (477,315) |
| TOTAL EXPENDITURES | \$ 272,984 | \$ 545,968 | \$ 684,220 | \$ 138,252 | \$ 206,905 | \$ (477,315) |
| EXCESS OF REVENUES OVER EXPENDITURES | \$ 420,943 | \$ 270,387 | \$ - | \$ 270,387 | \$ - | \$ - |

**Proposed Budget
Fishhawk Ranch Community Development District
Reserve Fund
Fiscal Year 2024-2025**

| Capital Projections Fiscal Year 2024/2025 | Budget Low Range | Budget High Range |
|--|-----------------------------|------------------------------|
| Heron Glen Bridge Repairs - Eagleridge Section (2027-2029) | \$ 78,000 | \$ 100,000 |
| Garden District Alleyway Repaving Project Phase 2 & 3 (2025-2027) | \$ 275,000 | \$ 375,000 |
| Update Reserve Study | \$ 7,500 | \$ 10,000 |
| Trail Section Replacements | \$ 20,000 | \$ 50,000 |
| Restrooms: Starling Club, Ibis Park, Osprey Club (Men's), Aquatic Club | TBD | TBD |
| Irrigation System Controller Upgrade & Replacement | TBD | TBD |
| Egret Playground Replacement | TBD | TBD |
| Resurface Starling Club pool (can wait until 2026 per Suncoast) | TBD | TBD |
| Palmetto Club Renovation | TBD | TBD |
| Osprey Club Renovation | TBD | TBD |
| Starling Dog Park Renovation | TBD | TBD |
| Tennis Club Court Resurfacing | \$ 40,000 | \$ 40,000 |
| Pool Furniture Osprey Club, Aquatic Club & Hawk Park. | TBD | TBD |
| Hockey Rink Resurfacing | TBD | TBD |
| Project Engineering Fees | TBD | TBD |
| | | |
| Capital Projects Subtotal | \$ 420,500 | \$ 575,000 |
| | | |
| TOTAL EXPENDITURES | \$ 420,500 | \$ 575,000 |
| | | |

****Please note all the Capital Projects listed above are proposed only. They are subject to change prior to final adoption of the budget for Fiscal Year 2024-2025***

**FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025 DEBT SERVICE BUDGET**

| | SERIES 2013 | SERIES 2017 | SERIES 2020 | TOTAL |
|--|---------------------|---------------------|---------------------|-----------------------|
| REVENUES | | | | |
| Expected Net Debt Service Revenue | \$701,072.79 | \$160,740.90 | \$429,599.99 | \$1,291,413.69 |
| TOTAL REVENUES | \$701,072.79 | \$160,740.90 | \$429,599.99 | \$1,291,413.69 |
| EXPENDITURES (1) | | | | |
| May 1, 2025 Interest | \$116,100.01 | \$24,816.00 | \$75,128.13 | \$216,044.14 |
| May 1, 2025 Scheduled Principal Payment | \$450,000.00 | \$110,000.00 | \$0.00 | \$560,000.00 |
| November 1, 2025 Interest | \$107,100.01 | \$22,748.00 | \$75,128.13 | \$204,976.14 |
| November 1, 2025 Scheduled Principal Payment | \$0.00 | \$0.00 | \$275,000.00 | \$275,000.00 |
| TOTAL EXPENDITURES | \$673,200.02 | \$157,564.00 | \$425,256.26 | \$1,256,020.28 |
| EXCESS REVENUE OVER EXPENDITURES | \$27,872.77 | \$3,176.90 | \$4,343.73 | \$35,393.41 |

(1) Scheduled Fiscal Year 2025 Debt Service Payments Per Trustee as of May 1, 2024.

FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT
COMPARISON OF PROPOSED FY 2025 ASSESSMENTS TO FY 2024 ASSESSMENTS

| LOT SIZE AND TYPE | ACTUAL FISCAL YEAR 2024 | PROPOSED FISCAL YEAR 2025 | INCREASE (DECREASE) | |
|--------------------------------|----------------------------|------------------------------|---------------------|--------------|
| | | | \$ | % |
| Single Family (I) | | | | |
| Debt Service | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| Operations & Maintenance | \$1,008.00 | \$1,008.00 | \$0.00 | 0.00% |
| Total | \$1,008.00 | \$1,008.00 | \$0.00 | 0.00% |
| Single Family (II - 03) | | | | |
| Debt Service | \$388.28 | \$388.28 | \$0.00 | 0.00% |
| Operations & Maintenance | \$1,008.00 | \$1,008.00 | \$0.00 | 0.00% |
| Total | \$1,396.28 | \$1,396.28 | \$0.00 | 0.00% |
| Single Family (II - 04) | | | | |
| Debt Service | \$382.98 | \$382.98 | \$0.00 | 0.00% |
| Operations & Maintenance | \$1,008.00 | \$1,008.00 | \$0.00 | 0.00% |
| Total | \$1,390.98 | \$1,390.98 | \$0.00 | 0.00% |
| Single Family (II -17) | | | | |
| Debt Service | \$402.72 | \$402.72 | \$0.00 | 0.00% |
| Operations & Maintenance | \$1,008.00 | \$1,008.00 | \$0.00 | 0.00% |
| Total | \$1,410.72 | \$1,410.72 | \$0.00 | 0.00% |
| Townhome (II -03) | | | | |
| Debt Service | \$292.82 | \$292.82 | \$0.00 | 0.00% |
| Operations & Maintenance | \$1,008.00 | \$1,008.00 | \$0.00 | 0.00% |
| Total | \$1,300.82 | \$1,300.82 | \$0.00 | 0.00% |
| Townhome (II -04) | | | | |
| Debt Service | \$287.23 | \$287.23 | \$0.00 | 0.00% |
| Operations & Maintenance | \$1,008.00 | \$1,008.00 | \$0.00 | 0.00% |
| Total | \$1,295.23 | \$1,295.23 | \$0.00 | 0.00% |
| Townhome (II -17) | | | | |
| Debt Service | \$302.05 | \$302.05 | \$0.00 | 0.00% |
| Operations & Maintenance | \$1,008.00 | \$1,008.00 | \$0.00 | 0.00% |
| Total | \$1,310.05 | \$1,310.05 | \$0.00 | 0.00% |
| Commercial (II) | | | | |
| Debt Service | \$153.51 | \$153.51 | \$0.00 | 0.00% |
| Operations & Maintenance | \$1,008.00 | \$1,008.00 | \$0.00 | 0.00% |
| Total | \$1,161.51 | \$1,161.51 | \$0.00 | 0.00% |
| Villa/Cottage (III) | | | | |
| Debt Service | \$529.66 | \$529.66 | \$0.00 | 0.00% |
| Operations & Maintenance | \$1,008.00 | \$1,008.00 | \$0.00 | 0.00% |
| Total | \$1,537.66 | \$1,537.66 | \$0.00 | 0.00% |

**FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT
COMPARISON OF PROPOSED FY 2025 ASSESSMENTS TO FY 2024 ASSESSMENTS**

