



HALIFAX
SOLUTIONS

SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

Approved Proposed Budget for
Fiscal Year 2027

April 28, 2026

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Spring Lake Community Development District FY 2027 Proposed Budget – Summary

This document provides a high-level financial and operational analysis of the Spring Lake Community Development District's Proposed Budget for Fiscal Year 2027. The intent is to summarize key financial trends, highlight material changes from the prior fiscal year, and present information useful for Board discussion, public review, statutory budget hearings, and County review.

Overall Financial Position

The FY 2027 Proposed Budget for the Spring Lake Community Development District reflects a structurally sound and intentionally conservative financial plan. The General Fund is budgeted with total revenues and expenditures of approximately \$738,603.00 and the Reserve Fund is budgeted for total revenues of \$386,859.00.

Overall, the District's combined funds are balanced, with revenues fully supporting expenditures and no reliance on deficit financing, fund borrowing, or non-recurring revenue sources. Compared to FY 2026, the FY 2027 budget emphasizes reallocation and refinement rather than expansion.

Revenue Structure and Assessment Allocation

Non-ad valorem assessments remain the District's primary and most reliable revenue source. For FY 2027, the District has implemented a strategic reallocation of assessment revenues, reducing General Fund tax roll revenue by \$11,859.00 while increasing Reserve Fund assessments by the same amount.

This adjustment does not result in an overall increase or decrease in total District assessments. Instead, it represents a proactive policy decision to shift funding toward long-term capital reserves.

Administrative Cost Management

Administrative expenditures remain controlled and predictable in the FY 2027 budget. Changes within administrative line items are primarily the result of contract renewals, updated insurance estimates, and historical spending trends rather than new operating mandates.

Field Operations – Primary Cost Drivers

Field Operations continue to represent the largest share of General Fund expenditures, reflecting the District’s emphasis on maintaining resident-facing infrastructure and services. The FY 2027 budget includes targeted increases in high-usage and asset-protection areas such as irrigation repairs, tree trimming, and aquatic maintenance.

Parks, Recreational, and Common Area Maintenance

Budgeted expenditures for parks, recreation areas, entrances, and common infrastructure reflect realistic maintenance requirements based on observed wear, asset age, and service frequency.

Insurance and Risk Management Trends

Insurance-related costs in the FY 2027 budget present a mixed but generally favorable trend. Property insurance expenses decreased significantly based on updated carrier estimates, while certain liability-related coverages experienced modest increases.

Reserve Fund Strategy

The Reserve Fund for FY 2027 reflects a deliberate strengthening initiative. Total Reserve Fund revenues are budgeted at approximately \$386,859.00, with expenditures limited exclusively to capital reserve contributions.

Summary and Key Takeaways

The FY 2027 Proposed Budget demonstrates disciplined financial stewardship, transparent decision-making, and proactive long-term planning while maintaining stable assessments.

Overall, the FY 2027 budget presents a defensible, well-documented, and operationally focused financial plan suitable for public review and statutory approval. When you review the proposed assessment schedule for FY 2027 you will find that there is no proposed increase and the per unit assessments will remain the same.

Approved Proposed Budget
Spring Lake Community Development District
General Fund
Fiscal Year 2027

