

***Lake Harris  
Community Development District***

***Agenda***

***May 22, 2024***

# AGENDA

*Lake Harris*  
*Community Development District*

219 E. Livingston Street, Orlando, FL 32801  
Phone: 407-841-5524 – Fax: 407-839-1526

May 15, 2024

Board of Supervisors  
Lake Harris Community  
Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Lake Harris Community Development District (“District”) will be held **Wednesday, May 22, 2024, at 9:30 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.** Following is the advance agenda for the regular meeting:

**Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the October 25, 2023, Board of Supervisors Meeting
4. Consideration of Resolution 2024-01 Approving the Fiscal Year 2025 Proposed Budget and Setting Public Hearing to Adopt
5. Consideration of Resolution 2024-02 Setting Date, Time and Location of Landowners’ Election and Meeting
6. Consideration of Phase 2 Master Improvements Acquisition
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager’s Report
    - i. Check Register
    - ii. Balance Sheet and Income Statement
    - iii. Presentation of Registered Voters- 0
  - D. Field Manager
    - i. Consideration of Proposal No. 3485 for Landscape Services
    - ii. Consideration of Proposal No. 3503 for Landscape Services
    - iii. Consideration of Proposal for Aquatic Weed Maintenance Service
8. Other Business
9. Supervisor’s Requests
10. Adjournment

# MINUTES

**MINUTES OF MEETING  
LAKE HARRIS  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Lake Harris Community Development District was held on Wednesday, **October 25, 2023** at 9:30 a.m. at Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum were:

Tony Iorio	Chairman
Doug Beasley	Assistant Secretary
Rocky Owen	Assistant Secretary
Tom Franklin	Assistant Secretary

Also, present were:

George Flint	District Manager, GMS
Jeremy LeBrun	District Manager, GMS
Michelle Rigoni <i>by phone</i>	District Counsel, Kutak Rock

*The following is a summary of the discussions and actions taken at the October 25, 2023 Lake Harris Community Development District's Regular Board of Supervisor's Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order at 9:30 a.m. Four Board members were present in person constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint stated that there were no members of the public present at the meeting.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the August 23, 2023  
Board of Supervisors Meeting**

Mr. Flint presented the minutes from the August 23, 2023 Board of Supervisors meeting and asked for any comments or corrections from the Board. The Board had no changes to the minutes.

On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, the Minutes of the August 23, 2023 Board of Supervisor Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2023 Audit  
Engagement Letter with Grau & Associates**

Mr. Flint noted that they went through competitive bidding process and selected Grau & Associates as the independent auditor. This is the engagement letter to complete the audit for Fiscal Year 2023

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, the Fiscal Year 2023 Audit Engagement Letter with Grau & Associates, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposal for Series 2023  
Arbitrage Rebate Computation Services –  
AMTEC**

Mr. Flint stated that there is an IRS requirement that the Board do an arbitrage calculation demonstrating they don't earn more interest than they are paying. AMTEC's proposal for that report was reviewed, it is a five-year agreement.

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, the Proposal for Series 2023 Arbitrage Rebate Computation Services – AMTEC, was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Rigoni had nothing further for the Board.

**B. Engineer**

There being no comments, the next item followed.

**C. District Manager's Report**

**i. Check Register**

Mr. Flint presented the check register to the Board totaling \$15,605.47. The Board had no questions on the check register.

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, the Check Register, was approved.
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**ii. Balance Sheet and Income Statement**

Mr. Flint presented the unaudited financials through September 30, 2023. There was no action required.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION IV

**RESOLUTION 2024-01**

**[FY 2025 BUDGET APPROVAL RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE HARRIS COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2025; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.**

**WHEREAS**, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**FY 2025**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Lake Harris Community Development District (“**District**”) prior to June 15, 2024, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

**WHEREAS**, the Board now desires to set the required public hearing on the Proposed Budget.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKE HARRIS COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 28, 2024  
TIME: 9:30 A.M.  
LOCATION: Cooper Memorial Library  
2525 Oakley Seaver Drive  
Clermont, FL 34711

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*.

4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.**

ATTEST:

**LAKE HARRIS COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_

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***Lake Harris***  
***Community Development District***

***Proposed Budget***  
***FY2025***



# Table of Contents

**1-2** General Fund

**3-6** General Fund Narrative

**7** Series 2023 Debt Service Fund

**8** Series 2023 Amortization Schedule

**Lake Harris**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY2025
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**Revenues**

Assessments - Platted	\$ 92,966	\$ 69,724	\$ 23,242	\$ 92,966	\$ 92,966
Assessments - Unplatted	\$ 98,048	\$ 73,536	\$ 24,512	\$ 98,048	\$ 98,049
Developer Contributions	\$ 42,245	\$ 9,009	\$ -	\$ 9,009	\$ 19,428

<b>Total Revenues</b>	<b>\$ 233,259</b>	<b>\$ 152,270</b>	<b>\$ 47,754</b>	<b>\$ 200,023</b>	<b>\$ 210,443</b>
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**Expenditures**