| LOT SIZE AND TYPE | ACTUAL | PROPOSED | INCREASE (DECREASE) | |
|-----------------------------|------------------|------------------|---------------------|-------|
| | FISCAL YEAR 2024 | FISCAL YEAR 2025 | \$ | % |
| Single Family 50'/55' (III) | | | | |
| Debt Service | \$577.67 | \$577.67 | \$0.00 | 0.00% |
| Operations & Maintenance | \$1,008.00 | \$1,008.00 | \$0.00 | 0.00% |
| Total | \$1,585.67 | \$1,585.67 | \$0.00 | 0.00% |
| Single Family 60' (III) | | | | |
| Debt Service | \$673.78 | \$673.78 | \$0.00 | 0.00% |
| Operations & Maintenance | \$1,008.00 | \$1,008.00 | \$0.00 | 0.00% |
| Total | \$1,681.78 | \$1,681.78 | \$0.00 | 0.00% |
| Single Family 70' (III) | | | | |
| Debt Service | \$802.55 | \$802.55 | \$0.00 | 0.00% |
| Operations & Maintenance | \$1,008.00 | \$1,008.00 | \$0.00 | 0.00% |
| Total | \$1,810.55 | \$1,810.55 | \$0.00 | 0.00% |
| Single Family 80' (III) | | | | |
| Debt Service | \$898.81 | \$898.81 | \$0.00 | 0.00% |
| Operations & Maintenance | \$1,008.00 | \$1,008.00 | \$0.00 | 0.00% |
| Total | \$1,906.81 | \$1,906.81 | \$0.00 | 0.00% |
| Custom Lots (III) | | | | |
| Debt Service | \$898.44 | \$898.44 | \$0.00 | 0.00% |
| Operations & Maintenance | \$1,008.00 | \$1,008.00 | \$0.00 | 0.00% |
| Total | \$1,906.44 | \$1,906.44 | \$0.00 | 0.00% |

- (1) Annual debt service assessment includes principal, interest, Hillsborough County collection costs and early payment discount costs.
- (2) Annual operations & maintenance assessment based on proposed Fiscal Year 2025 budget and includes Hillsborough County collection costs and early payment discount costs.

FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024/2025 DEBT SERVICE AND O&M ASSESSMENT SCHEDULE

| | | |
|--|------|----------------|
| TOTAL FY 2025 OPERATIONS & MAINTENANCE BUDGET - TAX ROLL | | \$4,762,214.00 |
| COUNTY COLLECTION COSTS AND EARLY PAYMENT DISCOUNT @ | 6.0% | \$303,971.11 |
| TOTAL GROSS FY 2025 O&M ASSESSMENT | | \$5,066,185.11 |