	Chart of Accounts Classification	Actual YTD through 03/31/26	Projected Annual Totals 2026	Annual Budget for 2026	Projected Budget variance for 2026	Proposed Budget for 2027	Budget Increase (Decrease) vs 2026
1							
2	REVENUES						
3							
4	40001 - Tax Roll	\$729,603.17	\$750,462.00	\$750,462.00	\$0.00	\$738,603.00	-\$11,859.00
5	48000 - Interest Earnings	\$11,045.03	\$22,090.06	\$0.00	\$22,090.06	\$0.00	\$0.00
6	48001 - Insurance Proceeds	\$8,886.00	\$8,886.00	\$0.00	\$8,886.00	\$0.00	\$0.00
7							
8	TOTAL REVENUES	\$749,534.20	\$781,438.06	\$750,462.00	\$30,976.06	\$738,603.00	-\$11,859.00
9							
10	Balance Forward from Prior Year	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11							
12	TOTAL REVENUES AND BALANCE FORWARD	\$749,534.20	\$781,438.06	\$750,462.00	\$30,976.06	\$738,603.00	-\$11,859.00
13							
14	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.						
15							
16	EXPENDITURES - ADMINISTRATIVE						
17							
18	Financial & Administrative						
19	51002 - Arbitrage Rebate Calculation	\$500.00	\$600.00	\$1,000.00	\$400.00	\$1,000.00	\$0.00
20	51003 - Auditing Services	\$0.00	\$0.00	\$5,720.00	\$5,720.00	\$5,720.00	\$0.00
21	51005 - Crime Insurance	\$125.01	\$500.00	\$500.00	\$0.00	\$550.00	\$50.00
22	51006 - Disclosure Report	\$6,000.00	\$6,000.00	\$6,000.00	\$0.00	\$6,000.00	\$0.00
23	51007 - District Engineer	\$11,385.00	\$22,770.00	\$18,000.00	-\$4,770.00	\$18,000.00	\$0.00
24	51008 - District Management	\$26,832.00	\$53,664.00	\$53,664.00	\$0.00	\$53,664.00	\$0.00
25	51009 - Dues, Licenses & Fees	\$502.00	\$502.00	\$175.00	-\$327.00	\$175.00	\$0.00
26	51010 - Email Administration	\$600.00	\$1,200.00	\$1,200.00	\$0.00	\$1,500.00	\$300.00
27	51011 - Legal Advertising	\$720.00	\$1,440.00	\$4,000.00	\$2,560.00	\$4,000.00	\$0.00
28	51013 - Postage, Copies, Mailings	\$0.00	\$0.00	\$500.00	\$500.00	\$250.00	-\$250.00
29	51014 - Public Officials Liability Insurance	\$1,658.61	\$3,923.00	\$4,164.00	\$241.00	\$4,315.00	\$151.00
30	51015 - Trustee Fees	\$8,242.88	\$8,242.88	\$9,300.00	\$1,057.12	\$9,300.00	\$0.00
31	51016 - Website Administration	\$480.00	\$960.00	\$990.00	\$30.00	\$990.00	\$0.00
32	51017 - Website Compliance	\$240.00	\$480.00	\$480.00	\$0.00	\$480.00	\$0.00
33	51018 - Workers Comp Insurance	\$424.98	\$849.96	\$0.00	-\$849.96	\$960.00	\$960.00
34	Legal Counsel						
35	52001 - District Counsel	\$12,566.78	\$25,133.56	\$36,000.00	\$10,866.44	\$36,000.00	\$0.00
36	Legislative						
37	53001 - Supervisor Fees	\$5,000.00	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00	\$0.00
38							
39	Administrative Subtotal	\$75,277.26	\$136,265.40	\$151,693.00	\$15,427.60	\$152,904.00	\$1,211.00
40							
41	EXPENDITURES - FIELD OPERATIONS						
42							
43	Electric Utility Services						
44	61001 - Street Lights	\$29,458.09	\$58,916.18	\$62,000.00	\$3,083.82	\$62,000.00	\$0.00
45	61002 - Utility Services	\$2,725.60	\$5,451.20	\$6,000.00	\$548.80	\$6,000.00	\$0.00
46	Parks & Recreation						
47	64007 - Field Services	\$11,310.00	\$22,620.00	\$22,620.00	\$0.00	\$22,620.00	\$0.00
48	64010 - Holiday Decorations	\$200.00	\$400.00	\$2,000.00	\$1,600.00	\$2,000.00	\$0.00
49	64012 - Maintenance & Repair	\$548.24	\$1,096.48	\$15,000.00	\$13,903.52	\$10,000.00	-\$5,000.00
50	64013 - Maintenance & Repair - Gate	\$0.00	\$0.00	\$3,000.00	\$3,000.00	\$3,000.00	\$0.00
51	64014 - Pest Control	\$0.00	\$0.00	\$3,000.00	\$3,000.00	\$2,000.00	-\$1,000.00
52	64015 - Playground Mulch	\$4,235.00	\$4,235.00	\$3,000.00	-\$1,235.00	\$5,000.00	\$2,000.00
53	Other Physical Environment						
54	65001 - Entry & Walls Maintenance	\$0.00	\$0.00	\$10,000.00	\$10,000.00	\$10,000.00	\$0.00
55	65002 - General Liability Insurance	\$2,235.78	\$5,288.00	\$5,613.00	\$325.00	\$5,817.00	\$204.00
56	65003 - Irrigation Maintenance	\$9,190.00	\$18,380.00	\$27,570.00	\$9,190.00	\$27,984.00	\$414.00
57	65004 - Irrigation Repairs	\$16,850.51	\$33,701.02	\$15,000.00	-\$18,701.02	\$20,000.00	\$5,000.00
58	65005 - Landscape - Annuals	\$550.00	\$1,100.00	\$2,200.00	\$1,100.00	\$2,040.00	-\$160.00
59	65006 - Landscape - Fertilizer & Pest Control	\$4,686.00	\$9,372.00	\$24,894.00	\$15,522.00	\$25,268.00	\$374.00
60	65007 - Landscape - Inspection Services	\$2,625.00	\$5,250.00	\$5,250.00	\$0.00	\$5,400.00	\$150.00
61	65009 - Landscape - Maintenance	\$69,664.14	\$139,328.28	\$139,328.00	-\$0.28	\$141,417.00	\$2,089.00
62	65010 - Landscape - Mulch	\$0.00	\$0.00	\$63,500.00	\$63,500.00	\$65,000.00	\$1,500.00
63	65011 - Landscape - OTC Injections	\$1,050.00	\$2,100.00	\$4,200.00	\$2,100.00	\$3,000.00	-\$1,200.00
64	65012 - Landscape - Replacement Plants, Shrubs, Trees	\$3,660.00	\$7,320.00	\$60,000.00	\$52,680.00	\$60,000.00	\$0.00
65	65013 - Landscape - Tree Trimming	\$30,231.00	\$60,462.00	\$24,000.00	-\$36,462.00	\$30,000.00	\$6,000.00
66	65015 - Property Insurance	\$12,232.65	\$22,793.00	\$37,245.00	\$14,452.00	\$21,653.00	-\$15,592.00
67	Stormwater Control						
68	68001 - Aquatic Maintenance	\$6,450.00	\$12,900.00	\$19,440.00	\$6,540.00	\$25,000.00	\$5,560.00