**General & Administrative**

Supervisor Fees	\$ -	\$ 600	\$ 800	\$ 1,400	\$ -
FICA Expenses	\$ -	\$ 46	\$ 61	\$ 107	\$ -
Engineering	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Attorney	\$ 25,000	\$ 2,011	\$ 3,000	\$ 5,011	\$ 25,000
Annual Audit	\$ 4,000	\$ 5,100	\$ -	\$ 5,100	\$ 5,200
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,250
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450	\$ 450
Dissemination	\$ 5,000	\$ 2,500	\$ 2,500	\$ 5,000	\$ 5,250
Trustee Fees	\$ 4,020	\$ -	\$ 4,020	\$ 4,020	\$ 4,020
Management Fees	\$ 37,500	\$ 18,750	\$ 18,750	\$ 37,500	\$ 40,000
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ 1,800	\$ 1,890
Website Maintenance **	\$ 1,200	\$ 600	\$ 600	\$ 1,200	\$ 1,260
Telephone	\$ 300	\$ -	\$ 50	\$ 50	\$ 300
Postage & Delivery	\$ 1,000	\$ 28	\$ 100	\$ 128	\$ 1,000
Insurance	\$ 5,000	\$ 5,200	\$ -	\$ 5,200	\$ 5,720
Printing & Binding	\$ 1,000	\$ 4	\$ 50	\$ 54	\$ 1,000
Legal Advertising	\$ 10,000	\$ 91	\$ 500	\$ 591	\$ 10,000
Other Current Charges	\$ 5,000	\$ 233	\$ 246	\$ 479	\$ 5,000
Office Supplies	\$ 625	\$ 1	\$ 20	\$ 21	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ 330	\$ 330	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

<b>Total Administrative</b>	<b>\$ 122,730</b>	<b>\$ 41,239</b>	<b>\$ 39,877</b>	<b>\$ 81,116</b>	<b>\$ 127,800</b>
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# Lake Harris

## Community Development District

### Proposed Budget

### General Fund

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY2025
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#### Operations & Maintenance

##### **Field Expenditures**

Field Management	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Landscape Maintenance	\$ 67,129	\$ -	\$ 6,771	\$ 6,771	\$ 13,543
Pond Disking	\$ 12,900	\$ -	\$ 6,450	\$ -	\$ 18,900
Aquatic Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 8,700
Landscape Replacement	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 10,000
Electric	\$ 1,500	\$ -	\$ 750	\$ 750	\$ 1,500
Water & Sewer	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Irrigation Repairs	\$ 1,500	\$ -	\$ 750	\$ 750	\$ 2,500
General Repairs & Maintenance	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 5,000
Contingency	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500

<b>Total Operations &amp; Maintenance</b>	<b>\$ 110,529</b>	<b>\$ -</b>	<b>\$ 28,471</b>	<b>\$ 22,021</b>	<b>\$ 82,643</b>
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<b>Total Expenditures</b>	<b>\$ 233,259</b>	<b>\$ 41,239</b>	<b>\$ 68,348</b>	<b>\$ 103,137</b>	<b>\$ 210,443</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 111,031</b>	<b>\$ (20,595)</b>	<b>\$ 96,886</b>	<b>\$ -</b>
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Product Type	ERU	Assessable Units	Total ERU	Net Assessment	Net Per Unit	Gross Per Unit
Single Family - 40'	0.8	52	41.60	\$ 39,104.00	\$ 752.00	\$ 800.00
Single Family - 50'	1	56	56.00	\$ 52,640.00	\$ 940.00	\$ 1,000.00
Single Family - 65'	1.3	1	1.30	\$ 1,222.00	\$ 1,222.00	\$ 1,300.00
Unplatted - Admin Only	0.24	433	104.31	\$ 98,048.52	\$ 226.44	\$ 240.89
		542	203.21	\$ 191,014.52		

# Lake Harris

## Community Development District

### General Fund Budget

#### **Revenues:**

##### **Assessments**

The District will levy a non-ad valorem assessment on all the assessable property within the District to pay for operating expenditures during the fiscal year.

##### **Developer Contributions**

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

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#### **Expenditures:**

##### **General & Administrative:**

##### **Engineering**

The District's engineer, Gai Consultants, Inc., provides general engineering services to the District, e.g., attendance and preparation for monthly board meetings, review invoices and various projects as directed by the District Manager.

##### **Attorney**

The District's legal counsel, Kutak Rock, LLP, provides general legal services to the District, e.g., attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

##### **Annual Audit**

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

##### **Assessment Administration**

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

##### **Arbitrage**

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on an anticipated bond issuance.

##### **Dissemination**

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an anticipated bond issuance.

##### **Trustee Fees**

The District will incur trustee related costs with the issuance of its' issued bonds.

# **Lake Harris**

## **Community Development District**

### **General Fund Budget**

#### Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

#### Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services – Central Florida, LLC provides these systems.

#### Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services – Central Florida, LLC provides these services.

#### Telephone

Telephone and fax machine.

#### Postage & Delivery

Mailing of board meeting agenda packages, overnight deliveries, checks for vendors and any other required correspondence.

#### Insurance

The District's general liability and public official's liability insurance coverages.

