

Hernando County, FL

Fire Assessment Update

April 2026

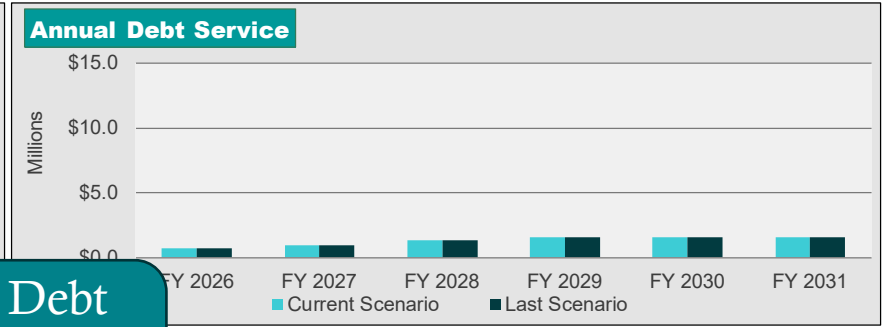
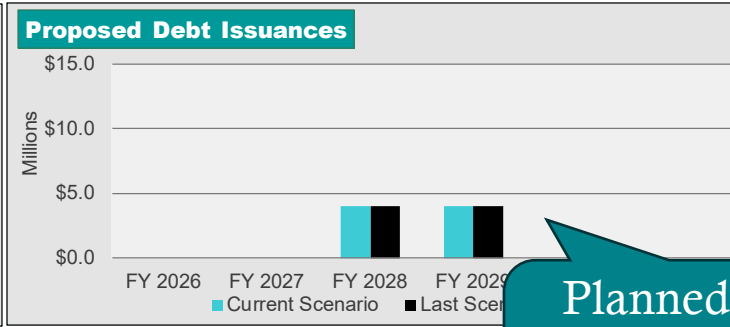
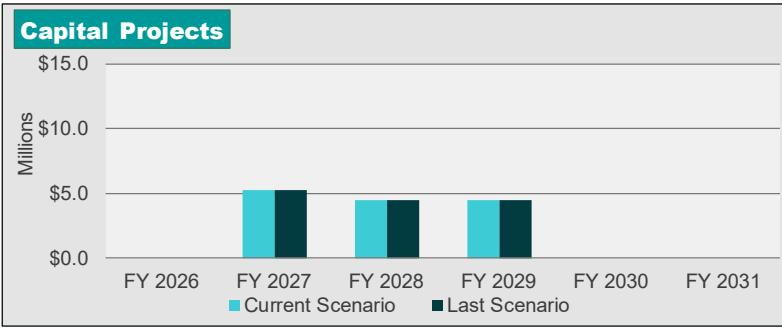
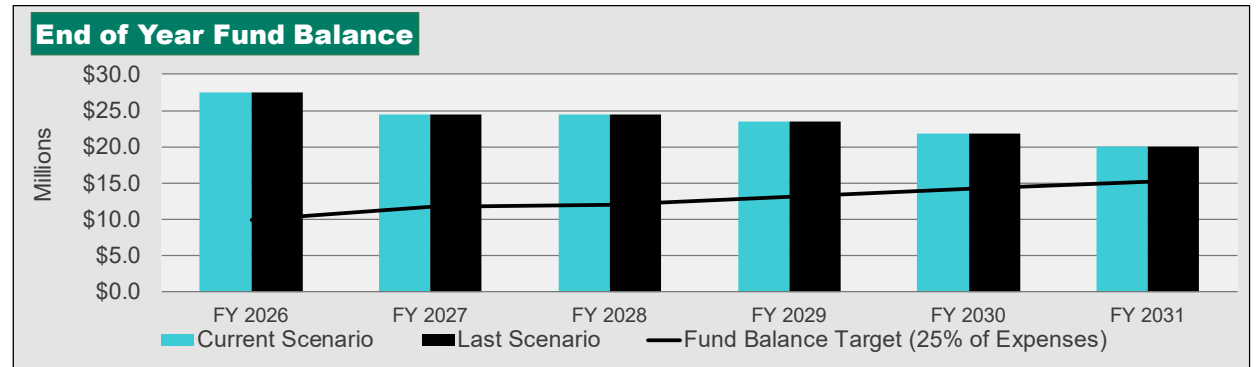
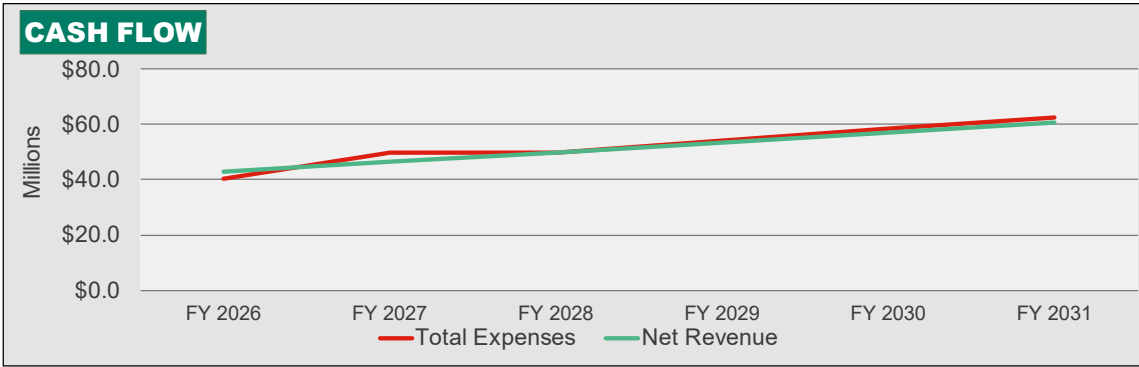