Approved Proposed Budget
Spring Lake Community Development District
General Fund
Fiscal Year 2027

	Chart of Accounts Classification	Actual YTD through 03/31/26	Projected Annual Totals 2026	Annual Budget for 2026	Projected Budget variance for 2026	Proposed Budget for 2027	Budget Increase (Decrease) vs 2026
69	68002 - Aquatic Plant Replacement	\$0.00	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00	\$0.00
70	68005 - Mitigation Area Monitoring & Maintenance	\$3,210.00	\$6,420.00	\$8,880.00	\$2,460.00	\$15,000.00	\$6,120.00
71	68006 - Waterway Fish Stocking	\$5,000.00	\$5,000.00	\$8,000.00	\$3,000.00	\$5,000.00	-\$3,000.00
72	68008 - Waterway Special Treatment	\$0.00	\$0.00	\$10,500.00	\$10,500.00	\$0.00	-\$10,500.00
73	Water-Sewer Combination Services						
74	69002 - Utility Services - Reclaimed	\$32.31	\$64.62	\$0.00	-\$64.62	\$800.00	\$800.00
75	Contingency						
76	70002 - Miscellaneous Contingency	\$0.00	\$0.00	\$11,529.00	\$11,529.00	\$4,700.00	-\$6,829.00
77							
78	Field Operations Subtotal	\$216,144.32	\$422,197.78	\$598,769.00	\$176,571.22	\$585,699.00	-\$13,070.00
79							
80	Contingency for County TRIM Notice						
81							
82	TOTAL EXPENDITURES	\$291,421.58	\$558,463.18	\$750,462.00	\$191,998.82	\$738,603.00	-\$11,859.00
83							
84	EXCESS OF REVENUES OVER EXPENDITURES	\$458,112.62	\$222,974.88	\$0.00	-\$161,022.76	\$0.00	\$0.00
85							