#### Printing & Binding

Printing agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

#### Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

#### Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

#### Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

# Lake Harris

## Community Development District

### General Fund Budget

#### Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

#### Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

#### **Field Expenditures:**

##### Field Management

Represents the estimated costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

##### Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

##### Pond Disking

Represents the estimated cost to disk pond floors within the District.

##### Aquatic Maintenance

Represents estimated amount to maintain four wet ponds.

##### Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

##### Electric

Represents estimated electric charges of common areas throughout the District.

##### Water & Sewer

Represents estimated costs for water and refuse services provided for common areas throughout the District.

##### Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

##### General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

**Lake Harris**  
**Community Development District**  
**General Fund Budget**

*Contingency*

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

**Lake Harris**  
**Community Development District**  
**Proposed Budget**  
**Series 2023 Debt Service Fund**

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Total Thru 9/30/24	Proposed Budget FY2025
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**Revenues**

Special Assessments	\$ 308,247	\$ 230,177	\$ 78,070	\$ 308,247	\$ 308,247
Interest	\$ -	\$ 11,696	\$ 5,848	\$ 17,545	\$ 8,772
Carry Forward Surplus	\$ 77,762	\$ 78,359	\$ -	\$ 78,359	\$ 131,641
<b>Total Revenues</b>	<b>\$ 386,009</b>	<b>\$ 320,232</b>	<b>\$ 83,918</b>	<b>\$ 404,151</b>	<b>\$ 448,660</b>

**Expenditures**

Interest Expense - 11/1	\$ 77,762	\$ 77,762	\$ -	\$ 77,762	\$ 120,188
Principal Expense - 5/1	\$ 65,000	\$ -	\$ 65,000	\$ 65,000	\$ 65,000
Interest Expense - 5/1	\$ 121,715	\$ -	\$ 121,715	\$ 121,715	\$ 120,188
<b>Total Expenditures</b>	<b>\$ 264,477</b>	<b>\$ 77,762</b>	<b>\$ 186,715</b>	<b>\$ 264,477</b>	<b>\$ 305,375</b>

**Other Financing Sources/(Uses)**

Transfer In/(Out)	\$ -	\$ (8,032)	\$ -	\$ (8,032)	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ (8,032)</b>	<b>\$ -</b>	<b>\$ (8,032)</b>	<b>\$ -</b>

<b>Excess Revenues/(Expenditures)</b>	<b>\$ 121,532</b>	<b>\$ 234,438</b>	<b>\$ (102,797)</b>	<b>\$ 131,641</b>	<b>\$ 143,285</b>
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Interest Expense 11/1/25	\$ 118,660
<b>Total</b>	<b>\$ 118,660</b>

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - 40'	107	\$ 141,555	\$1,323	\$1,407
Single Family - 50'	125	\$ 165,369	\$1,323	\$1,407
Single Family - 65'	1	\$ 1,323	\$1,323	\$1,407
	233	\$ 308,247		