Scenarios including Debt Service

- These scenarios assume debt service issued for additional Fire Stations
- Baseline – 5.75% Rate Adjustments
 - All scenarios compared to baseline in black bars
- 4.5% Rate Adjustments

FINANCIAL PLAN

Calculate Save



Planned Debt Financing for new stations

5.75% Annual Rate Adjustments

	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Billed Assessment Revenues	\$ 42,939,905	\$ 46,043,114	\$ 49,247,326	\$ 52,667,793	\$ 56,318,790
Base Fee (1)	\$ 3,416,828	\$ 3,663,758	\$ 3,918,724	\$ 4,190,899	\$ 4,481,417
Comm. Fire Inspection Fee (1)	\$ 667,374	\$ 715,604	\$ 765,404	\$ 818,565	\$ 875,309
Billed Assessment Revenues	\$ 47,024,108	\$ 50,422,475	\$ 53,931,455	\$ 57,677,257	\$ 61,675,516
Less: Discount for 95% Revenue (2)	\$ (2,351,205)	\$ (2,521,124)	\$ (2,696,573)	\$ (2,883,863)	\$ (3,083,776)
Total Assessment Revenue	\$ 44,672,902	\$ 47,901,352	\$ 51,234,882	\$ 54,793,394	\$ 58,591,740
Plus: Other Revenue	\$ 2,027,185	\$ 2,069,363	\$ 2,112,957	\$ 2,158,016	\$ 2,204,595
Total MSBU Revenues	\$ 46,700,088	\$ 49,970,715	\$ 53,347,839	\$ 56,951,411	\$ 60,796,335
Total Expenses	\$ 49,688,135	\$ 49,961,045	\$ 54,316,795	\$ 58,604,940	\$ 62,534,185
Net Income	\$ (2,988,047)	\$ 9,670	\$ (968,956)	\$ (1,653,529)	\$ (1,737,850)

Discount = 5.0%

Scenario	Fiscal Year
Fire Station US 19 & Atlanta	FY 2027
Fire Station (County Line)	FY 2028
Fire Station (Lockhart & 50)	FY 2029

5.75%	96.01%
5.00%	95.27%
4.50%	94.78%

Debt Assumption: P & I

(1) These fees are calculated for FY27 and escalated for the rate increase and new development growth for FY27 - FY31
 (2) Discount for Early Payment and Property Appraiser's Fee

Assessment Rate Projections – 5.75%

Assessment Property Class	Unit Type	Current FY	Calculated				
		2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Unimproved & Acreage	Lot	\$ 85.805	\$ 111.954	\$ 118.391	\$ 125.199	\$ 132.398	\$ 140.011
Residential	Unit	\$ 337.024	\$ 344.384	\$ 364.186	\$ 385.127	\$ 407.272	\$ 430.690
Commercial	Sq. Ft.	\$ 0.202	\$ 0.244	\$ 0.258	\$ 0.273	\$ 0.289	\$ 0.305
Hospitals & Nursing Homes	Sq. Ft.	\$ 1.726	\$ 1.580	\$ 1.671	\$ 1.767	\$ 1.869	\$ 1.976
Churches	Sq. Ft.	\$ 0.154	\$ 0.152	\$ 0.161	\$ 0.170	\$ 0.180	\$ 0.190
Industrial/Warehouse	Sq. Ft.	\$ 0.080	\$ 0.093	\$ 0.098	\$ 0.104	\$ 0.110	\$ 0.116
Government	Sq. Ft.	\$ 0.217	\$ 0.188	\$ 0.199	\$ 0.210	\$ 0.222	\$ 0.235
Agricultural Buildings	Sq. Ft.	\$ -	\$ 0.127	\$ 0.134	\$ 0.142	\$ 0.150	\$ 0.159
Fixed Base/Admin Fee	Parcel	\$ 25.36	\$ 30.26	\$ 32.00	\$ 33.84	\$ 35.79	\$ 37.84
Commercial Inspection Fee		\$ 165.03	\$ 174.52	\$ 184.56	\$ 195.17	\$ 206.39	\$ 218.26
% Change in Assessment Revenue:			5.75%	5.75%	5.75%	5.75%	5.75%

The FY 2027 Rates are calculated with updated calls-for-service allocations, as well as the addition of the City of Brooksville properties. The overall change in revenue remains 5.75%. Rates are adjusted across-the-board at 5.75% for FY 2028 and beyond.