Approved Proposed Budget
Spring Lake Community Development District
Reserve Fund
Fiscal Year 2027

	Chart of Accounts Classification	Actual YTD through 03/31/26	Projected Annual Totals 2026	Annual Budget for 2026	Projected Budget variance for 2026	Proposed Budget for 2027	Budget Increase (Decrease) vs 2026
1							
2	REVENUES						
3							
4	40001 - Tax Roll	\$375,000.00	\$375,000.00	\$375,000.00	\$0.00	\$386,859.00	\$11,859.00
5	48000 - Interest Earnings	\$10,966.49	\$21,932.98	\$0.00	\$21,932.98		\$0.00
6							
7	TOTAL REVENUES	\$385,966.49	\$396,932.98	\$375,000.00	\$21,932.98	\$386,859.00	\$11,859.00
8							
9	Balance Forward from Prior Year	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10							
11	TOTAL REVENUES AND BALANCE FORWARD	\$385,966.49	\$396,932.98	\$375,000.00	\$21,932.98	\$386,859.00	\$11,859.00
12							
13	EXPENDITURES						
14							
15	Contingency						
16	Capital Reserves	\$113,340.00	\$226,680.00	\$375,000.00	\$148,320.00	\$386,859.00	\$11,859.00
17							
18	TOTAL EXPENDITURES	\$113,340.00	\$226,680.00	\$375,000.00	\$148,320.00	\$386,859.00	\$11,859.00
19							
20	EXCESS OF REVENUES OVER EXPENDITURES	\$272,626.49	\$170,252.98	\$0.00	\$170,252.98	\$0.00	\$0.00
21							

**SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2027 DEBT SERVICE BUDGET**

	SERIES 2014	SERIES 2017	TOTAL
REVENUES			
Expected Net Debt Service Revenue	\$475,500.69	\$655,800.00	\$1,131,300.69
TOTAL REVENUES	\$475,500.69	\$655,800.00	\$1,131,300.69
EXPENDITURES (1)			
May 1, 2027 Interest	\$143,650.00	\$212,150.00	\$355,800.00
November 1, 2027 Interest	\$143,650.00	\$212,150.00	\$355,800.00
November 1, 2027 Scheduled Principal Payment	\$185,000.00	\$230,000.00	\$415,000.00
TOTAL EXPENDITURES	\$472,300.00	\$654,300.00	\$1,126,600.00
EXCESS REVENUE OVER EXPENDITURES	\$3,200.69	\$1,500.00	\$4,700.69

(1) Scheduled Fiscal Year 2027 Debt Service Payments Per Trustee as of March 17,2026.

**SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT
COMPARISON OF PROPOSED FY 2027 ASSESSMENTS TO FY 2026 ASSESSMENTS**