**Lake Harris**  
**Community Development District**  
**Series 2023 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/24	\$ 4,420,000.00	\$ -	\$ 120,187.50	\$ 306,902.50
05/01/25	\$ 4,420,000.00	\$ 65,000.00	\$ 120,187.50	
11/01/25	\$ 4,355,000.00	\$ -	\$ 118,660.00	\$ 303,847.50
05/01/26	\$ 4,355,000.00	\$ 70,000.00	\$ 118,660.00	
11/01/26	\$ 4,285,000.00	\$ -	\$ 117,015.00	\$ 305,675.00
05/01/27	\$ 4,285,000.00	\$ 75,000.00	\$ 117,015.00	
11/01/27	\$ 4,210,000.00	\$ -	\$ 115,252.50	\$ 307,267.50
05/01/28	\$ 4,210,000.00	\$ 75,000.00	\$ 115,252.50	
11/01/28	\$ 4,135,000.00	\$ -	\$ 113,490.00	\$ 303,742.50
05/01/29	\$ 4,135,000.00	\$ 80,000.00	\$ 113,490.00	
11/01/29	\$ 4,055,000.00	\$ -	\$ 111,610.00	\$ 305,100.00
05/01/30	\$ 4,055,000.00	\$ 85,000.00	\$ 111,610.00	
11/01/30	\$ 3,970,000.00	\$ -	\$ 109,612.50	\$ 306,222.50
05/01/31	\$ 3,970,000.00	\$ 90,000.00	\$ 109,612.50	
11/01/31	\$ 3,880,000.00	\$ -	\$ 107,193.75	\$ 306,806.25
05/01/32	\$ 3,880,000.00	\$ 95,000.00	\$ 107,193.75	
11/01/32	\$ 3,785,000.00	\$ -	\$ 104,640.63	\$ 306,834.38
05/01/33	\$ 3,785,000.00	\$ 100,000.00	\$ 104,640.63	
11/01/33	\$ 3,685,000.00	\$ -	\$ 101,953.13	\$ 306,593.75
05/01/34	\$ 3,685,000.00	\$ 105,000.00	\$ 101,953.13	
11/01/34	\$ 3,580,000.00	\$ -	\$ 99,131.25	\$ 306,084.38
05/01/35	\$ 3,580,000.00	\$ 110,000.00	\$ 99,131.25	
11/01/35	\$ 3,470,000.00	\$ -	\$ 96,175.00	\$ 305,306.25
05/01/36	\$ 3,470,000.00	\$ 115,000.00	\$ 96,175.00	
11/01/36	\$ 3,355,000.00	\$ -	\$ 93,084.38	\$ 304,259.38
05/01/37	\$ 3,355,000.00	\$ 125,000.00	\$ 93,084.38	
11/01/37	\$ 3,230,000.00	\$ -	\$ 89,725.00	\$ 307,809.38
05/01/38	\$ 3,230,000.00	\$ 130,000.00	\$ 89,725.00	
11/01/38	\$ 3,100,000.00	\$ -	\$ 86,231.25	\$ 305,956.25
05/01/39	\$ 3,100,000.00	\$ 135,000.00	\$ 86,231.25	
11/01/39	\$ 2,965,000.00	\$ -	\$ 82,603.13	\$ 303,834.38
05/01/40	\$ 2,965,000.00	\$ 145,000.00	\$ 82,603.13	
11/01/40	\$ 2,820,000.00	\$ -	\$ 78,706.25	\$ 306,309.38
05/01/41	\$ 2,820,000.00	\$ 155,000.00	\$ 78,706.25	
11/01/41	\$ 2,505,000.00	\$ -	\$ 74,540.63	\$ 308,246.88
05/01/42	\$ 2,335,000.00	\$ 160,000.00	\$ 74,540.63	
11/01/42	\$ 2,335,000.00	\$ -	\$ 70,240.63	\$ 304,781.25
05/01/43	\$ 2,335,000.00	\$ 170,000.00	\$ 70,240.63	
11/01/43	\$ 2,335,000.00	\$ -	\$ 65,671.88	\$ 305,912.50
05/01/44	\$ 2,335,000.00	\$ 180,000.00	\$ 65,671.88	
11/01/44	\$ 2,155,000.00	\$ -	\$ 60,609.38	\$ 306,281.25
05/01/45	\$ 2,155,000.00	\$ 190,000.00	\$ 60,609.38	
11/01/45	\$ 1,965,000.00	\$ -	\$ 55,265.63	\$ 305,875.00
05/01/46	\$ 1,965,000.00	\$ 200,000.00	\$ 55,265.63	
11/01/46	\$ 1,765,000.00	\$ -	\$ 49,640.63	\$ 304,906.25
05/01/47	\$ 1,765,000.00	\$ 210,000.00	\$ 49,640.63	
11/01/47	\$ 1,555,000.00	\$ -	\$ 43,734.38	\$ 303,375.00
05/01/48	\$ 1,555,000.00	\$ 225,000.00	\$ 43,734.38	
11/01/48	\$ 1,330,000.00	\$ -	\$ 37,406.25	\$ 306,140.63
05/01/49	\$ 1,330,000.00	\$ 240,000.00	\$ 37,406.25	
11/01/49	\$ 1,090,000.00	\$ -	\$ 30,656.25	\$ 308,062.50
05/01/50	\$ 1,090,000.00	\$ 250,000.00	\$ 30,656.25	\$ -
11/01/50	\$ 840,000.00	\$ -	\$ 23,625.00	\$ 304,281.25
05/01/51	\$ 840,000.00	\$ 265,000.00	\$ 23,625.00	\$ -
11/01/51	\$ 575,000.00	\$ -	\$ 16,171.88	\$ 304,796.88
05/01/52	\$ 575,000.00	\$ 280,000.00	\$ 16,171.88	\$ -
11/01/52	\$ 295,000.00	\$ -	\$ 8,296.88	\$ 304,468.75
05/01/53	\$ 295,000.00	\$ 295,000.00	\$ 8,296.88	\$ 303,296.88
		\$ 4,420,000.00	\$ 4,761,738.61	\$ 9,246,738.61

## SECTION V

## RESOLUTION 2024-02

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE HARRIS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

**WHEREAS**, Lake Harris Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated within the City of Leesburg, Lake County, Florida; and

**WHEREAS**, pursuant to Section 190.006(1), *Florida Statutes*, the District’s Board of Supervisors (“**Board**”) “shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*],” and the Board shall consist of five members; and

**WHEREAS**, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

### NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF LAKE HARRIS COMMUNITY DEVELOPMENT DISTRICT:

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.**  
The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Anthony Iorio	11/2026
2	Doug Beasley	11/2026
3	Jason Lonas	11/2024
4	Rocky Owen	11/2024
5	Tom Franklin	11/2024

This year, Seat 3, currently held by Jason Lonas, Seat 4, currently held by Rocky Owen, and Seat 5, currently held by Tom Franklin are subject to a landowner election. The term of office for the successful landowner candidate shall commence upon election and shall be for a four year period.

2. **LANDOWNER’S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the **5<sup>th</sup> day of November 2024, at 9:30 a.m., and located at 2525 Oakley Seaver Drive, Clermont, FL 34711.**

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its **May 22, 2024** meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Governmental Management Services – Central Florida LLC, located at 219 East Livingston Street, Orlando, Florida 32801.

5. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED THIS 22<sup>nd</sup> DAY OF MAY 2024.**

**LAKE HARRIS COMMUNITY  
DEVELOPMENT DISTRICT**

**ATTEST:**

\_\_\_\_\_  
CHAIRPERSON / VICE CHAIRPERSON

\_\_\_\_\_  
SECRETARY / ASST. SECRETARY

## EXHIBIT A

### NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE LAKE HARRIS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Lake Harris Community Development District ("**District**") the location of which is generally described as comprising a parcel or parcels of land containing approximately 162.53 acres, more or less, generally located on the southwest corner of County Road 48 and Number 2 Road in the City of Leesburg, within Lake County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**").

DATE:  
HOUR:  
LOCATION:

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Governmental Management Services – Central Florida LLC, 219 East Livingston Street, Orlando, Florida 32801 Ph: (407) 841-5524 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager  
Run Date(s): \_\_\_\_\_ & \_\_\_\_\_

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF  
LAKE HARRIS COMMUNITY DEVELOPMENT DISTRICT  
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING

TIME:

LOCATION:

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election in a landowner seat for a four year period. The term of office for the successful landowner candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

**LANDOWNER PROXY**

**LAKE HARRIS COMMUNITY DEVELOPMENT DISTRICT  
CITY OF LEESBURG, LAKE COUNTY, FLORIDA  
LANDOWNERS' MEETING**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Lake Harris Community Development District to be held at **[Location]**, **[Address]**, on **[Election Date]**, at **[Time]**, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

\_\_\_\_\_  
Printed Name of Legal Owner

\_\_\_\_\_  
Signature of Legal Owner

\_\_\_\_\_  
Date

**Parcel Description**

**Acreage**

**Authorized Votes**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Total Number of Authorized Votes:**

\_\_\_\_\_

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes*, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

## SECTION VI

**Description of Phase 2 Improvements to be Acquired:**

**Phase 2 Stormwater:** All ponds/stormwater management facilities together with master drainage pipes, structures, inlets, manholes, mitered end sections, headwalls, water control structures, catch-basins, publicly-owned pipes providing drainage, curb and gutter providing drainage for streets and rights-of-way, dry stormwater retention basins, and related landscaping and stormwater facilities in and for the development of Eagletail Landing- Phase 2, all located on portions of the real property described in the following legal description:

TRACT S-5, AND THAT CERTAIN 10' AND 20' PRIVATE DRAINAGE EASEMENTS (ABBREVIATED "D.E.") LOCATED ALONG BACK AND/OR SIDE OF CERTAIN LOTS AND TRACTS, AS SHOWN ON THE PLAT KNOWN AS EAGLETAIL LANDING – PHASE 2, RECORDED IN THE OFFICIAL RECORDS OF LAKE COUNTY, FLORIDA, AT PLAT BOOK 83, PAGES 21 THROUGH 26, INCLUSIVE.

**Description of Related Work Product to be Acquired:**

**General (for bill of sale from Developer to CDD):**

Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the above improvements which constitute portions of Series 2023 Project of the Lake Harris Community Development District also known as Eagletail Landings – Phase 2, and Approved September 15, 2021.

**Acquisition Costs:** none; no more bond funds

## SECTION VII

# SECTION C

# SECTION 1

# Lake Harris Community Development District

## Summary of Check Register

March 1, 2024 to March 31, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	3/11/24	58	\$ 3,795.52
	3/25/24	59	\$ 76,725.62
	3/28/24	60	\$ 832.10
Total Amount			\$ 81,353.24

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/11/24	00001	3/01/24	27 202403 310-51300-34000	MANAGEMENT FEES-MAR24	*	3,125.00	
		3/01/24	27 202403 310-51300-35200	WEBSITE ADMIN-MAR24	*	100.00	
		3/01/24	27 202403 310-51300-35100	INFORMATION TECH-MAR24	*	150.00	
		3/01/24	27 202403 310-51300-31300	DISSEMINATION SVCS-MAR24	*	416.67	
		3/01/24	27 202403 310-51300-51000	OFFICE SUPPLIES	*	.21	
		3/01/24	27 202403 310-51300-42000	POSTAGE	*	3.64	
GOVERNMENTAL MANAGEMENT SERVICES							3,795.52 000058
3/25/24	00010	3/25/24	03252024 202403 300-20700-10000	DIRECT ASSESS TRANSF S23	*	76,725.62	
LAKE HARRIS C/O USBANK							76,725.62 000059
3/28/24	00005	3/26/24	3368016- 202401 310-51300-31500	ATTORNEY SVCS-JAN24	*	416.05	
		3/26/24	3368016- 202402 310-51300-31500	ATTORNEY SVCS-PH 1 FEB24	*	416.05	
KUTAK ROCK LLP							832.10 000060
TOTAL FOR BANK A						81,353.24	
TOTAL FOR REGISTER						81,353.24	