| | | TOTAL # OF LOTS ASSESSED | | | | ALLOCATION OF O&M ASSESSMENT | | | | TOTAL DEBT SERVICE REVENUE COLLECTED | | | PER UNIT ANNUAL ASSESSMENTS | | | | |
|---|-----------------------------|--------------------------|-------------|-------------|-------------|------------------------------|-------------|---------------|------------------|--------------------------------------|---------------|---------------|-----------------------------|-------------|-------------|-------------|------------|
| | | DEBT SERVICE | | | | | | | | | | | DEBT SERVICE (1) | | | | |
| LOT SIZE REFERENCE | LOT SIZE | O&M | SERIES 2013 | SERIES 2017 | SERIES 2020 | EAU/UNIT | TOTAL EAU's | % TOTAL EAU's | TOTAL O&M BUDGET | SERIES 2013 | SERIES 2017 | SERIES 2020 | SERIES 2013 | SERIES 2017 | SERIES 2020 | FY 2025 O&M | TOTAL (2) |
| SF | Single Family (I) | 1,810 | 0 | 0 | 0 | 1.00 | 1,810 | 36.01% | \$1,824,471.76 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,008.00 | \$1,008.00 |
| SF.3 | Single Family (II - 03) | 742 | 738 | 0 | 0 | 1.00 | 742 | 14.76% | \$747,932.62 | \$286,550.64 | \$0.00 | \$0.00 | \$388.28 | \$0.00 | \$0.00 | \$1,008.00 | \$1,396.28 |
| SF.4 | Single Family (II - 04) | 830 | 829 | 0 | 0 | 1.00 | 830 | 16.51% | \$836,636.22 | \$317,490.42 | \$0.00 | \$0.00 | \$382.98 | \$0.00 | \$0.00 | \$1,008.00 | \$1,390.98 |
| SF.7 | Single Family (II -17) | 305 | 0 | 305 | 0 | 1.00 | 305 | 6.07% | \$307,438.61 | \$0.00 | \$122,829.60 | \$0.00 | \$0.00 | \$402.72 | \$0.00 | \$1,008.00 | \$1,410.72 |
| TH.3 | Townhome (II -03) | 340 | 340 | 0 | 0 | 1.00 | 340 | 6.76% | \$342,718.45 | \$99,558.80 | \$0.00 | \$0.00 | \$292.82 | \$0.00 | \$0.00 | \$1,008.00 | \$1,300.82 |
| TH.4 | Townhome (II -04) | 117 | 116 | 0 | 0 | 1.00 | 117 | 2.33% | \$117,935.47 | \$33,318.68 | \$0.00 | \$0.00 | \$287.23 | \$0.00 | \$0.00 | \$1,008.00 | \$1,295.23 |
| TH.7 | Townhome (II -17) | 159 | 0 | 159 | 0 | 1.00 | 159 | 3.16% | \$160,271.28 | \$0.00 | \$48,025.95 | \$0.00 | \$0.00 | \$302.05 | \$0.00 | \$1,008.00 | \$1,310.05 |
| C | Commercial (II) | 58 | 58 | 0 | 0 | 1.00 | 58 | 1.15% | \$58,463.74 | \$8,903.58 | \$0.00 | \$0.00 | \$153.51 | \$0.00 | \$0.00 | \$1,008.00 | \$1,161.51 |
| Villa/Cottage | Villa/Cottage (III) | 112 | 0 | 0 | 112 | 1.00 | 112 | 2.23% | \$112,895.49 | \$0.00 | \$0.00 | \$59,321.92 | \$0.00 | \$0.00 | \$529.66 | \$1,008.00 | \$1,537.66 |
| 50'/55' | Single Family 50'/55' (III) | 201 | 0 | 0 | 200 | 1.00 | 201 | 4.00% | \$202,607.08 | \$0.00 | \$0.00 | \$115,534.00 | \$0.00 | \$0.00 | \$577.67 | \$1,008.00 | \$1,585.67 |
| 60' | Single Family 60' (III) | 105 | 0 | 0 | 105 | 1.00 | 105 | 2.09% | \$105,839.52 | \$0.00 | \$0.00 | \$70,746.90 | \$0.00 | \$0.00 | \$673.78 | \$1,008.00 | \$1,681.78 |
| 70' | Single Family 70' (III) | 92 | 0 | 0 | 91 | 1.00 | 92 | 1.83% | \$92,735.58 | \$0.00 | \$0.00 | \$73,032.05 | \$0.00 | \$0.00 | \$802.55 | \$1,008.00 | \$1,810.55 |
| 80' | Single Family 80' (III) | 73 | 0 | 0 | 72 | 1.00 | 73 | 1.45% | \$73,583.67 | \$0.00 | \$0.00 | \$64,714.32 | \$0.00 | \$0.00 | \$898.81 | \$1,008.00 | \$1,906.81 |
| CST | Custom Lots (III) | 82 | 0 | 0 | 82 | 1.00 | 82 | 1.63% | \$82,655.63 | \$0.00 | \$0.00 | \$73,672.08 | \$0.00 | \$0.00 | \$898.44 | \$1,008.00 | \$1,906.44 |
| TOTAL | | 5,026 | 2,081 | 464 | 662 | | 5,026 | 100.00% | \$5,066,185.11 | \$745,822.12 | \$170,855.55 | \$457,021.27 | | | | | |
| LESS: Hillsborough County Collection Costs (2%) and Early Payment Discount Costs (4%) | | | | | | | | | | (\$303,971.11) | (\$44,749.33) | (\$10,114.65) | (\$27,421.28) | | | | |
| NET REVENUE TO BE COLLECTED | | | | | | | | | | \$4,762,214.00 | \$701,072.79 | \$160,740.90 | \$429,599.99 | | | | |

(1) Annual debt service assessment per lot adopted in connection with the Fishhawk II Series 2017 , Fishhawk II Series 2013 and Fishhawk Ranch Series 2020 bond issues. Annual assessment includes principal, interest, Hillsborough County collection costs and early payment discount costs.

(2) Annual assessment that will appear on the November 2024 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.