LOT SIZE AND TYPE	ACTUAL	PROPOSED	INCREASE (DECREASE)	
	FISCAL YEAR 2026	FISCAL YEAR 2027	\$	%
Townhome				
Debt Service	\$797.87	\$797.87	\$0.00	0.00%
Operations & Maintenance	\$812.35	\$812.35	\$0.00	0.00%
Total	\$1,610.22	\$1,610.22	\$0.00	0.00%
Single Family 40' - Type 0				
Debt Service	\$957.45	\$957.45	\$0.00	0.00%
Operations & Maintenance	\$969.96	\$969.96	\$0.00	0.00%
Total	\$1,927.41	\$1,927.41	\$0.00	0.00%
Single Family 40' - Type I				
Debt Service	\$1,170.21	\$1,170.21	\$0.00	0.00%
Operations & Maintenance	\$969.96	\$969.96	\$0.00	0.00%
Total	\$2,140.17	\$2,140.17	\$0.00	0.00%
Single Family 50' - Type I				
Debt Service	\$1,063.83	\$1,063.83	\$0.00	0.00%
Operations & Maintenance	\$1,212.46	\$1,212.46	\$0.00	0.00%
Total	\$2,276.29	\$2,276.29	\$0.00	0.00%
Single Family 50' - Type II				
Debt Service	\$1,276.60	\$1,276.60	\$0.00	0.00%
Operations & Maintenance	\$1,212.46	\$1,212.46	\$0.00	0.00%
Total	\$2,489.06	\$2,489.06	\$0.00	0.00%
Single Family 60' - Type II (Non-Gated)				
Debt Service	\$1,276.60	\$1,276.60	\$0.00	0.00%
Operations & Maintenance	\$1,454.95	\$1,454.95	\$0.00	0.00%
Total	\$2,731.55	\$2,731.55	\$0.00	0.00%
Single Family 60' - Type III				
Debt Service	\$1,489.36	\$1,489.36	\$0.00	0.00%
Operations & Maintenance	\$1,454.95	\$1,454.95	\$0.00	0.00%
Total	\$2,944.31	\$2,944.31	\$0.00	0.00%
Single Family 70' - Type IV				
Debt Service	\$1,595.75	\$1,595.75	\$0.00	0.00%
Operations & Maintenance	\$1,697.44	\$1,697.44	\$0.00	0.00%
Total	\$3,293.19	\$3,293.19	\$0.00	0.00%
Single Family 70' Lakefront - Type V				
Debt Service	\$1,808.51	\$1,808.51	\$0.00	0.00%
Operations & Maintenance	\$1,697.44	\$1,697.44	\$0.00	0.00%
Total	\$3,505.95	\$3,505.95	\$0.00	0.00%

**SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT
COMPARISON OF PROPOSED FY 2027 ASSESSMENTS TO FY 2026 ASSESSMENTS**

LOT SIZE AND TYPE	ACTUAL	PROPOSED	INCREASE (DECREASE)	
	FISCAL YEAR 2026	FISCAL YEAR 2027	\$	%
Single Family 80' Lakefront - Type VI				
Debt Service	\$1,914.89	\$1,914.89	\$0.00	0.00%
Operations & Maintenance	\$1,939.93	\$1,939.93	\$0.00	0.00%
Total	\$3,854.82	\$3,854.82	\$0.00	0.00%
Single Family 80' Peninsula - Type VII				
Debt Service	\$2,234.04	\$2,234.04	\$0.00	0.00%
Operations & Maintenance	\$1,939.93	\$1,939.93	\$0.00	0.00%
Total	\$4,173.97	\$4,173.97	\$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 2027 budget and includes Hillsborough County collection costs and early payment discount costs.

SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2027 DEBT SERVICE AND OPERATIONS & MAINTENANCE ASSESSMENT SCHEDULE

TOTAL FY 2027 OPERATIONS & MAINTENANCE BUDGET-TAX ROLL	\$1,125,462.00
COLLECTION AND EARLY PAYMENT DISCOUNT COSTS @ 6.00%	\$71,838.00
TOTAL GROSS FY 2027 OPERATIONS & MAINTENANCE ASSESSMENT	<u>\$1,197,300.00</u>

