

**SUMMARY OF ASSESSMENTS, FEES AND OTHER CHARGES
ESPLANADE NEIGHBORHOOD
(Current as of December 5, 2023)**

**SKYE RANCH MASTER ASSOCIATION, INC. ("ASSOCIATION")
LT RANCH COMMUNITY DEVELOPMENT DISTRICT ("CDD")**

The chart below sets forth the current (2024) assessments, fees and other charges Buyer will be paying at closing. These assessments and fees are estimates and are subject to change. Please refer to the Governing Documents and the Association's current budget for a more thorough description of these and all other assessments, fees and responsibilities.

ASSESSMENTS, FEES & OTHER CHARGES	AMOUNT	PAYEE
Association Base Assessment	\$2,496.28 yr / \$624.07 quarter	Association
Association Benefit Assessment for Single Family Homes and Villa Units in the Esplanade Neighborhood for Landscape Maintenance and Irrigation	Twin Villa Unit: \$1,195.00 yr / \$298.75 quarter 52' Lot: 1,495.00 yr / \$373.75 quarter 62' Lot: 1,615.00 yr / \$403.75 quarter	Association
Association Benefit Assessment for Single Family Homes and Villa Units in the Esplanade Neighborhood for the Esplanade Amenity and Signature Events	\$401.00 yr / \$100.25 quarter	Association
Association Benefit Assessment for Twin Villa Units in the Esplanade Neighborhood for Exterior Wall Maintenance, and Reserves for Painting and Roofing	\$463.24 yr / \$115.81 quarter	Association
*CDD Estimated Debt Assessment and Operation and Maintenance Assessment (2023/2024)	See Exhibit A attached	CDD
Community Contribution (one-time fee)	\$2,500.00	Seller
Irrigation Hook Up Fee (one-time fee)	\$1,200.00	Seller
Initiation Fee (one-time fee)	\$1,500.00	Seller or Seller Affiliated Entity
Administration Fee (Association)	\$150.00	Management Company
Estoppel Fee (Association) (applicable only to those Buyers who chose an outside lender or title company for Closing)	\$250.00	Management Company

The below chart is a summary of who is responsible for providing for the maintenance, utility services and insurance.

Maintenance	Common Areas (i.e., roads, landscaping, sidewalks, gated entry, Recreational Amenity Center, neighborhood parks, catering kitchen, and multi-purpose activity room, a resort style pool, splash pad, Junior Olympic lap pool, cabanas, neighborhood amenity center, pet parks, walking trails, sport courts, and other property owned by the Association)	Association
	Residential Lot Lawn Landscape and Irrigation	Association
	Pest Control	Buyer
Utilities	Irrigation Water	Association
	Potable Water & Sewer	Buyer
	Trash Removal	Buyer (billed on annual tax bill)
	Cable Television	Buyer
Insurance	Homeowners & Flood Insurance	Buyer
	Contents Insurance	Buyer
	Common Areas	Association

**The CDD Assessment amounts are the gross amount billed by the County Tax Collector. If you pay your property taxes in November you will receive a 4% discount, if paid in December a 3% discount, if paid in January a 2% discount and if paid in February a 1% discount. The full amount with no discount will be due if not paid until March.*