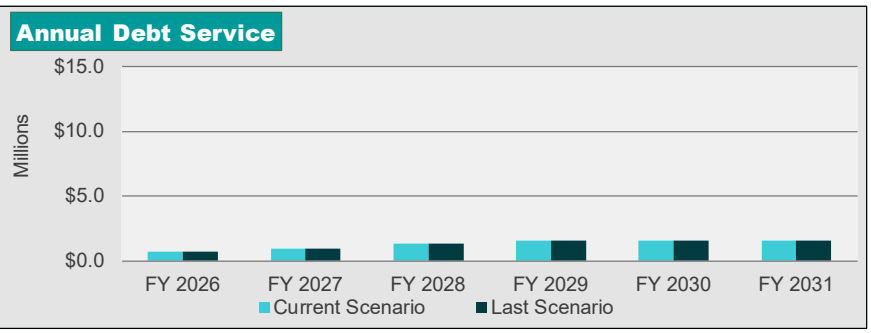
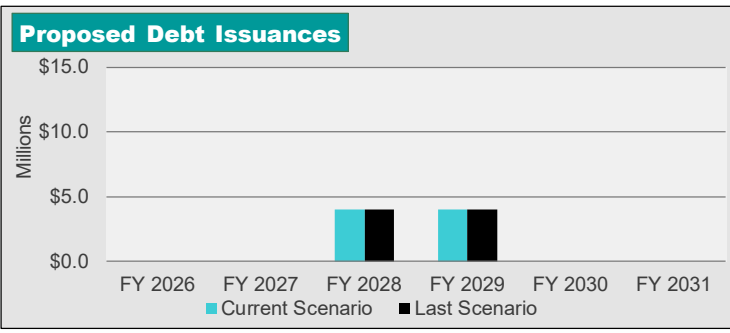
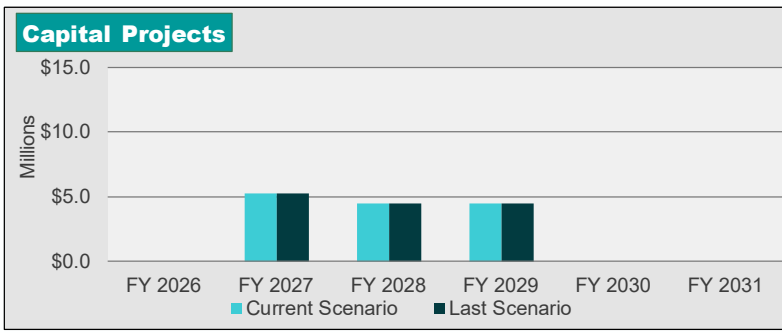
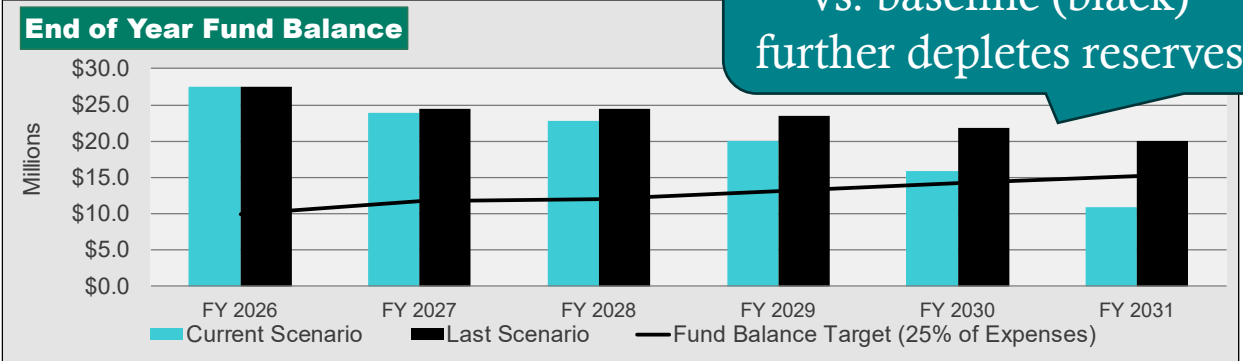
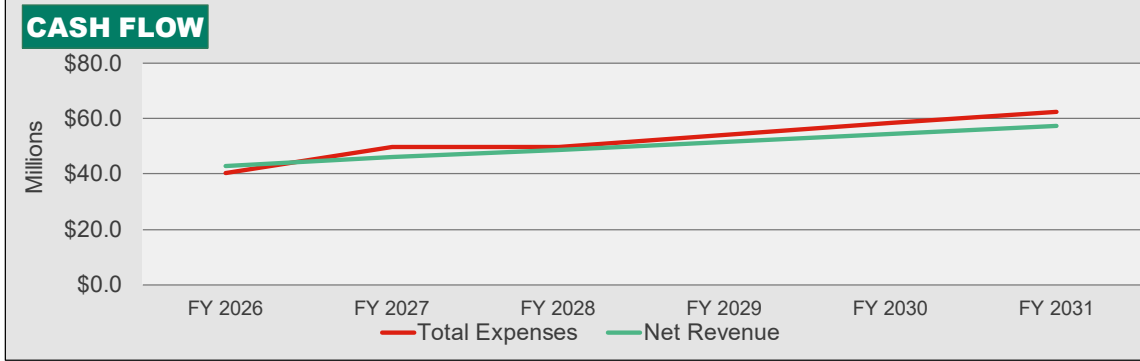
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Assessment Property Class	Unit Type	Current FY	Calculated				
		2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Unimproved & Acreage	Lot	\$ 85.805	\$ 111.954	\$ 118.391	\$ 125.199	\$ 132.398	\$ 140.011
Residential	Unit	\$ 337.024	\$ 344.384	\$ 364.186	\$ 385.127	\$ 407.272	\$ 430.690
Commercial	Sq. Ft.	\$ 0.202	\$ 0.244	\$ 0.258	\$ 0.273	\$ 0.289	\$ 0.305
Hospitals & Nursing Homes	Sq. Ft.	\$ 1.726	\$ 1.580	\$ 1.671	\$ 1.767	\$ 1.869	\$ 1.976
Churches	Sq. Ft.	\$ 0.154	\$ 0.152	\$ 0.161	\$ 0.170	\$ 0.180	\$ 0.190
Industrial/Warehouse	Sq. Ft.	\$ 0.080	\$ 0.093	\$ 0.098	\$ 0.104	\$ 0.110	\$ 0.116
Government	Sq. Ft.	\$ 0.217	\$ 0.188	\$ 0.199	\$ 0.210	\$ 0.222	\$ 0.235
Agricultural Buildings	Sq. Ft.	\$ -	\$ 0.127	\$ 0.134	\$ 0.142	\$ 0.150	\$ 0.159
Fixed Base/Admin Fee	Parcel	\$ 25.36	\$ 30.26	\$ 32.00	\$ 33.84	\$ 35.79	\$ 37.84
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% Change in Assessment Revenue:			5.75%	5.75%	5.75%	5.75%	5.75%
Assessment Property Class	Unit Type	% Change					
		FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	
Unimproved & Acreage	Lot	30.5%	5.75%	5.75%	5.75%	5.75%	
Residential	Unit	2.2%	5.75%	5.75%	5.75%	5.75%	
Commercial	Sq. Ft.	20.8%	5.75%	5.75%	5.75%	5.75%	
Hospitals & Nursing Homes	Sq. Ft.	-8.5%	5.75%	5.75%	5.75%	5.75%	
Churches	Sq. Ft.	-1.3%	5.75%	5.75%	5.75%	5.75%	
Industrial/Warehouse	Sq. Ft.	16.3%	5.75%	5.75%	5.75%	5.75%	
Government	Sq. Ft.	-13.4%	5.75%	5.75%	5.75%	5.75%	
Agricultural Buildings	Sq. Ft.		5.75%	5.75%	5.75%	5.75%	

