

*Lake Harris
Community Development District*

Agenda

March 26, 2025

AGENDA

Lake Harris
Community Development District

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

March 19, 2025

Board of Supervisors
Lake Harris Community
Development District

Dear Board Members:

The special meeting of the Board of Supervisors of the Lake Harris Community Development District (“District”) will be held **Wednesday, March 26, 2025, 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. Organizational Matters
 - A. Consideration of Resolution 2025-01 Certifying Results of Landowners Election
 - B. Administration of Oaths of Office to Newly Elected Supervisors
 - C. Consideration of Resolution 2025-02 Electing Officers
4. Approval of Minutes of the August 28, 2024, Board of Supervisors Meeting
5. Approval of Minutes of the November 5, 2024, Landowners Meeting
6. Staff Reports
 - A. Attorney
 - i. Stormwater Ratification Bill and O&M Requirements Memo
 - B. Engineer
 - i. Consideration of 2025 CDD Rate Schedule
 - C. District Manager’s Report
 - i. Check Registers
 - ii. Balance Sheet and Income Statement
 - D. Field Manager
7. Other Business
8. Supervisor’s Requests
9. Adjournment

SECTION III

SECTION A

RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE HARRIS COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the 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 entirely within Lake County, Florida; and

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners’ meeting is required to be held within 90 days of the District’s creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held on November 5, 2024, at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

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

Section 1. The following individuals are found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

Jason Lonas	Seat 3	210 Votes
Rocky Owen	Seat 4	210 Votes
Tom Franklin	Seat 5	209 Votes

Section 2. In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisor, the above-named individuals are declared to have been elected for the following term of office:

Jason Lonas	4 Year Term
Rocky Owen	4 Year Term
Tom Franklin	2 Year Term

Section 3. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 26th DAY OF MARCH 2025.

**LAKE HARRIS COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SECTION C

RESOLUTION 2025-02

A RESOLUTION ELECTING THE OFFICERS OF THE LAKE HARRIS COMMUNITY DEVELOPMENT DISTRICT, LAKE COUNTY, FLORIDA.

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

WHEREAS, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

SECTION 1. The following persons are elected to the offices shown:

Chairperson	_____
Vice Chairperson	_____
Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Treasurer	_____
Assistant Treasurer	_____
Assistant Treasurer	_____

PASSED AND ADOPTED this 26th day of March 2025.

ATTEST:

LAKE HARRIS COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

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, **August 28, 2024** at 9:30 a.m. at Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum were:

Tony Iorio	Chairman
Jason Lonas <i>by phone</i>	Assistant Secretary
Rocky Owen	Assistant Secretary
Tom Franklin	Assistant Secretary

Also, present were:

George Flint	District Manager, GMS
Sarah Sandy <i>by phone</i>	District Counsel, Kutak Rock
Scott Land <i>by phone</i>	District Engineer, GAI
Rob Szozda	Field Manager, GMS

The following is a summary of the discussions and actions taken at the August 28, 2024 Lake Harris Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Iorio called the meeting to order at 9:30 a.m. Three Board members were present in person constituting a quorum. One Board member participated by phone.

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 May 22, 2024,
Board of Supervisors Meeting**

Mr. Flint presented the minutes from the May 22, 2024, 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. Franklin seconded by Mr. Owen, with all in favor, the Minutes of the May 22, 2024 Board of Supervisor Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

On MOTION by Mr. Franklin, seconded by Mr. Iorio, with all in favor, Opening the Public Hearing, was approved.

A. Consideration of Resolution 2024-03 Adopting the Fiscal Year 2025 Proposed Budget and Appropriating Funds

Mr. Flint noted the Lake Harris includes the assessments. He stated these are both on-roll and off-roll assessments with 542 lots to assess.

On MOTION by Mr. Franklin, seconded by Mr. Iorio, with all in favor, Resolution 2024-03 Adopting the Fiscal Year 2025 Proposed Budget and Appropriating Funds, was approved.

B. Consideration of Resolution 2024-04 Imposing Fiscal Year 2025 Special Assessments and Certifying an Assessment Roll

Mr. Flint noted this will certify the assessment roll the Board just approved.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2024-04 Imposing Fiscal Year 2025 Special Assessments and Certifying an Assessment Roll, was approved.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Closing the Public Hearing, was approved.

