

THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

	FY 2024 ACTUALS	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
REVENUE					
SPECIAL ASSESSMENTS	\$ 900,691	\$ 1,008,196	\$ 973,905	\$ 1,110,640	\$ 136,735
EXCESS FEES	-	-	-	-	-
MISCELLANEOUS (CONTRIBUTIONS FROM POA)	21,629	6,114	22,125	22,125	-
TOTAL REVENUE	922,320	1,014,309	996,030	1,132,765	136,735
EXPENDITURES					
ADMINISTRATIVE EXPENSES					
SUPERVISORS FEE-REGULAR MEETINGS	10,800	10,400	15,000	15,000	-
MANAGEMENT CONSULTING SERVICES	15,450	15,450	15,450	15,450	-
ADMINISTRATIVE SERVICES	11,330	11,330	11,330	11,330	-
ACCOUNTING SERVICES	11,330	11,330	11,330	11,330	-
DISSEMINATION AGENT	2,500	2,500	2,500	2,500	-
ASSESSMENT ROLL PREPARATION	5,500	5,500	5,500	5,500	-
MASS MAILING	1,488	1,394	1,800	1,800	-
MEETING ROOM RENTAL	1,647	2,333	3,000	3,000	-
BANKING FEES	-	-	375	375	-
AUDITING	7,550	3,600	3,900	3,900	-
REGULATORY AND PERMIT FEES	175	175	175	200	25
TAX COLLECTOR/PROPERTY APPRAISER FEES	810	1,010	600	600	-
LEGAL ADVERTISEMENTS	1,133	1,851	1,500	1,500	-
ENGINEERING SERVICES	19,635	32,213	30,000	30,000	-
ENGINEERING - COMMUNITY MAPPING	10,985	226	-	-	-
COUNTY ROAD CONVEYANCE	-	-	-	-	-
LEGAL SERVICES	16,750	14,198	20,000	20,000	-
TRUSTEE FEES	9,828	12,575	12,500	13,000	500
ARBITRAGE	650	650	1,950	1,950	-
WEBSITE ADMINISTRATION	1,670	1,515	1,600	1,600	-
RESERVE STUDY	-	-	-	-	-
MISCELLANEOUS	310	113	500	500	-
TOTAL GENERAL ADMINISTRATIVE	129,541	128,361	139,010	139,535	525
INSURANCE:					
INSURANCE (General Liability)	14,514	15,192	20,000	20,000	-
TOTAL INSURANCE	14,514	15,192	20,000	20,000	-
ELECTRIC UTILITY SERVICES:					
ELECTRIC	44,863	35,748	84,000	75,000	(9,000)
STREETLIGHTS	167,158	159,240	193,790	170,000	(23,790)
RECLAIMED WATER	4,733	5,054	7,500	8,500	1,000
TOTAL ELECTRIC UTILITY SERVICES:	216,755	200,042	285,290	253,500	(31,790)
FIELD OPERATIONS:					
FIELD OPERATIONS	3,890	3,890	3,890	3,890	-
AQUATIC MAINTENANCE - CONTRACTED	23,478	131,896	22,500	23,000	500
WETLAND MONITORING CONTRACTED	-	-	9,500	9,500	-
WETLAND MAINTENANCE CONTRACTED	-	-	51,840	51,840	-
WETLAND PRESCRIBED BURNS	-	-	-	125,000	125,000
FOUNTAIN MAINTENANCE CONTRACTED	15,590	32,690	20,200	10,200	(10,000)
FOUNTAIN REPAIRS	-	-	14,000	60,000	46,000
POND FOUNTAIN MAINTENANCE	8,279	1,840	-	-	-
FOUNTAIN MAINTENANCE & REPAIRS	5,923	1,505	-	-	-
ACCESS CONTROL	-	-	-	-	-
PORTER SERVICES CONTRACTED	10,566	-	11,000	13,000	2,000
ENTRANCE, WALL & FENCE MAINTENANCE	6,371	298	7,000	3,500	(3,500)
LANDSCAPE MAINTENANCE	283,796	299,330	310,000	320,000	10,000

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FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