The FY 2027 Rates are calculated with updated calls-for-service allocations, as well as the addition of the City of Brooksville properties. The overall change in revenue remains 5.75%. Rates are adjusted across-the-board at 5.75% for FY 2028 and beyond.

FINANCIAL PLAN

Lower rate adjustments vs. baseline (black) further depletes reserves



	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Billed Assessment Revenues	\$ 42,391,668	\$ 44,917,960	\$ 47,475,976	\$ 50,173,256	\$ 53,017,152
Base Fee (1)	\$ 3,416,828	\$ 3,620,451	\$ 3,826,631	\$ 4,044,035	\$ 4,273,257
Comm. Fire Inspection Fee (1)	\$ 659,481	\$ 698,782	\$ 738,577	\$ 780,538	\$ 824,780
Billed Assessment Revenues	\$ 46,467,977	\$ 49,237,193	\$ 52,041,184	\$ 54,997,829	\$ 58,115,189
Less: Discount for 95% Revenue (2)	\$ (2,323,399)	\$ (2,461,860)	\$ (2,602,059)	\$ (2,749,891)	\$ (2,905,759)
Total Assessment Revenue	\$ 44,144,578	\$ 46,775,333	\$ 49,439,125	\$ 52,247,938	\$ 55,209,430
Plus: Other Revenue	\$ 2,027,185	\$ 2,069,363	\$ 2,112,957	\$ 2,158,016	\$ 2,204,595
Total MSBU Revenues	\$ 46,171,764	\$ 48,844,697	\$ 51,552,082	\$ 54,405,954	\$ 57,414,025
Total Expenses	\$ 49,688,135	\$ 49,949,660	\$ 54,292,857	\$ 58,567,193	\$ 62,481,276
Net Income	\$ (3,516,371)	\$ (1,104,963)	\$ (2,740,776)	\$ (4,161,239)	\$ (5,067,251)

	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
% Billed Revenue Increase	4.50%	4.50%	4.50%	4.50%	4.50%
% New Development Growth		1.4%	1.1%	1.1%	1.1%
2027 % Cost Recovery	94.78%				

Discount = 5.0%

4.50% Annual Rate Adjustments

CIP Funding Scenarios	
Fire Station US 19 & Atlanta	FY 2027
Fire Station (County Line)	FY 2028
Fire Station (Lockhart & 50)	FY 2029
	5.75% 96.01%
	5.00% 95.27%
	4.50% 94.78%
Debt Assumption	P & I

Final Fund Balance Check \$ -

(1) These fees are calculated for FY27 and escalated for the rate increase and new development growth for FY27 - FY31
 (2) Discount for Early Payment and Property Appraiser's Fee

Assessment Rate Projections – 4.5%

Assessment Property Class	Unit Type	Current FY	Calculated				
		2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Unimproved & Acreage	Lot	\$ 85.805	\$ 110.540	\$ 115.514	\$ 120.712	\$ 126.145	\$ 131.821
Residential	Unit	\$ 337.024	\$ 340.033	\$ 355.334	\$ 371.325	\$ 388.034	\$ 405.496
Commercial	Sq. Ft.	\$ 0.202	\$ 0.241	\$ 0.252	\$ 0.263	\$ 0.275	\$ 0.287
Hospitals & Nursing Homes	Sq. Ft.	\$ 1.726	\$ 1.560	\$ 1.630	\$ 1.704	\$ 1.780	\$ 1.860
Churches	Sq. Ft.	\$ 0.154	\$ 0.150	\$ 0.157	\$ 0.164	\$ 0.171	\$ 0.179
Industrial/Warehouse	Sq. Ft.	\$ 0.080	\$ 0.091	\$ 0.095	\$ 0.099	\$ 0.104	\$ 0.109
Government	Sq. Ft.	\$ 0.217	\$ 0.186	\$ 0.194	\$ 0.203	\$ 0.212	\$ 0.222
Agricultural Buildings	Sq. Ft.	\$ -	\$ 0.126	\$ 0.132	\$ 0.138	\$ 0.144	\$ 0.150
Fixed Base/Admin Fee	Parcel	\$ 25.36	\$ 30.26	\$ 31.62	\$ 33.04	\$ 34.53	\$ 36.09
Commercial Inspection Fee		\$ 165.03	\$ 172.46	\$ 180.22	\$ 188.33	\$ 196.80	\$ 205.66
% Change in Assessment Revenue:			4.50%	4.50%	4.50%	4.50%	4.50%