C. Consideration of Direct Collection Agreement

Mr. Flint noted some of the assessments are to be collected directly. He stated they should add a budget agreement in the future.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Direct Collection Agreement, was approved.

FIFTH ORDER OF BUSINESS

Ratification of Phase 2 Acquisition Binder

Ms. Sandy stated they are not acquiring these for cost. She added all of the documents the Board has in their agenda package are complete and they are just asking a motion from the district to approve.

On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, Phase 2 Acquisition Binder, was ratified.

SIXTH ORDER OF BUSINESS

Presentation of Fiscal Year 2023 Financial Audit Report

Ms. Sandy stated the district is required to perform an annual audit report. The audit is on page 28 of the agenda package.

On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, Fiscal Year 2025 Financial Audit Report, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Sandy stated they are working on the next financing for Lake Harris.

B. Engineer

There being no comments, the next item followed.

C. District Manager's Report

i. Check Register Oct. 2023 – Aug. 2024

Mr. Flint presented the check register for August 1st through December 31st. The Board had no questions on the check register.

On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through the end of July.

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

iii. Adoption of District Goals & Objectives

Mr. Flint stated there was a change in Florida State statute that now requires the District to adopt a set of goals and objectives. He asked for any questions or comments.

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, the Adoption of District Goals and Objectives, was approved.

iv. Approval of Fiscal Year 2025 Meeting Schedule

Mr. Flint stated they are deleting the December meeting.

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, the Fiscal Year 2025 Meeting Schedule, was approved as amended.

D. Field Manager

Mr. Szoza stated the retention bonds are meatier than he wants them to be.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor’s Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VI

SECTION A

MEMORANDUM

To: District Managers

From: Kutak Rock, LLP

Date: December 20, 2024

Subject: SB 7040 Stormwater Ratification Bill O&M Requirements

Effective, June 28, 2024, Senate Bill 7040, also known as the Florida Stormwater Ratification Bill, codified into law several significant changes to the Environment Resource Permit Handbook (the “**Handbook**”) promulgated by the Florida Department of Environmental Protection (“**FDEP**”). Among other things, these changes imposed several specific inspection and reporting requirements applicable to permanent operations and maintenance (“**O&M**”) entities, including special districts. To ensure compliance with these requirements, CDD Managers should forward this memorandum to their respective Boards of Supervisors and District Engineers, and otherwise take the necessary steps to budget for, plan, and implement the requirements.

Changes to Application Process Relevant to New Reporting Requirements

Pursuant to Section 12.3.5(a)(4) of the Handbook, an applicant must submit written cost estimates with supporting documentation to FDEP along with the financial capability certification required under 12.3.5(b). Section 12.3.5(b) states that, at the time of permit application, applicants for the O&M phase must submit Form 62-330.301(26), “Certification of Financial Capability for Perpetual Operations and Maintenance Entities.”

In addition to the cost estimates, an applicant must submit a written O&M plan as part of the permitting process. Section 12.4.1(a) of the Handbook requires that this plan include the following items:

- A list and details of all stormwater system components, including their location, type, and other pertinent information, such as normal pool elevation, volume, recovery time, and how the systems connect;
- A list and description of each of the identified maintenance and inspection tasks for each of the system’s components and for the overall system (refer to Appendix O for procedures for BMPs);
- All regular inspection and maintenance schedules;
- Inspection checklists;
- Copies of or references to the pertinent sections of all covenants, conditions, restrictions, and other association documents, permits, approvals, and agreements that govern the operation and maintenance of the stormwater management system; and
- Permitted or as-built plans of the stormwater water management system.

Once the stormwater system is ready to be transferred to the District, the Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity must be submitted to FDEP along with the written cost estimates and O&M plan. After the transfer, the District must keep the cost estimates and O&M plan on file for purposes of maintaining compliance with Section 12.6(b).

Changes to Inspection and Reporting Requirements

Pursuant to Section 12.5(h) of the Handbook, an applicant may propose a project-specific minimum inspection frequency for a stormwater management system, with a maximum frequency of five years. If FDEP determines that an applicant’s proposed inspection frequency does not provide assurances that the stormwater management system in question will continue to function perpetually as designed and permitted, FDEP shall require frequencies as listed in table depicted below.