	FY 2024 ACTUALS	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27	
57	LANDSCAPE REPLACEMENT/REPAIRS	5,326	11,186	22,500	22,500	-
58	IRRIGATION REPAIRS	14,820	8,558	4,000	9,000	5,000
59	MULCH	-	12,802	20,000	20,000	-
60	ANNUAL FLOWER ROTATION	5,548	5,982	9,000	9,000	-
61	HOLIDAY LIGHTING	5,000	45,670	5,000	1,000	(4,000)
62	SECURITY	5,249	12,209	-	-	-
63	PRESSURE WASHING	-	3,060	7,000	4,000	(3,000)
64	STORMWATER INFRASTRUCTURE MAINTENANCE	-	-	5,000	5,000	-
65	POND BANK REPAIR, MAINTENANCE & PLANTINGS	-	-	2,800	2,800	-
66	SIDEWALK MAINTENANCE	-	-	3,000	3,000	-
67	ROADWAY & SIGNANCE MAINTENANCE	2,231	17,630	3,000	3,000	-
68	PLAYGROUND & PARK MAINTENANCE	-	56	3,000	3,000	-
69	PET WASTE REMOVAL	4,774	8,636	-	-	-
70	PALM & OAK TREE TRIMMING	3,579	8,188	-	-	-
71	MISC FIELD SERVICES/CONTNGENCY	21,342	22,694	17,500	17,500	-
72	TOTAL FIELD OPERATIONS:	425,762	628,121	551,730	719,730	168,000
73						
74	TOTAL EXPENDITURES	786,571	971,717	996,030	1,132,765	136,735
75						
76	EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	135,749	42,593	-	-	-
77						
78	FUND BALANCE					
79	FUND BALANCE - BEGINNING	206,862	342,611	342,611	385,204	42,593
80	TRANSFER IN FROM CRF	-	-	-	-	-
81	NET CHANGE IN FUND BALANCE	135,749	42,593	-	-	-
82	FUND BALANCE - ENDING - PROJECTED	342,611	385,204	342,611	385,204	42,593

THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
GENERAL FUND BUDGET NARRATIVE

FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT	COMMENTS
GENERAL ADMINISTRATIVE:			
SUPERVISORS FEE-REGULAR MEETINGS		15,000	12 meetings a year at \$200 per supervisor (5) + 3 workshop meeting = ADDED 2 MORE WORKSHOPS
MANAGEMENT CONSULTING SERVICES	Vesta	15,450	District Management, conduct meetings, oversee the District
ADMINISTRATIVE SERVICES	Vesta	11,330	Administrative Services
ACCOUNTING SERVICES	Vesta	11,330	Accounting Services
DISSEMINATION AGENT	Vesta	2,500	Districts ongoing annual disclosure requirement
ASSESSMENT ROLL PREPARATION	Vesta	5,500	Assessment preparation and placing the assessments on the tax roll, collection of off roll assessments
MASS MAILING	Alphagraphics Tampa Print, UPS, & USPS	1,800	Costs to send out required mailed notices slight increase for additional administrative mailings
MEETING ROOM RENTAL	Springhill / Residence Inn	3,000	Costs associated with renting out hotel conference room space for regular meetings
BANKING FEES	Bank United	375	Banking Fees
AUDITING	DiBartolomeo, McBee, Hartley & Barnes	3,900	Services to conduct the Districts obligation to conduct the annual independent financial audit
REGULATORY AND PERMIT FEES	Dept. of Economic Opportunity	200	Districts annual filing fee with the Department of Economic Opportunity (DEO)
TAX COLLECTOR/PROPERTY APPRAISER FEES	Pasco County	600	Taxes associated with any parcel of land the District owes that property tax would apply
LEGAL ADVERTISEMENTS	Business Observer	1,500	Meeting notices yearly & workshop notices ADDITIONAL WORKSHOPS REQUIRE ADDITIONAL ADVERTISING
ENGINEERING SERVICES	BDI	30,000	BASED ON CURRENT SPENDING AND NOW INCLUDES FORMER LINE ITEM FOR COUNTY ROAD CONVEYANCE
LEGAL SERVICES	Kass Shuler Law	20,000	Budget for fees associated with the Districts legal work and attending meetings
TRUSTEE FEES	US Bank	13,000	Cost is approx. \$4,150 per bond (Series 2018, 2019, & 2021)
ARBITRAGE	LLS Tax Solutions	1,950	Fee for conducting the 3 Arbitrage Rebate Calculations, according to the Trust Indenture (Series 2018, 2019, & 2021)
WEBSITE ADMINISTRATION	Campus Suite	1,600	Website Hosting, ADA compliance and auditing of the website
RESERVE STUDY		-	No funding needed until schedule updated Reserve Study in 2029
MISCELLANEOUS		500	Misc. administrative expenses (inc. postage)
INSURANCE:			
INSURANCE (General Liability)	Egis	20,000	FY24 actual insurance expenditures totaled \$15,192. Additional property schedule items (pavilions, dog park fence, emergency gate, etc) + \$3,131. Anticipate increase due to hurricane recovery - UPDATE WHEN EGIS PROVIDES QUOTE
UTILITY SERVICES:			
ELECTRIC	Duke Energy	75,000	Irrigation timers, lift station pumps, fountains, etc. (incorporates potential rate increase in Jan)
STREETLIGHTS	Duke Energy	170,000	Streetlights within the district's boundaries. (DECREASED BASED ON ACTUALS, BUT STILL ALLOWS FOR POTENTIAL RATE INCREASE IN JAN)
RECLAIMED WATER	Pasco County Utilities	8,500	Irrigation and roundabout fountain - anticipate increase due to operational roundabout fountain and rate increase
FIELD OPERATIONS:			
FIELD OPERATIONS	Vesta	3,890	For services provided to provide 1x month field inspections, field operations contract oversight and 1x monthly field inspection report. (**Adjustments to be determined based on Board decision on staffing)
AQUATIC MAINTENANCE - CONTRACTED	GHS Aquatics	23,000	Aquatic pond maintenance for 21 waterways
WETLAND MONITORING CONTRACTED	GHS Aquatics	9,500	Twice a year monitoring and annual report
WETLAND MAINTENANCE CONTRACTED	GHS Aquatics	51,840	Year 2 maintenance per GHS proposal
WETLAND PRESCRIBED BURNS		125,000	
FOUNTAIN MAINTENANCE CONTRACTED	Blue Water Aquatics	10,200	Service contract (13 pond - quarterly \$7,138.36/yr, entrance & roundabout - monthly & quarterly \$6,600/yr) Contract is for \$550 per month to include chemical balance, debris removal, vacuum, skimming and operational checks of pumps - 2x monthly.

**THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
GENERAL FUND BUDGET NARRATIVE**

FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT	COMMENTS
FOUNTAIN REPAIRS	Blue Water Aquatics	60,000	Repairs/maintenance (13 pond, entrance & roundabout) - Separate line item as repairs may impact depreciation schedule per Finance
ACCESS CONTROL		-	Basketball court and dog park - not funding in FY 2026
PORTER SERVICES CONTRACTED	Office Pride Communications	13,000	Contract provides for day porter services 3x week (\$7,800/yr). Additional amount is for waste bags. Service trash can & pet waste station empty + litter pick up & sanitize play equipment (Dog Park/Sports Ct, Living Coral Mail Kiosk/Park, Balboa/Weathered Windmill Park & Playground, S Branch Park, Tuscan/Suncoast Blend Townhomes, along S Branch) CHANGE TO PORTER SERVICE AS DOES NOT IMPACT PHYSICAL REPAIRS AND IMPROVEMENTS
ENTRANCE, WALL & FENCE MAINTENANCE		3,500	Entry Monument, perimeter walls and fencing, decorative park fencing & basketball/dog park fence (BDI estimated \$2,000-5,000 for basketball/dog park fence)
LANDSCAPE MAINTENANCE CONTRACTED	Ceptra	320,000	General landscape maintenance, fertilization, pest control, and irrigation. Amounts do not include annuals or mulch.
LANDSCAPE REPLACEMENT/REPAIRS	Ceptra	22,500	Costs associated with repairs and replacement of plants, sod, trees, landscape items, and hurricane damage repairs (*Check w/Ceptra on landscape projects)
IRRIGATION REPAIRS	Ceptra	9,000	For the actual repairs of the irrigation system
MULCH	Ceptra	20,000	Annual Landscape Mulch Replacement & playground mulch replenishment
ANNUAL FLOWER ROTATION	Ceptra	9,000	Annual Flower Rotations
HOLIDAY LIGHTING CONTRACTED	Illuminations Holiday Lighting	1,000	Lights & wreaths - Entrance tower, entrance sign wall, trunks of 10 palm trees in center median past fountain (balance for FY 26 [Dec 2025] + deposit for FY 27 [Dec 2026]) *3-yr contract ends w/Dec 2025 decorations - new 3-yr contract \$5,500
SECURITY	PCSO	-	Extra duty patrols
PRESSURE WASHING		4,000	Playground equipment, sidewalks, entry monument, roundabout, perimeter walls & fences
STORMWATER INFRASTRUCTURE MAINTENANCE		5,000	BDI Engineering estimate \$5,000-\$10,000
POND BANK REPAIR, MAINTENANCE & PLANTINGS		2,800	GHS estimate \$2,800 - \$15,000
SIDEWALK MAINTENANCE		3,000	BDI Engineering estimate \$3,000-\$5,000
ROADWAY & SIGNANCE MAINTENANCE		3,000	BDI Engineering estimate \$3,000-\$5,000
PLAYGROUND & PARK MAINTENANCE		3,000	BDI Engineering estimate \$1,000-\$3,000, include annual inspection & repairs
MISC FIELD SERVICES/CONTIGENCY		17,500	Additional items not appropriated in other lines

**THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
CAPITAL RESERVE FUND (CRF)**

	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
1 REVENUES					
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 27,276	\$ 28,436	\$ 250,715	\$ 250,715	\$ -
3 INTEREST & MISCELLANEOUS					-
4 TOTAL REVENUES	27,276	28,436	250,715	250,715	-
5					
6 EXPENDITURES					
7 FUND BALANCE CONTRIBUTION	-	-	250,715	250,715	-
8 CONTINGENCY	-	-	-	-	-
9 TOTAL EXPENDITURES	-	-	250,715	250,715	-
10					
11 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$ 27,276	\$ 28,436	\$ -	\$ -	\$ -
12					
13 FUND BALANCE					
14 FUND BALANCE - BEGINNING	-	27,276	27,276	55,712	28,436
15 NET CHANGE IN FUND BALANCE	27,276	28,436	-	-	-
16 FUND BALANCE - ENDING	\$ 27,276	\$ 55,712	\$ 27,276	\$ 55,712	\$ 28,436

**THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
DEBT SERVICE REQUIREMENTS**

	SERIES 2018	SERIES 2019	SERIES 2021	FY 2026 TOTAL
REVENUES				
SPECIAL ASSESSMENTS	263,313	356,800	434,100	1,054,213
TOTAL REVENUES	263,313	356,800	434,100	1,054,213
EXPENDITURES				
5/1/2027 DEBT SERVICE				
INTEREST	90,200	106,725	128,138	325,063
PRINCIPAL	-	-	180,000	180,000
11/1/2027 DEBT SERVICE				
INTEREST	90,200	106,725	125,438	322,363
PRINCIPAL	80,000	140,000	-	220,000
TOTAL EXPENDITURES	260,400	353,450	433,575	1,047,425
EXCESS OF REVENUES OVER EXPENDITURES	\$ 2,913	\$ 3,350	\$ 525	\$ 6,788