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% Change in Assessment Revenue:			4.50%	4.50%	4.50%	4.50%	4.50%
		% Change					
Assessment Property Class	Unit Type		FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Unimproved & Acreage	Lot		28.8%	4.50%	4.50%	4.50%	4.50%
Residential	Unit		0.9%	4.50%	4.50%	4.50%	4.50%
Commercial	Sq. Ft.		19.3%	4.50%	4.50%	4.50%	4.50%
Hospitals & Nursing Homes	Sq. Ft.		-9.6%	4.50%	4.50%	4.50%	4.50%
Churches	Sq. Ft.		-2.6%	4.50%	4.50%	4.50%	4.50%
Industrial/Warehouse	Sq. Ft.		13.8%	4.50%	4.50%	4.50%	4.50%
Government	Sq. Ft.		-14.3%	4.50%	4.50%	4.50%	4.50%
Agricultural Buildings	Sq. Ft.			4.50%	4.50%	4.50%	4.50%

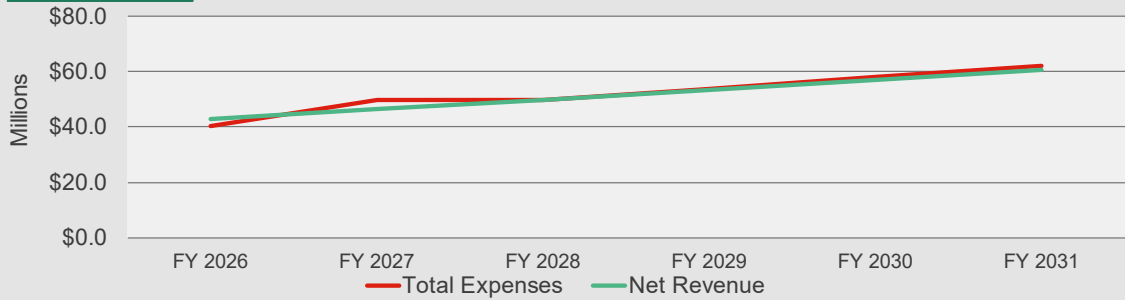
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Scenarios without Debt Service

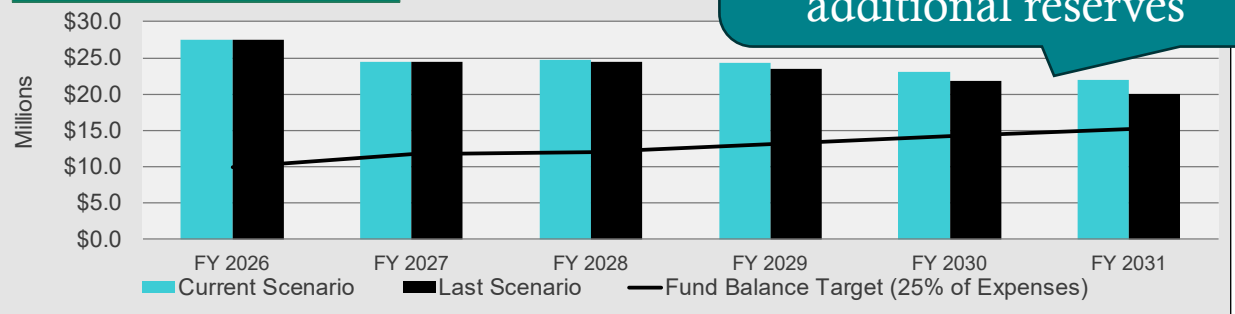
- These scenarios assume impact fee or other funding for additional Fire Stations
- All scenarios compared to prior baseline (5.75% with debt service) in black bars
- 5.75% Rate Adjustments
- 4.5% Rate Adjustments