TYPE OF SYSTEM	INSPECTION FREQUENCY
Dry Retention basins	Once every 3 years
Exfiltration trenches	Once every 2 Years
Underground retention	Once every Year
Sand or Media Filters	Once every Year
Underdrain System	Once every 2 Years
Underground vault/chambers	Once every Year
Pump Systems	Twice every Year
Swales (treatment)	Once every 3 years
Wet Detention systems	Once every 3 years
Wet Detention systems with littoral zones	Once every 2 years
Vegetated Natural Buffers	Once every 5 years
Manufactured Devices	As manufacturer recommends in specifications, minimum once every year
Dam Systems	Once every Year
All other	Once every Year

Pursuant to Section 12.6(b) of the Handbook, special districts responsible for stormwater management systems must submit an inspection report to FDEP within 30 days of the inspection’s completion. The inspection report must use Form 62-330.311(1) “Operation and Maintenance Inspection Certification,” and must be certified by a “qualified inspector.” As defined in Section 12.5(c), a qualified inspector is either a (1) registered professional, (2) a person whose inspection was overseen by a registered professional, or (3) a person who has completed training regarding certain relevant topics within the 5 years prior to the inspection.

The inspection report submitted by the qualified inspector to FDEP must include the following:

- Form 62-330.311(3) “Inspection Checklists;”
- Updates to the operation and maintenance cost estimates submitted to FDEP, if any, as described in Section 12.3.5 of the Handbook;
- Updates to the written O&M plan submitted to FDEP, if any, as described in Section 12.4.1 of the Handbook; and
- Any monitoring reports requirement that may be required as a condition to a specific permit.

Pursuant to Section 12.6(e), O&M entities shall continue to follow the inspection and reporting requirements contained in a permit issued under Part IV of Chapter 373, F.S. prior to June 28, 2024, unless the permittee obtains a modification using the procedures in Rule 62-330.315, F.A.C., to comply with the inspection and reporting requirements of Rule 62-330.311, F.A.C., and Section 12.6.

All forms referenced in the foregoing are provided at the following link:
<https://floridadep.gov/water/engineering-hydrology-geology/content/erp-stormwater-resource-center>

SECTION B

2025 Community Development Rate Schedule

Professionals include educated and/or trained Engineers, Economists, Planners, Designers, Landscape Architects, Surveyors, Environmental Specialists, Archaeologists, Scientists, and others.

Changes in hourly rates to reflect increases in cost of living, taxes, benefits, etc. will take effect on January 1, 2026. Rates in the below table are "loaded" hourly rates and include all overhead, costs, and benefits per hourly unit rate.

Labor Classification	Labor Rate
Expert Witness	\$375.00
CSG Director 3	\$360.00
CSG Senior Director 2	\$325.00
CSG Senior Director 1	\$305.00
CSG Director 2	\$275.00
CSG Director 1	\$240.00
CSG Senior Manager 2	\$215.00
CSG Senior Manager 1	\$195.00
CSG Manager	\$180.00
CSG Assistant Manager	\$170.00
CSG Senior Professional 2	\$160.00
CSG Senior Professional 1	\$150.00
CSG Professional 1	\$130.00
CSG Senior Project Technician	\$120.00
CSG Project Technician 2	\$115.00
CSG Project Technician 1	\$105.00
CSG Technician 1	\$85.00
Principal	\$375.00
Technical/Professional 31	\$365.00
Technical/Professional 30	\$350.00
Technical/Professional 29	\$345.00
Technical/Professional 28	\$335.00
Technical/Professional 27	\$320.00
Technical/Professional 26	\$300.00
Technical/Professional 25	\$290.00
Technical/Professional 24	\$275.00
Technical/Professional 23	\$265.00
Technical/Professional 22	\$255.00
Technical/Professional 21	\$245.00
Technical/Professional 20	\$235.00
Technical/Professional 19	\$225.00
Technical/Professional 18	\$215.00
Technical/Professional 17	\$210.00
Technical/Professional 16	\$200.00
Technical/Professional 15	\$190.00
Technical/Professional 14	\$180.00
Technical/Professional 13	\$170.00
Technical/Professional 12	\$160.00
Technical/Professional 11	\$150.00
Technical/Professional 10	\$145.00
Technical/Professional 09	\$135.00
Technical/Professional 08	\$130.00
Technical/Professional 07	\$120.00
Technical/Professional 06	\$115.00
Technical/Professional 05	\$110.00
Technical/Professional 04	\$105.00
Technical/Professional 03	\$100.00
Technical/Professional 02	\$95.00
Technical/Professional 01	\$90.00
Technical/Support 2	\$85.00
Technical/Support 1	\$80.00