LKHA LAKE HARRIS CD AGUZMAN

## SECTION 2

***Lake Harris***  
***Community Development District***

***Unaudited Financial Reporting***  
***March 31, 2024***



# Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Series 2023 Debt Service Fund</u>
5	<u>Series 2023 Capital Project Fund</u>
6	<u>Month to Month</u>
7	<u>Long Term Debt Report</u>
8	<u>Assessment Receipt Schedule</u>

**Lake Harris**  
**Community Development District**  
**Combined Balance Sheet**  
**March 31, 2024**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	\$ 114,273	\$ -	\$ -	\$ 114,273
<b>Series 2023:</b>				
Reserve	\$ -	\$ 308,247	\$ -	\$ 308,247
Interest	\$ -	\$ 106	\$ -	\$ 106
Revenue	\$ -	\$ 234,332	\$ -	\$ 234,332
Construction	\$ -	\$ -	\$ 19,429	\$ 19,429
Due from Developer	\$ 3,809	\$ -	\$ -	\$ 3,809
<b>Total Assets</b>	<b>\$ 118,082</b>	<b>\$ 542,685</b>	<b>\$ 19,429</b>	<b>\$ 680,196</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 5,191	\$ -	\$ -	\$ 5,191
<b>Total Liabilities</b>	<b>\$ 5,191</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,191</b>
<b>Fund Balance:</b>				
Assigned:				
Debt Service - Series 2023	\$ -	\$ 542,685	\$ -	\$ 542,685
Capital Projects Fund	\$ -	\$ -	\$ 19,429	\$ 19,429
Unassigned	\$ 112,892	\$ -	\$ -	\$ 112,892
<b>Total Fund Balances</b>	<b>\$ 112,892</b>	<b>\$ 542,685</b>	<b>\$ 19,429</b>	<b>\$ 675,006</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 118,082</b>	<b>\$ 542,685</b>	<b>\$ 19,429</b>	<b>\$ 680,196</b>

**Lake Harris**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2024**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
<b><u>Revenues:</u></b>				
Assessments - Direct	\$ 191,014	\$ 143,261	\$ 143,261	\$ -
Developer Contributions	\$ 42,245	\$ 9,009	\$ 9,009	\$ -
<b>Total Revenues</b>	<b>\$ 233,259</b>	<b>\$ 152,270</b>	<b>\$ 152,270</b>	<b>\$ -</b>
<b><u>Expenditures:</u></b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ -	\$ -	\$ 600	\$ (600)
FICA Expense	\$ -	\$ -	\$ 46	\$ (46)
Engineering	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Attorney	\$ 25,000	\$ 12,500	\$ 2,011	\$ 10,489
Annual Audit	\$ 4,000	\$ 4,000	\$ 5,100	\$ (1,100)
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 2,500	\$ 2,500	\$ -
Trustee Fees	\$ 4,020	\$ -	\$ -	\$ -
Management Fees	\$ 37,500	\$ 18,750	\$ 18,750	\$ -
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ -
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ -
Telephone	\$ 300	\$ 150	\$ -	\$ 150
Postage & Delivery	\$ 1,000	\$ 500	\$ 28	\$ 472
Insurance	\$ 5,000	\$ 5,000	\$ 5,200	\$ (200)
Printing & Binding	\$ 1,000	\$ 500	\$ 4	\$ 496
Legal Advertising	\$ 10,000	\$ 5,000	\$ 91	\$ 4,909
Other Current Charges	\$ 5,000	\$ 2,500	\$ 233	\$ 2,267
Office Supplies	\$ 625	\$ 313	\$ 1	\$ 312
Travel Per Diem	\$ 660	\$ 330	\$ -	\$ 330
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total Administrative</b>	<b>\$ 122,730</b>	<b>\$ 66,218</b>	<b>\$ 41,239</b>	<b>\$ 24,979</b>

**Lake Harris**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2024**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
<i>Operations &amp; Maintenance</i>				
<b>Field Expenditures</b>				
Field Management	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Landscape Maintenance	\$ 67,129	\$ 33,565	\$ -	\$ 33,565
Pond Disking	\$ 12,900	\$ 6,450	\$ -	\$ 6,450
Landscape Replacement	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Electric	\$ 1,500	\$ 750	\$ -	\$ 750
Water & Sewer	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Irrigation Repairs	\$ 1,500	\$ 750	\$ -	\$ 750
General Repairs & Maintenance	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Contingency	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
<b>Total Operations &amp; Maintenance</b>	<b>\$ 110,529</b>	<b>\$ 55,265</b>	<b>\$ -</b>	<b>\$ 55,265</b>
<b>Total Expenditures</b>	<b>\$ 233,259</b>	<b>\$ 121,482</b>	<b>\$ 41,239</b>	<b>\$ 80,243</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ 30,788</b>	<b>\$ 111,031</b>	<b>\$ 80,243</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 1,861</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 112,892</b>	