TOTAL NET MADS	1,054,213
COUNTY COLLECTION & EARLY PAYMENT DISC.	67,290
GROSS DEBT SERVICE	1,121,503

**THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
SPECIAL ASSESSMENT BONDS, SERIES 2018**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Amount Outstanding
						3,560,000
5/1/2025		4.75%	93,763	93,763		3,560,000
11/1/2025	75,000	4.75%	93,763	168,763	262,525	3,485,000
5/1/2026		4.75%	91,981	91,981		3,485,000
11/1/2026	75,000	4.75%	91,981	166,981	258,963	3,410,000
5/1/2027		4.75%	90,200	90,200		3,410,000
11/1/2027	80,000	4.75%	90,200	170,200	260,400	3,330,000
5/1/2028		4.75%	88,300	88,300		3,330,000
11/1/2028	85,000	4.75%	88,300	173,300	261,600	3,245,000
5/1/2029		4.75%	86,281	86,281		3,245,000
11/1/2029	90,000	4.75%	86,281	176,281	262,563	3,155,000
5/1/2030		5.25%	84,144	84,144		3,155,000
11/1/2030	95,000	5.25%	84,144	179,144	263,288	3,060,000
5/1/2031		5.25%	81,650	81,650		3,060,000
11/1/2031	95,000	5.25%	81,650	176,650	258,300	2,965,000
5/1/2032		5.25%	79,156	79,156		2,965,000
11/1/2032	105,000	5.25%	79,156	184,156	263,313	2,860,000
5/1/2033		5.25%	76,400	76,400		2,860,000
11/1/2033	110,000	5.25%	76,400	186,400	262,800	2,750,000
5/1/2034		5.25%	73,513	73,513		2,750,000
11/1/2034	115,000	5.25%	73,513	188,513	262,025	2,635,000
5/1/2035		5.25%	70,494	70,494		2,635,000
11/1/2035	120,000	5.25%	70,494	190,494	260,988	2,515,000
5/1/2036		5.25%	67,344	67,344		2,515,000
11/1/2036	125,000	5.25%	67,344	192,344	259,688	2,390,000
5/1/2037		5.25%	64,063	64,063		2,390,000
11/1/2037	130,000	5.25%	64,063	194,063	258,125	2,260,000
5/1/2038		5.25%	60,650	60,650		2,260,000
11/1/2038	140,000	5.25%	60,650	200,650	261,300	2,120,000
5/1/2039		5.375%	56,975	56,975		2,120,000
11/1/2039	145,000	5.375%	56,975	201,975	258,950	1,975,000
5/1/2040		5.375%	53,078	53,078		1,975,000
11/1/2040	155,000	5.375%	53,078	208,078	261,156	1,820,000
5/1/2041		5.375%	48,913	48,913		1,820,000
11/1/2041	165,000	5.375%	48,913	213,913	262,825	1,655,000
5/1/2042		5.375%	44,478	44,478		1,655,000
11/1/2042	170,000	5.375%	44,478	214,478	258,956	1,485,000
5/1/2043		5.375%	39,909	39,909		1,485,000
11/1/2043	180,000	5.375%	39,909	219,909	259,819	1,305,000
5/1/2044		5.375%	35,072	35,072		1,305,000
11/1/2044	190,000	5.375%	35,072	225,072	260,144	1,115,000
5/1/2045		5.375%	29,966	29,966		1,115,000
11/1/2045	200,000	5.375%	29,966	229,966	259,931	915,000
5/1/2046		5.375%	24,591	24,591		915,000
11/1/2046	210,000	5.375%	24,591	234,591	259,181	705,000
5/1/2047		5.375%	18,947	18,947		705,000
11/1/2047	225,000	5.375%	18,947	243,947	262,894	480,000
5/1/2048		5.375%	12,900	12,900		480,000
11/1/2048	235,000	5.375%	12,900	247,900	260,800	245,000
5/1/2049		5.375%	6,584	6,584		245,000
11/1/2049	245,000	5.375%	6,584	251,584	258,169	-
Total	3,560,000		2,958,700	6,518,700	6,518,700	

Footnote: Maximum Annual Debt Service (MADS): 263,313
Data herein for the CDD's budgetary process purposes only.

**THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
SPECIAL ASSESSMENT BONDS, SERIES 2019**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Amount Outstanding
						5,675,000
5/1/2025		3.50%	111,363	111,363		5,675,000
11/1/2025	130,000	3.50%	111,363	241,363	352,725	5,545,000
5/1/2026		3.50%	109,088	109,088		5,545,000
11/1/2026	135,000	3.50%	109,088	244,088	353,175	5,410,000
5/1/2027		3.50%	106,725	106,725		5,410,000
11/1/2027	140,000	3.50%	106,725	246,725	353,450	5,270,000
5/1/2028		3.50%	104,275	104,275		5,270,000
11/1/2028	145,000	3.50%	104,275	249,275	353,550	5,125,000
5/1/2029		3.50%	101,738	101,738		5,125,000
11/1/2029	150,000	3.50%	101,738	251,738	353,475	4,975,000
5/1/2030		3.50%	99,113	99,113		4,975,000
11/1/2030	155,000	3.50%	99,113	254,113	353,225	4,820,000
5/1/2031		4.00%	96,400	96,400		4,820,000
11/1/2031	160,000	4.00%	96,400	256,400	352,800	4,660,000
5/1/2032		4.00%	93,200	93,200		4,660,000
11/1/2032	170,000	4.00%	93,200	263,200	356,400	4,490,000
5/1/2033		4.00%	89,800	89,800		4,490,000
11/1/2033	175,000	4.00%	89,800	264,800	354,600	4,315,000
5/1/2034		4.00%	86,300	86,300		4,315,000
11/1/2034	180,000	4.00%	86,300	266,300	352,600	4,135,000
5/1/2035		4.00%	82,700	82,700		4,135,000
11/1/2035	190,000	4.00%	82,700	272,700	355,400	3,945,000
5/1/2036		4.00%	78,900	78,900		3,945,000
11/1/2036	195,000	4.00%	78,900	273,900	352,800	3,750,000
5/1/2037		4.00%	75,000	75,000		3,750,000
11/1/2037	205,000	4.00%	75,000	280,000	355,000	3,545,000
5/1/2038		4.00%	70,900	70,900		3,545,000
11/1/2038	215,000	4.00%	70,900	285,900	356,800	3,330,000
5/1/2039		4.00%	66,600	66,600		3,330,000
11/1/2039	220,000	4.00%	66,600	286,600	353,200	3,110,000
5/1/2040		4.00%	62,200	62,200		3,110,000
11/1/2040	230,000	4.00%	62,200	292,200	354,400	2,880,000
5/1/2041		4.00%	57,600	57,600		2,880,000
11/1/2041	240,000	4.00%	57,600	297,600	355,200	2,640,000
5/1/2042		4.00%	52,800	52,800		2,640,000
11/1/2042	250,000	4.00%	52,800	302,800	355,600	2,390,000
5/1/2043		4.00%	47,800	47,800		2,390,000
11/1/2043	260,000	4.00%	47,800	307,800	355,600	2,130,000
5/1/2044		4.00%	42,600	42,600		2,130,000
11/1/2044	270,000	4.00%	42,600	312,600	355,200	1,860,000
5/1/2045		4.00%	37,200	37,200		1,860,000
11/1/2045	280,000	4.00%	37,200	317,200	354,400	1,580,000
5/1/2046		4.00%	31,600	31,600		1,580,000
11/1/2046	290,000	4.00%	31,600	321,600	353,200	1,290,000
5/1/2047		4.00%	25,800	25,800		1,290,000
11/1/2047	305,000	4.00%	25,800	330,800	356,600	985,000
5/1/2048		4.00%	19,700	19,700		985,000
11/1/2048	315,000	4.00%	19,700	334,700	354,400	670,000
5/1/2049		4.00%	13,400	13,400		670,000
11/1/2049	330,000	4.00%	13,400	343,400	356,800	340,000
5/1/2050		4.00%	6,800	6,800		340,000
11/1/2050	340,000	4.00%	6,800	346,800	353,600	-
Total	5,675,000		3,539,200	9,214,200	9,214,200	

Footnote: Maximum Annual Debt Service (MADS): 356,800
Data herein for the CDD's budgetary process purposes only.

**THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
SPECIAL ASSESSMENT BONDS, SERIES 2021**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Amount Outstanding
						7,295,000
5/1/2025	170,000	2.50%	132,450	302,450		7,125,000
11/1/2025		2.50%	130,325	130,325	432,775	7,125,000
5/1/2026	175,000	2.50%	130,325	305,325		6,950,000
11/1/2026		3.00%	128,138	128,138	433,463	6,950,000
5/1/2027	180,000	3.00%	128,138	308,138		6,770,000
11/1/2027		3.00%	125,438	125,438	433,575	6,770,000
5/1/2028	185,000	3.00%	125,438	310,438		6,585,000
11/1/2028		3.00%	122,663	122,663	433,100	6,585,000
5/1/2029	190,000	3.00%	122,663	312,663		6,395,000
11/1/2029		3.00%	119,813	119,813	432,475	6,395,000
5/1/2030	195,000	3.00%	119,813	314,813		6,200,000
11/1/2030		3.00%	116,888	116,888	431,700	6,200,000
5/1/2031	200,000	3.00%	116,888	316,888		6,000,000
11/1/2031		3.50%	113,888	113,888	430,775	6,000,000
5/1/2032	210,000	3.50%	113,888	323,888		5,790,000
11/1/2032		3.50%	110,213	110,213	434,100	5,790,000
5/1/2033	215,000	3.50%	110,213	325,213		5,575,000
11/1/2033		3.50%	106,450	106,450	431,663	5,575,000
5/1/2034	225,000	3.50%	106,450	331,450		5,350,000
11/1/2034		3.50%	102,513	102,513	433,963	5,350,000
5/1/2035	230,000	3.50%	102,513	332,513		5,120,000
11/1/2035		3.50%	98,488	98,488	431,000	5,120,000
5/1/2036	240,000	3.50%	98,488	338,488		4,880,000
11/1/2036		3.50%	94,288	94,288	432,775	4,880,000
5/1/2037	245,000	3.50%	94,288	339,288		4,635,000
11/1/2037		3.50%	90,000	90,000	429,288	4,635,000
5/1/2038	255,000	3.50%	90,000	345,000		4,380,000
11/1/2038		3.50%	85,538	85,538	430,538	4,380,000
5/1/2039	265,000	3.50%	85,538	350,538		4,115,000
11/1/2039		3.50%	80,900	80,900	431,438	4,115,000
5/1/2040	275,000	3.50%	80,900	355,900		3,840,000
11/1/2040		3.50%	76,088	76,088	431,988	3,840,000
5/1/2041	285,000	3.50%	76,088	361,088		3,555,000
11/1/2041		4.00%	71,100	71,100	432,188	3,555,000
5/1/2042	295,000	4.00%	71,100	366,100		3,260,000
11/1/2042		4.00%	65,200	65,200	431,300	3,260,000
5/1/2043	305,000	4.00%	65,200	370,200		2,955,000
11/1/2043	-	4.00%	59,100	59,100	429,300	2,955,000
5/1/2044	320,000	4.00%	59,100	379,100		2,635,000
11/1/2044		4.00%	52,700	52,700	431,800	2,635,000
5/1/2045	335,000	4.00%	52,700	387,700		2,300,000
11/1/2045		4.00%	46,000	46,000	433,700	2,300,000
5/1/2046	345,000	4.00%	46,000	391,000		1,955,000
11/1/2046		4.00%	39,100	39,100	430,100	1,955,000
5/1/2047	360,000	4.00%	39,100	399,100		1,595,000
11/1/2047		4.00%	31,900	31,900	431,000	1,595,000
5/1/2048	375,000	4.00%	31,900	406,900		1,220,000
11/1/2048		4.00%	24,400	24,400	431,300	1,220,000
5/1/2049	390,000	4.00%	24,400	414,400		830,000
11/1/2049		4.00%	16,600	16,600	431,000	830,000
5/1/2050	405,000	4.00%	16,600	421,600		425,000
11/1/2050		4.00%	8,500	8,500	430,100	425,000
5/1/2051	425,000	4.00%	8,500	433,500	433,500	-
Total	7,295,000		4,364,900	11,659,900	11,659,900	

Footnote: Maximum Annual Debt Service (MADS): 434,100
Data herein for the CDD's budgetary process purposes only.

**THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
ASSESSMENT ALLOCATION**

TOTAL O&M AND CRF BUDGET	\$1,361,355.00
COLLECTION COSTS	\$28,965.00
EARLY PAYMENT DISCOUNT	\$57,930.00
TOTAL O&M ASSESSMENT	\$1,448,250.00

UNIT SIZE & PHASE	UNITS ASSESSED			
	O&M	SERIES 2018 DEBT SERVICE	SERIES 2019 DEBT SERVICE	SERIES 2021 DEBT SERVICE
PHASE 1				
TOWNHOME	86	86		
SINGLE FAMILY 40'	125	125		
SINGLE FAMILY 50'	101	101		
SINGLE FAMILY 60'	1	1		
PHASE 2 & 3				
TOWNHOME	162		162	
SINGLE FAMILY 40'	62		62	
SINGLE FAMILY 50'	163		163	
PHASE 4 & 5				
SINGLE FAMILY 40'	188			188
SINGLE FAMILY 50'	145			145
	1033	313	387	333

ERU FACTOR	ALLOCATION OF O&M ASSESSMENT		
	TOTAL ERU's	% TOTAL ERU's	TOTAL O&M BUDGET
0.4	34.4	4.25%	\$61,551.52
0.8	100.0	12.35%	\$178,928.84
1.0	101.0	12.48%	\$180,718.12
1.2	1.2	0.15%	\$2,147.15
0.4	64.8	8.01%	\$115,945.89
0.8	49.6	6.13%	\$88,748.70
1.0	163.0	20.14%	\$291,654.00
0.8	150.4	18.58%	\$269,108.97
1.0	145.0	17.91%	\$259,446.81
7.4	809.4	100.00%	\$1,448,250.00

O&M	PER UNIT ANNUAL ASSESSMENT ¹			
	SERIES 2018 DEBT SERVICE	SERIES 2019 DEBT SERVICE	SERIES 2021 DEBT SERVICE	TOTAL PER UNIT ²
\$715.72	\$744.05			\$1,459.77
\$1,431.43	\$903.49			\$2,334.92
\$1,789.29	\$1,009.78			\$2,799.07
\$2,147.15	\$1,009.78			\$3,156.93
\$715.72		\$844.00		\$1,559.72
\$1,431.43		\$1,003.00		\$2,434.43
\$1,789.29		\$1,110.00		\$2,899.29
\$1,431.43			\$1,250.67	\$2,682.10
\$1,789.29			\$1,563.33	\$3,352.62

VARIANCE IN O&M AND CRF BUDGET

FY 2025-2026	\$1,224,620.05
FY 2026-2027	\$1,361,355.00
VARIANCE	\$136,734.95

UNIT SIZE & PHASE	FY 2025 PER LOT	FY 2026 PER LOT	VARIANCE PER YEAR	VARIANCE PER MONTH	PERCENT VARIANCE
PHASE 1					
TOWNHOME	\$1,387.88	\$1,459.77	\$71.89	\$5.99	5.18%
SINGLE FAMILY 40'	\$2,191.15	\$2,334.92	\$143.77	\$11.98	6.56%
SINGLE FAMILY 50'	\$2,619.35	\$2,799.07	\$179.72	\$14.98	6.86%
SINGLE FAMILY 60'	\$2,941.27	\$3,156.93	\$215.66	\$17.97	7.33%
PHASE 2 & 3					
TOWNHOME	\$1,487.83	\$1,559.72	\$71.89	\$5.99	4.83%
SINGLE FAMILY 40'	\$2,290.66	\$2,434.43	\$143.77	\$11.98	6.28%
SINGLE FAMILY 50'	\$2,719.57	\$2,899.29	\$179.72	\$14.98	6.61%
PHASE 4 & 5					
SINGLE FAMILY 40'	\$2,538.32	\$2,682.10	\$143.77	\$11.98	5.66%
SINGLE FAMILY 50'	\$3,172.90	\$3,352.62	\$179.72	\$14.98	5.66%

⁽¹⁾ Annual debt service assessments per unit adopted in connection with the Series 2018, 2019 & 2021 bond issuances. Annual Assessments includes principal, interest, Pasco County collection costs and early payment discounts.

⁽²⁾ Annual assessments that will appear on the November, 2025 Pasco County propty tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).