SECTION C

SECTION 1

Lake Harris Community Development District

Summary of Check Register

August 13, 2024 to February 28, 2025

Fund	Date	Check No.'s	Amount
General Fund	8/13/24	75-77	\$ 9,622.80
	8/16/24	78	\$ 375.00
	8/28/24	79-83	\$ 5,408.00
	9/18/24	84-87	\$ 6,888.20
	9/19/24	88	\$ 1,189.50
	9/23/24	89-90	\$ 6,510.00
	10/2/24	91	\$ 777.50
	10/21/24	92-95	\$ 6,945.42
	11/11/24	96-97	\$ 87,311.07
	11/26/24	98	\$ 464.41
	12/10/24	99	\$ 279.40
	12/17/24	100	\$ 5,283.33
	1/7/25	101-102	\$ 2,258.00
	1/14/25	103	\$ 5,283.33
	1/28/25	104-105	\$ 2,756.00
	2/6/25	106	\$ 3,780.64
	2/7/25	107	\$ 144,337.96
	2/20/25	108	\$ 5,286.40
	2/21/25	109-110	\$ 42,586.35
			\$ 337,343.31
	<u>Supervisors August 2024</u>		
	Thomas Franklin	50015	\$ 184.70
	Duane Owens	50016	\$ 184.70
			\$ 369.40
Total Amount			\$ 337,712.71

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/13/24	00001	8/01/24	32	202408	310	51300	34000		MANAGEMENT FEES-AUG24	*	3,125.00		
		8/01/24	32	202408	310	51300	35200		WEBSITE ADMIN-AUG24	*	100.00		
		8/01/24	32	202408	310	51300	35100		INFORMATION TECH-AUG24	*	150.00		
		8/01/24	32	202408	310	51300	31300		DISSEMINATION SVCS-AUG24	*	416.67		
GOVERNMENTAL MANAGEMENT SERVICES-CF												3,791.67	000075
8/13/24	00013	7/24/24	3063	202407	320	53800	47200		DISCING PH1 PONDS 1-4-JUL	*	1,075.00		
		7/24/24	3063	202407	320	53800	47200		DISCING PH2 POND 5 -JUL	*	500.00		
TOOLE'S TRACTOR SERVICES &												1,575.00	000076
8/13/24	00014	7/25/24	7410736	202407	310	51300	32300		TRUSTEE FEES S22 FY24	*	1,064.03		
		7/25/24	7410736	202407	300	15500	10000		TRUSTEE FEES S22 FY25	*	3,192.10		
US BANK												4,256.13	000077
8/16/24	00008	7/01/24	2204948B	202408	300	20700	10200		031 FR#4	*	375.00		
GAI CONSULTANTS, INC.												375.00	000078
8/28/24	00003	8/23/24	24610	202408	300	15500	10000		FY25 INSURANCE POLICY	*	5,408.00		
EGIS INSURANCE AND RISK ADVISORS												5,408.00	000079
8/28/24	00015	5/20/24	9470	202405	320	53800	46200		LANDSCAPE MAINT-MAY24	*	683.00		
		6/01/24	9472	202406	320	53800	46200		LANDSCAPE MAINT-JUN24	*	683.00		
		7/01/24	9473	202407	320	53800	46200		LANDSCAPE MAINT-JUL24	*	683.00		
		8/01/24	9474	202408	320	53800	46200		LANDSCAPE MAINT-AUG24	*	683.00		
		5/20/24	9470	202405	320	53800	46200		LANDSCAPE MAINT-MAY24	V	683.00-		
		6/01/24	9472	202406	320	53800	46200		LANDSCAPE MAINT-JUN24	V	683.00-		
		7/01/24	9473	202407	320	53800	46200		LANDSCAPE MAINT-JUL24	V	683.00-		
		8/01/24	9474	202408	320	53800	46200		LANDSCAPE MAINT-AUG24	V	683.00-		
CONTOURS LANDSCAPE & NURSERY, LLC												.00	000080