# Lake Harris

## Community Development District

### Debt Service Fund Series 2023

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
<b>Revenues:</b>				
Special Assessments	\$ 308,247	\$ 230,177	\$ 230,177	\$ -
Interest	\$ -	\$ -	\$ 11,696	\$ 11,696
<b>Total Revenues</b>	<b>\$ 308,247</b>	<b>\$ 230,177</b>	<b>\$ 241,873</b>	<b>\$ 11,696</b>
<b>Expenditures:</b>				
Interest Expense - 11/1	\$ 77,762	\$ 77,762	\$ 77,762	\$ -
Principal Expense - 5/1	\$ 65,000	\$ -	\$ -	\$ -
Interest Expense - 5/1	\$ 121,715	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 264,477</b>	<b>\$ 77,762</b>	<b>\$ 77,762</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 43,770</b>		<b>\$ 164,111</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (8,032)	\$ (8,032)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (8,032)</b>	<b>\$ (8,032)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 43,770</b>		<b>\$ 156,079</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 77,762</b>		<b>\$ 386,606</b>	
<b>Fund Balance - Ending</b>	<b>\$ 121,532</b>		<b>\$ 542,685</b>	

**Lake Harris**  
**Community Development District**  
**Capital Projects Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2024**

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
<b><u>Revenues:</u></b>				
Interest	\$ -	\$ -	\$ 376	\$ 376
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 376</b>	<b>\$ 376</b>
<b><u>Expenditures:</u></b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 376</b>	<b>\$ 376</b>
<b><u>Other Financing Sources/(Uses):</u></b>				
Transfer In/(Out)	\$ -	\$ -	\$ 8,032	\$ 8,032
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,032</b>	<b>\$ 8,032</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 8,408</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 11,022</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 19,429</b>	

**Lake Harris**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Direct	\$ 95,507	\$ -	\$ -	\$ -	\$ 47,754	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	143,261
Developer Contributions	\$ 9,009	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,009
<b>Total Revenues</b>	<b>\$ 104,516</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 47,754</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>152,270</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 200	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	600
FICA Expense	\$ 15	\$ 31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	46
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination Fee	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,500
Attorney	\$ 467	\$ 347	\$ 366	\$ 416	\$ 416	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,011
Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,100
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Management Fees	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	18,750
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	900
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	600
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage & Delivery	\$ 2	\$ 3	\$ 15	\$ -	\$ 5	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	28
Insurance	\$ 5,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,200
Printing & Binding	\$ -	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 91	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	91
Other Current Charges	\$ 38	\$ 38	\$ 38	\$ 38	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	233
Office Supplies	\$ 0	\$ 0	\$ 0	\$ -	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
<b>Total Administrative</b>	<b>\$ 14,889</b>	<b>\$ 4,614</b>	<b>\$ 4,210</b>	<b>\$ 4,246</b>	<b>\$ 4,253</b>	<b>\$ 9,026</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>41,239</b>
<b>Operations &amp; Maintenance</b>													
<b>Field Expenditures</b>													
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pond Disking	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Operations &amp; Maintenance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Total Expenditures</b>	<b>\$ 14,889</b>	<b>\$ 4,614</b>	<b>\$ 4,210</b>	<b>\$ 4,246</b>	<b>\$ 4,253</b>	<b>\$ 9,026</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>41,239</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 89,627</b>	<b>\$ (4,614)</b>	<b>\$ (4,210)</b>	<b>\$ (4,246)</b>	<b>\$ 43,501</b>	<b>\$ (9,026)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>111,031</b>

**Lake Harris**  
**Community Development District**  
**Long Term Debt Report**

Series 2023, Special Assessment Revenue Bonds		
Interest Rate:	4.700%, 5.375%, 5.625%	
Maturity Date:	5/1/2053	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$308,247	
Reserve Fund Balance	\$308,247	
Bonds Outstanding - 7/6/2023		\$4,485,000
<b>Current Bonds Outstanding</b>		<b>\$4,485,000</b>

**Lake Harris**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2024**

**Direct Bill Assessments**

Hanover 623 Holdings LLC						
2024-01				\$ 260,749.45	\$ 98,048.13	\$ 162,701.32
Date Received	Due Date	Check Number	Amount Received	Net Assessed	O & M	Series 2023 Debt Service
10/20/23	10/1/23	3184	\$130,374.73	\$130,374.73	\$49,024.07	\$81,350.66
2/13/24	2/1/24	3352	\$65,187.36	\$65,187.36	\$24,512.03	\$40,675.33
	5/1/24			\$65,187.36		
<b>\$ 195,562.09</b>				<b>\$ 260,749.45</b>	<b>\$ 73,536.10</b>	<b>\$ 122,025.99</b>

Hanover 623 Holdings LLC						
2024-02				\$237,167.17	\$92,966.00	\$144,201.17
Date Received	Due Date	Check Number	Amount Received	Net Assessed	O & M	Series 2023 Debt Service
10/20/23	10/1/23	3184	\$118,583.59	\$118,583.59	\$46,483.00	\$72,100.59
2/13/24	2/1/24	3353	\$59,291.79	\$59,291.79	\$23,241.50	\$36,050.29
	5/1/24			\$59,291.79		
<b>\$ 177,875.38</b>				<b>\$ 237,167.17</b>	<b>\$ 69,724.50</b>	<b>\$ 108,150.88</b>

## SECTION 3



1898 E. Burleigh Blvd. • P.O. Box 457 • Tavares, FL 32778 P 352-343-9734 F 352-343-3605 E Hays@lakevotes.gov

April 22, 2024

Brittany Brookes, Recording Secretary  
219 E. Livingston St.  
Orlando FL 32801

Re: District Counts

The number of registered voters within the Lake Harris Community Development District as of April 15, 2024 is 0.