FINANCIAL PLAN

CASH FLOW

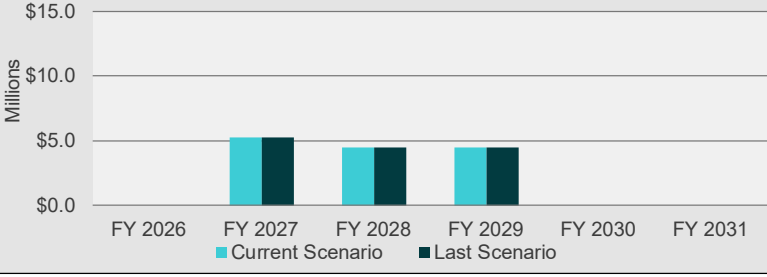


End of Year Fund Balance

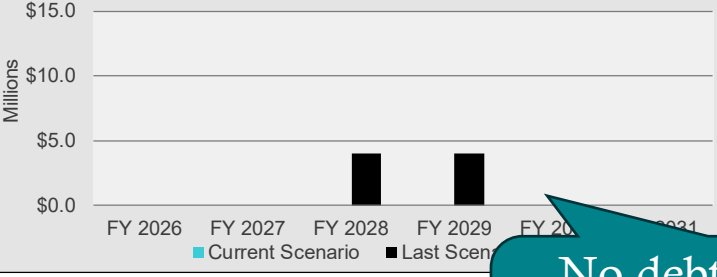


Savings from annual debt service provides additional reserves

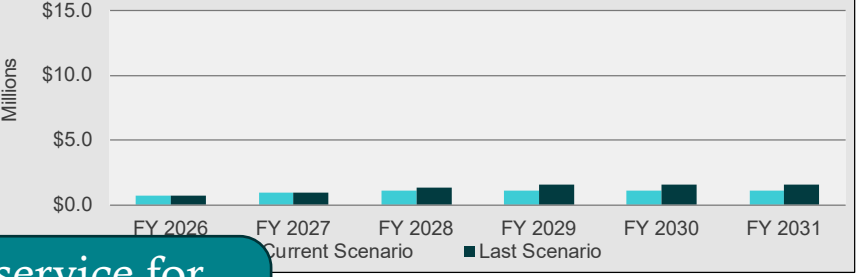
Capital Projects



Proposed Debt Issuances



Annual Debt Service



No debt service for new stations, last plan includes debt service

	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Billed Assessment Revenues	\$ 42,939,905	\$ 46,043,114	\$ 49,247,326	\$ 52,667,793	\$ 56,318,790
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Total MSBU Revenues	\$ 46,700,088	\$ 49,970,715	\$ 53,347,839	\$ 56,951,411	\$ 60,796,335
Total Expenses	\$ 49,688,135	\$ 49,700,839	\$ 53,796,383	\$ 58,084,528	\$ 62,013,774
Net Income	\$ (2,988,047)	\$ 269,876	\$ (448,545)	\$ (1,133,118)	\$ (1,217,439)
% Billed Revenue Increase	5.75%	5.75%	5.75%	5.75%	5.75%
% New Development Growth		1.4%	1.1%	1.1%	1.1%
2027 % Cost Recovery	96.01%				

5.75% Annual Rate Adjustments

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Final Fund Balance Check \$

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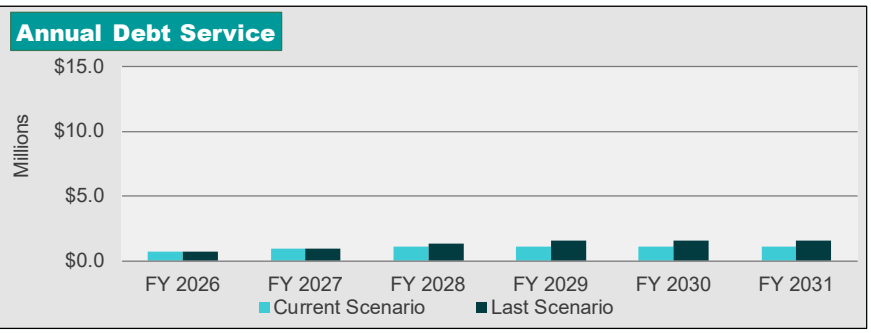
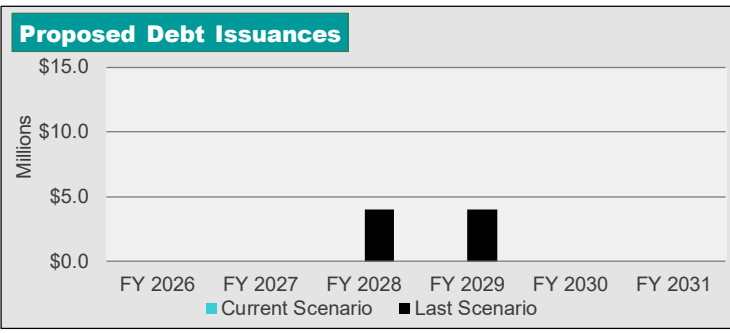
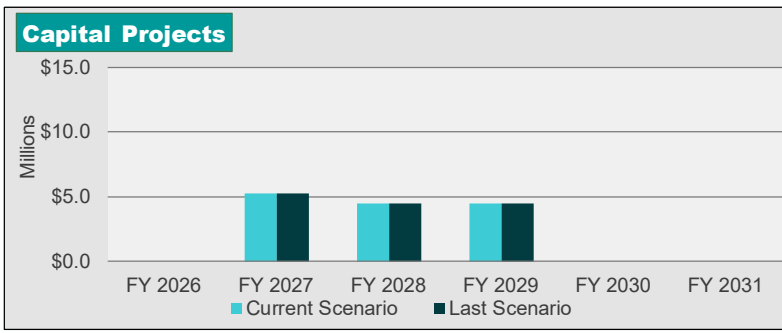
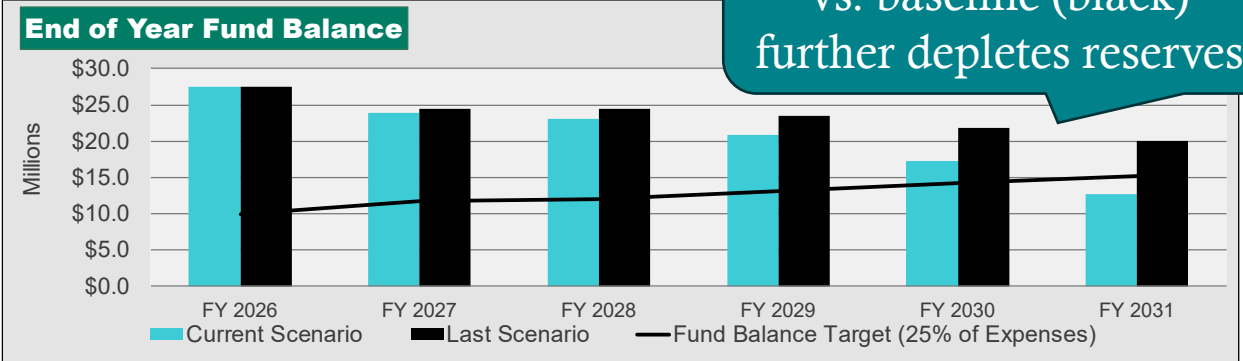
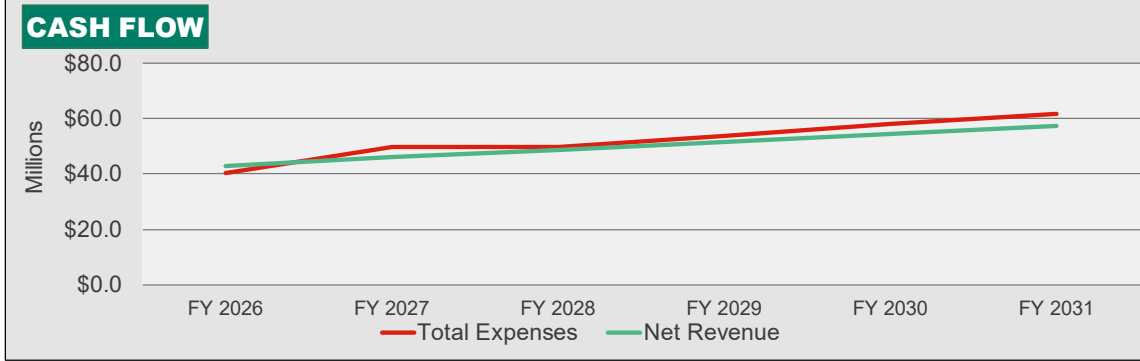
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Residential	Unit	2.2%	5.75%	5.75%	5.75%	5.75%	
Commercial	Sq. Ft.	20.8%	5.75%	5.75%	5.75%	5.75%	
Hospitals & Nursing Homes	Sq. Ft.	-8.5%	5.75%	5.75%	5.75%	5.75%	
Churches	Sq. Ft.	-1.3%	5.75%	5.75%	5.75%	5.75%	
Industrial/Warehouse	Sq. Ft.	16.3%	5.75%	5.75%	5.75%	5.75%	
Government	Sq. Ft.	-13.4%	5.75%	5.75%	5.75%	5.75%	
Agricultural Buildings	Sq. Ft.		5.75%	5.75%	5.75%	5.75%	