LKHA LAKE HARRIS CD CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/28/24	00011	8/31/24	00066405	202408	310	51300	48000		NOT OF BUDGET HEARING F25	*	253.12		
		8/31/24	00066405	202408	310	51300	48000		NOT OF BUDGET HEARING F25	V	253.12-		
GANNETT MEDIA CORP DBA												.00	000081
8/28/24	00001	9/01/24	33	202409	310	51300	34000		MANAGEMENT FEES-SEP24	*	3,125.00		
		9/01/24	33	202409	310	51300	35200		WEBSITE MANAGEMENT-SEP24	*	100.00		
		9/01/24	33	202409	310	51300	35100		INFORMATION TECH-SEP24	*	150.00		
		9/01/24	33	202409	310	51300	31300		DISSEMINATION SVCS-SEP24	*	416.67		
		9/01/24	33	202409	310	51300	51000		OFFICE SUPPLIES	*	.15		
		9/01/24	33	202409	310	51300	42000		POSTAGE	*	3.32		
		9/01/24	33	202409	310	51300	42500		COPIES	*	25.80		
		9/01/24	33	202409	310	51300	34000		MANAGEMENT FEES-SEP24	V	3,125.00-		
		9/01/24	33	202409	310	51300	35200		WEBSITE MANAGEMENT-SEP24	V	100.00-		
		9/01/24	33	202409	310	51300	35100		INFORMATION TECH-SEP24	V	150.00-		
		9/01/24	33	202409	310	51300	31300		DISSEMINATION SVCS-SEP24	V	416.67-		
		9/01/24	33	202409	310	51300	51000		OFFICE SUPPLIES	V	.15-		
		9/01/24	33	202409	310	51300	42000		POSTAGE	V	3.32-		
		9/01/24	33	202409	310	51300	42500		COPIES	V	25.80-		
GOVERNMENTAL MANAGEMENT SERVICES-CF												.00	000082
8/28/24	00012	9/06/24	A0212845	202408	310	51300	49000		MEETING SPACE AUG 28, 2024	*	82.14		
		9/06/24	A0212845	202408	310	51300	49000		MEETING SPACE AUG 28, 2024	V	82.14-		
LAKE-SUMTER STATE COLLEGE												.00	000083
9/18/24	00015	5/01/24	9470	202405	320	53800	46200		LANDSCAPE MAINT-MAY24	*	683.00		
		6/01/24	9472	202406	320	53800	46200		LANDSCAPE MAINT-JUN24	*	683.00		

LKHA LAKE HARRIS CD CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK... AMOUNT #
7/01/24	9473	202407	320-53800-46200	LANDSCAPE MAINT-JUL24	*	683.00	
8/01/24	9474	202408	320-53800-46200	LANDSCAPE MAINT-AUG24	*	683.00	
							2,732.00 000084
9/18/24	00011	8/31/24	00066405 202408 310-51300-48000	NOT OF BUDGET HEARING F25	*	253.12	
							253.12 000085
9/18/24	00001	9/01/24	33 202409 310-51300-34000	MANAGEMENT FEES-SEP24	*	3,125.00	
		9/01/24	33 202409 310-51300-35200	WEBSITE MANAGEMENT-SEP24	*	100.00	
		9/01/24	33 202409 310-51300-35100	INFORMATION TECH-SEP24	*	150.00	
		9/01/24	33 202409 310-51300-31300	DISSEMINATION SVCS-SEP24	*	416.67	
		9/01/24	33 202409 310-51300-51000	OFFICE SUPPLIES	*	.15	
		9/01/24	33 202409 310-51300-42000	POSTAGE	*	3.32	
		9/01/24	33 202409 310-51300-42500	COPIES	*	25.80	
							3,820.94 000086
9/18/24	00012	9/06/24	A0212845 202408 310-51300-48000	MEETING SPACE AUG 28,2024	*	82.14	
							82.14 000087
9/19/24	00005	8/30/24	3440137 202409 300-20700-10200	031 FR#5	*	1,189.50	
							1,189.50 000088
9/23/24	00008	8/29/24	2207633 202409 300-20700-10200	031 FR#6	*	1,260.00	
							1,260.00 000089
9/23/24	00001	9/15/24	34 202409 300-15500-10000	ASSESSMENT ROLL-FY25	*	5,250.00	
							5,250.00 000090
10/02/24	00005	9/27/24	3454171- 202407 310-51300-31500	ATTORNEY SVCS-JUL24	*	281.00	
		9/27/24	3454171- 202408 310-51300-31500	ATTORNEY SVCS-AUG24	*	496.50	
							777.50 000091

