



HACIENDA LAKES CDD
FY 2027 ADOPTED OPERATIONS & MAINTENANCE ASSESSMENTS

2026-2027 Budget: \$418,160.00 \$418,160.00

	Azure	Esplanade	Sapphire Cove	Total	ERU Factor	Total ERUs	Percent ERUs	Budget Allocation	Net Assessment per unit	Last Year Assessment	Variance	Gross Assessment per unit
42'	188	146		334	0.75	250.50	21.98%	\$91,925.48	\$275.23	\$255.43	\$19.79	\$297.55
52'	124	216	75	415	1	415.00	36.42%	\$152,291.71	\$366.97	\$340.58	\$26.39	\$396.72
62'	93	81		174	1.25	217.50	19.09%	\$79,815.53	\$458.71	\$425.72	\$32.98	\$495.90
	405	443	75	923								
Senior Housing												
Cadenza				160	0.25	40.00	3.51%	\$14,678.72	\$91.74	\$84.43	\$7.31	\$15,868.89
Allegro				160	0.25	40.00	3.51%	\$14,678.72	\$91.74	\$84.43	\$7.31	\$15,868.89
Retail				217,500	0.0005	108.75	9.54%	\$39,907.77	\$0.18	\$0.17	\$0.01	\$43,143.54
Office				110,000	0.0005	55.00	4.83%	\$20,183.24	\$0.18	\$0.17	\$0.01	\$21,820.36
Apartments				17	0.75	12.75	1.12%	\$4,678.84	\$275.23	\$253.29	\$21.94	\$4,678.84
						1139.50	100.00%	\$418,160.00				