The FY 2027 Rates are calculated with updated calls-for-service allocations, as well as the addition of the City of Brooksville properties. The overall change in revenue remains 5.75%. Rates are adjusted across-the-board at 5.75% for FY 2028 and beyond.

FINANCIAL PLAN

Lower rate adjustments vs. baseline (black) further depletes reserves



	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Billed Assessment Revenues	\$ 42,391,668	\$ 44,917,960	\$ 47,475,976	\$ 50,173,256	\$ 53,017,152
Base Fee (1)	\$ 3,416,828	\$ 3,620,451	\$ 3,826,631	\$ 4,044,035	\$ 4,273,257
Comm. Fire Inspection Fee (1)	\$ 659,481	\$ 698,782	\$ 738,577	\$ 780,538	\$ 824,780
Billed Assessment Revenues	\$ 46,467,977	\$ 49,237,193	\$ 52,041,184	\$ 54,997,829	\$ 58,115,189
Less: Discount for 95% Revenue (2)	\$ (2,323,399)	\$ (2,461,860)	\$ (2,602,059)	\$ (2,749,891)	\$ (2,905,759)
Total Assessment Revenue	\$ 44,144,578	\$ 46,775,333	\$ 49,439,125	\$ 52,247,938	\$ 55,209,430
Plus: Other Revenue	\$ 2,027,185	\$ 2,069,363	\$ 2,112,957	\$ 2,158,016	\$ 2,204,595
Total MSBU Revenues	\$ 46,171,764	\$ 48,844,697	\$ 51,552,082	\$ 54,405,954	\$ 57,414,025
Total Expenses	\$ 49,688,135	\$ 49,689,454	\$ 53,772,446	\$ 58,046,781	\$ 61,960,864
Net Income	\$ (3,516,371)	\$ (844,758)	\$ (2,220,364)	\$ (3,640,827)	\$ (4,546,840)

	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
% Billed Revenue Increase	4.50%	4.50%	4.50%	4.50%	4.50%
% New Development Growth		1.4%	1.1%	1.1%	1.1%
2027 % Cost Recovery	94.78%				

Discount = 5.0%

4.50% Annual Rate Adjustments

CIP Funding Scenarios	
Fire Station US 19 & Atlanta	FY 2027
Fire Station (County Line)	FY 2028
Fire Station (Lockhart & 50)	FY 2029
	5.75% 96.01%
	5.00% 95.27%
	4.50% 94.78%
Debt Assumption	P & I

Final Fund Balance Check \$ -

(1) These fees are calculated for FY27 and escalated for the rate increase and new development growth for FY27 - FY31
 (2) Discount for Early Payment and Property Appraiser's Fee