If we may be of further assistance, please contact this office.

Sincerely,

D. Alan Hays  
Lake County Supervisor of Elections

OUR COMMITMENT

✓ Voter Confidence   ✓ Excellent Service   ✓ Accurate & Efficient Elections   ✓ Responsible Financial Stewardship

# SECTION D

# SECTION 1



## 2024 Landscape Maintenance Service, Phs 1

**Property:** Lake Harris CDD

**Proposal #3485**

**Date: 5/13/2024**

**Contact:** ,

### Fixed Payment Services

Description of Services	Frequency	Annual Cost
<b>Lawn Mowing Services</b>		
Secondary Area Mow (Retention/Easements)	28	\$6,778.24
<b>Fertilizer &amp; Pest Services</b>		
Bed Granular Fertilizer, Insecticide, Fungicide Application	3	\$220.20
<b>Irrigation Inspection Service</b>		
Monthly Irrigation System Check	12	\$620.04
<b>Mulch Install Service</b>		
Mulch Installation	1	\$580.00
<b>Annual Maintenance Price</b>		<b>\$8,198.48</b>

### Payment Schedule

Schedule	Price	Sales Tax	Total Price
May	\$683.00	\$0.00	\$683.00
June	\$683.00	\$0.00	\$683.00
July	\$683.00	\$0.00	\$683.00
August	\$683.00	\$0.00	\$683.00
September	\$683.00	\$0.00	\$683.00
October	\$683.00	\$0.00	\$683.00
November	\$683.00	\$0.00	\$683.00
December	\$683.00	\$0.00	\$683.00
January	\$683.00	\$0.00	\$683.00
February	\$683.00	\$0.00	\$683.00
March	\$683.00	\$0.00	\$683.00
April	\$683.00	\$0.00	\$683.00
	<b>\$8,196.00</b>	<b>\$0.00</b>	<b>\$8,196.00</b>

By	Nathanael White
Date	5/13/2024
	Contours Landscape Solution

## SECTION 2



## 2024 Landscape Maintenance Service, Phs 2

**Property:** Lake Harris CDD

**Proposal #3503**

**Date: 5/13/2024**

**Contact:** ,

### Fixed Payment Services

Description of Services	Frequency	Annual Cost
<b>Lawn Mowing Services</b>		
Secondary Area Mow (Retention/Easements)	28	\$4,357.36
<b>Fert &amp; Pest Service</b>		
Bed Granular Fertilizer, Insecticide, Fungicide Application	4	\$124.24
<b>Irrigation Inspection Service</b>		
Monthly Irrigation System Check	12	\$456.00
<b>Mulch Install Service</b>		
Mulch Installation	1	\$406.00
<b>Annual Maintenance Price</b>		<b>\$5,343.60</b>

### Payment Schedule

Schedule	Price	Sales Tax	Total Price
May	\$445.00	\$0.00	\$445.00
June	\$445.00	\$0.00	\$445.00
July	\$445.00	\$0.00	\$445.00
August	\$445.00	\$0.00	\$445.00
September	\$445.00	\$0.00	\$445.00
October	\$445.00	\$0.00	\$445.00
November	\$445.00	\$0.00	\$445.00
December	\$445.00	\$0.00	\$445.00
January	\$445.00	\$0.00	\$445.00
February	\$445.00	\$0.00	\$445.00
March	\$445.00	\$0.00	\$445.00
April	\$445.00	\$0.00	\$445.00
	<b>\$5,340.00</b>	<b>\$0.00</b>	<b>\$5,340.00</b>

By	Nathanael White
Date	5/13/2024
	Contours Landscape Solution

## SECTION 3

# ESTIMATE

**Toole's Tractor Services & H2O  
Weed Control, LLC**  
P.O. Box 672  
Lake Alfred, FL 33850

toolestractor@gmail.com  
+1 (689) 500-7424  
<https://www.tooletractorservices.com/>



## Lake Harris CDD

**Bill to**  
Lake Harris CDD  
219 E. Livingston St.  
Orlando, Florida 32801

**Estimate details**  
Estimate no.: 1024-Revised  
Estimate date: 05/15/2023

Product or service		Amount
1. <b>Discing</b>	12 units × \$1,075.00	\$12,900.00
PHASE 1		
- Monthly discing of pond floors of ponds 1, 2, 3, & 4		
2. <b>Discing</b>	12 units × \$500.00	\$6,000.00
PHASE 2		
- Monthly discing of pond floor of pond 5		
3. <b>Aquatic Weed Maintenance</b>	12 units × \$725.00	\$8,700.00
PHASE 2		
- Estimated price for monthly aquatic weed maintenance of 4 wet ponds		
<b>Total</b>		<b>\$27,600.00</b>

### Note to customer

Due to our daily minimum, we would have to add a trip charge of \$225.00 if we were only discing the 4 ponds in PHASE 1.