LOT SIZE REFERENCE	LOT SIZE	TOTAL # OF LOTS ASSESSED			ALLOCATION OF O&M ASSESSMENT				TOTAL DEBT SERVICE		PER UNIT ANNUAL ASSESSMENTS			
		O&M	DEBT SERVICE SER. 2014	SER. 2017	EAU/UNIT	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	REVENUE COLLECTED SERIES 2014	SERIES 2017	DEBT SERVICE (1) SER. 2014	SER. 2017	FY 2027 O&M	TOTAL (2)
TH - 17	Townhome	130	0	130	0.67	87.10	8.82%	\$105,604.89	\$0.00	\$103,723.10	\$0.00	\$797.87	\$812.35	\$1,610.22
SF 40 0 - 14	Single Family 40' - Type 0	48	48	0	0.80	38.40	3.89%	\$46,558.30	\$45,957.60	\$0.00	\$957.45	\$0.00	\$969.96	\$1,927.41
SF 40 I - 17	Single Family 40' - Type I	102	0	102	0.80	81.60	8.26%	\$98,936.38	\$0.00	\$119,361.42	\$0.00	\$1,170.21	\$969.96	\$2,140.17
SF 50 I - 14	Single Family 50' - Type I	98	98	0	1.00	98.00	9.92%	\$118,820.66	\$104,255.34	\$0.00	\$1,063.83	\$0.00	\$1,212.46	\$2,276.29
SF 50 I - 17	Single Family 50' - Type I	53	0	53	1.00	53.00	5.37%	\$64,260.15	\$0.00	\$56,382.99	\$0.00	\$1,063.83	\$1,212.46	\$2,276.29
SF 50 II - 14	Single Family 50' - Type II	65	65	0	1.00	65.00	6.58%	\$78,809.62	\$82,979.00	\$0.00	\$1,276.60	\$0.00	\$1,212.46	\$2,489.06
SF 50 II - 17	Single Family 50' - Type II	161	0	161	1.00	161.00	16.30%	\$195,205.37	\$0.00	\$205,532.60	\$0.00	\$1,276.60	\$1,212.46	\$2,489.06
SF 60 II - 14	Single Family 60' - Type II (Non-Gated)	70	70	0	1.20	84.00	8.51%	\$101,846.28	\$89,362.00	\$0.00	\$1,276.60	\$0.00	\$1,454.95	\$2,731.55
SF 60 III - 14	Single Family 60' - Type III	38	38	0	1.20	45.60	4.62%	\$55,287.98	\$56,595.68	\$0.00	\$1,489.36	\$0.00	\$1,454.95	\$2,944.31
SF 60 III - 17	Single Family 60' - Type III	52	0	52	1.20	62.40	6.32%	\$75,657.24	\$0.00	\$77,446.72	\$0.00	\$1,489.36	\$1,454.95	\$2,944.31
SF 70 IV - 14	Single Family 70' - Type IV	24	24	0	1.40	33.60	3.40%	\$40,738.51	\$38,298.00	\$0.00	\$1,595.75	\$0.00	\$1,697.44	\$3,293.19
SF 70 IV - 17	Single Family 70' - Type IV	8	0	8	1.40	11.20	1.13%	\$13,579.50	\$0.00	\$12,766.00	\$0.00	\$1,595.75	\$1,697.44	\$3,293.19
SF 70 V - 14	Single Family 70' Lakefront - Type V	33	33	0	1.40	46.20	4.68%	\$56,015.45	\$59,680.83	\$0.00	\$1,808.51	\$0.00	\$1,697.44	\$3,505.95
SF 70 V - 17	Single Family 70' Lakefront - Type V	54	0	52	1.40	75.60	7.66%	\$91,661.65	\$0.00	\$94,042.52	\$0.00	\$1,808.51	\$1,697.44	\$3,505.95
SF 80 VI - 14	Single Family 80' Lakefront - Type VI	15	15	0	1.60	24.00	2.43%	\$29,098.94	\$28,723.35	\$0.00	\$1,914.89	\$0.00	\$1,939.93	\$3,854.82
SF 80 VI - 17	Single Family 80' Lakefront - Type VI	2	0	2	1.60	3.20	0.32%	\$3,879.86	\$0.00	\$3,829.78	\$0.00	\$1,914.89	\$1,939.93	\$3,854.82
SF 80 VII - 17	Single Family 80' Peninsula - Type VII	11	0	11	1.60	17.60	1.78%	\$21,339.22	\$0.00	\$24,574.44	\$0.00	\$2,234.04	\$1,939.93	\$4,173.97
TOTAL		964	391	571		987.50	100.00%	\$1,197,300.00	\$505,851.80	\$697,659.57				
LESS: Hillsborough County Collection Costs (2%) and Early Payment Discount Costs (4%)								(\$71,838.00)	(\$30,351.11)	(\$41,859.57)				
NET REVENUE TO BE COLLECTED								\$1,125,462.00	\$475,500.69	\$655,800.00				

(1) Annual debt service assessment per lot adopted in connection with the Spring Lake CDD Series 2014 and Spring Lake CDD Series 2017 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 2026 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.