Assessment Rate Projections – 4.5%

Assessment Property Class	Unit Type	Current FY	Calculated				
		2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Unimproved & Acreage	Lot	\$ 85.805	\$ 110.540	\$ 115.514	\$ 120.712	\$ 126.145	\$ 131.821
Residential	Unit	\$ 337.024	\$ 340.033	\$ 355.334	\$ 371.325	\$ 388.034	\$ 405.496
Commercial	Sq. Ft.	\$ 0.202	\$ 0.241	\$ 0.252	\$ 0.263	\$ 0.275	\$ 0.287
Hospitals & Nursing Homes	Sq. Ft.	\$ 1.726	\$ 1.560	\$ 1.630	\$ 1.704	\$ 1.780	\$ 1.860
Churches	Sq. Ft.	\$ 0.154	\$ 0.150	\$ 0.157	\$ 0.164	\$ 0.171	\$ 0.179
Industrial/Warehouse	Sq. Ft.	\$ 0.080	\$ 0.091	\$ 0.095	\$ 0.099	\$ 0.104	\$ 0.109
Government	Sq. Ft.	\$ 0.217	\$ 0.186	\$ 0.194	\$ 0.203	\$ 0.212	\$ 0.222
Agricultural Buildings	Sq. Ft.	\$ -	\$ 0.126	\$ 0.132	\$ 0.138	\$ 0.144	\$ 0.150
Fixed Base/Admin Fee	Parcel	\$ 25.36	\$ 30.26	\$ 31.62	\$ 33.04	\$ 34.53	\$ 36.09
Commercial Inspection Fee		\$ 165.03	\$ 172.46	\$ 180.22	\$ 188.33	\$ 196.80	\$ 205.66
% Change in Assessment Revenue:			4.50%	4.50%	4.50%	4.50%	4.50%

The FY 2027 Rates are calculated with updated calls-for-service allocations, as well as the addition of the City of Brooksville properties. The overall change in revenue remains 4.5%. Rates are adjusted across-the-board at 4.5% for FY 2028 and beyond.

Assessment Rate Projections – 4.5%

Assessment Property Class	Unit Type	Current FY		Calculated			
		2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
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Commercial Inspection Fee		\$ 165.03	\$ 172.46	\$ 180.22	\$ 188.33	\$ 196.80	\$ 205.66
% Change in Assessment Revenue:				4.50%	4.50%	4.50%	4.50%
			% Change				
Assessment Property Class	Unit Type		FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Unimproved & Acreage	Lot		28.8%	4.50%	4.50%	4.50%	4.50%
Residential	Unit		0.9%	4.50%	4.50%	4.50%	4.50%
Commercial	Sq. Ft.		19.3%	4.50%	4.50%	4.50%	4.50%
Hospitals & Nursing Homes	Sq. Ft.		-9.6%	4.50%	4.50%	4.50%	4.50%
Churches	Sq. Ft.		-2.6%	4.50%	4.50%	4.50%	4.50%
Industrial/Warehouse	Sq. Ft.		13.8%	4.50%	4.50%	4.50%	4.50%
Government	Sq. Ft.		-14.3%	4.50%	4.50%	4.50%	4.50%
Agricultural Buildings	Sq. Ft.			4.50%	4.50%	4.50%	4.50%

The FY 2027 Rates are calculated with updated calls-for-service allocations, as well as the addition of the City of Brooksville properties. The overall change in revenue remains 4.5%. Rates are adjusted across-the-board at 4.5% for FY 2028 and beyond.

City of Brooksville Rate Impacts – 5.75%

Assessment Property Class	Unit Type	Current FY 2026	Calculated FY 2027
Unimproved & Acreage	Lot	\$ 73.000	\$ 111.954
Residential	Unit	\$ 356.000	\$ 344.384
Commercial	Sq. Ft.	\$ 0.126	\$ 0.244
Hospitals & Nursing Homes	Sq. Ft.	\$ 0.258	\$ 1.580
Churches	Sq. Ft.	\$ 0.258	\$ 0.152
Industrial/Warehouse	Sq. Ft.	\$ 0.099	\$ 0.093
Government	Sq. Ft.	\$ 0.258	\$ 0.188
Fixed Base/Admin Fee	Parcel	\$ -	\$ 30.26

Assessment Property Class	Unit Type	% Change by Rate Class
Unimproved & Acreage	Lot	53.4%
Residential	Unit	-3.3%
Commercial	Sq. Ft.	94.3%
Hospitals & Nursing Homes	Sq. Ft.	512.2%
Churches	Sq. Ft.	-41.1%
Industrial/Warehouse	Sq. Ft.	-5.7%
Government	Sq. Ft.	-27.2%

City of Brooksville Rate Impacts – 4.5%

Assessment Property Class	Unit Type	Current FY 2026	Calculated FY 2027
Unimproved & Acreage	Lot	\$ 73.000	\$ 110.540
Residential	Unit	\$ 356.000	\$ 340.033
Commercial	Sq. Ft.	\$ 0.126	\$ 0.241
Hospitals & Nursing Homes	Sq. Ft.	\$ 0.258	\$ 1.560
Churches	Sq. Ft.	\$ 0.258	\$ 0.150
Industrial/Warehouse	Sq. Ft.	\$ 0.099	\$ 0.091
Government	Sq. Ft.	\$ 0.258	\$ 0.186
Fixed Base/Admin Fee	Parcel	\$ -	\$ 30.26

Assessment Property Class	Unit Type	% Change by Rate Class
Unimproved & Acreage	Lot	51.4%
Residential	Unit	-4.5%
Commercial	Sq. Ft.	91.9%
Hospitals & Nursing Homes	Sq. Ft.	504.4%
Churches	Sq. Ft.	-41.9%
Industrial/Warehouse	Sq. Ft.	-7.7%
Government	Sq. Ft.	-27.9%