LKHA LAKE HARRIS CD CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/21/24	00015	9/01/24	9503	202409	320-53800-46200			LANDSCAPE MAINT-SEP24	*	683.00		
		10/03/24	9574	202410	320-53800-46200			LANDSCAPE MAINT-OCT24	*	683.00		
CONTOURS LANDSCAPE & NURSERY, LLC											1,366.00	000092
10/21/24	00004	10/01/24	91541	202410	310-51300-54000			SPECIAL DISTRICT FEE-FY25	*	175.00		
DEPARTMENT OF ECONOMIC OPPORTUNITY											175.00	000093
10/21/24	00011	9/30/24	00067015	202409	310-51300-48000			NOT OF BOS MTG 9/5/24	*	118.92		
GANNETT MEDIA CORP DBA											118.92	000094
10/21/24	00001	10/01/24	35	202410	310-51300-34000			MANAGEMENT FEES-OCT24	*	3,333.33		
		10/01/24	35	202410	310-51300-35200			WEBSITE ADMIN-OCT24	*	105.00		
		10/01/24	35	202410	310-51300-35100			INFORMATION TECH-OCT24	*	157.50		
		10/01/24	35	202410	310-51300-31300			DISSEMINATION SVCS-OCT24	*	437.50		
		10/01/24	35	202410	310-51300-51000			OFFICE SUPPLIES	*	.09		
		10/01/24	35	202410	310-51300-42000			POSTAGE	*	2.08		
		10/01/24	36	202410	320-53800-34000			FIELD MANAGEMENT-OCT24	*	1,250.00		
GOVERNMENTAL MANAGEMENT SERVICES-CF											5,285.50	000095
11/11/24	00001	11/01/24	37	202411	310-51300-34000			MANAGEMENT FEES-NOV24	*	3,333.33		
		11/01/24	37	202411	310-51300-35200			WEBSITE ADMIN-NOV24	*	105.00		
		11/01/24	37	202411	310-51300-35100			INFORMATION TECH-NOV24	*	157.50		
		11/01/24	37	202411	310-51300-31300			DISSEMINATION SVCS-NOV24	*	437.50		
		11/01/24	37	202411	310-51300-51000			OFFICE SUPPLIES	*	.18		
		11/01/24	37	202411	310-51300-42000			POSTAGE	*	3.67		
		11/01/24	37	202411	310-51300-42500			COPIES	*	1.20		
		11/01/24	38	202411	320-53800-34000			FIELD MANAGEMENT-NOV24	*	1,250.00		
GOVERNMENTAL MANAGEMENT SERVICES-CF											5,288.38	000096

LKHA LAKE HARRIS CD CWRIGHT

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/11/24	00010	11/11/24 11112024	202411 300-20700-10000	DIRECT ASSESS TRFER S2023	*	82,022.69		
							LAKE HARRIS C/O USBANK	82,022.69 000097
11/26/24	00005	11/25/24 3484705-	202409 310-51300-31500	ATTORNEY SVCS-SEP24	*	186.00		
		11/25/24 3484705-	202410 310-51300-31500	ATTORNEY SVCS-OCT24	*	278.41		
							KUTAK ROCK LLP	464.41 000098
12/10/24	00011	10/31/24 00067466	202410 310-51300-48000	LANDOWNER MTG-10/11&10/18	*	279.40		
							GANNETT MEDIA CORP DBA	279.40 000099
12/17/24	00001	12/01/24 39	202412 310-51300-34000	MANAGEMENT FEES-DEC24	*	3,333.33		
		12/01/24 39	202412 310-51300-35200	WEBSITE ADMIN-DEC24	*	105.00		
		12/01/24 39	202412 310-51300-35100	INFORMATION TECH-DEC24	*	157.50		
		12/01/24 39	202412 310-51300-31300	DISSEMINATION SVCS-DEC24	*	437.50		
		12/01/24 40	202412 320-53800-34000	FIELD MANAGEMENT-DEC24	*	1,250.00		
							GOVERNMENTAL MANAGEMENT SERVICES-CF	5,283.33 000100
1/07/25	00015	11/01/24 9665	202411 320-53800-46200	LANDSCAPE MAINT-NOV24	*	683.00		
							CONTOURS LANDSCAPE & NURSERY, LLC	683.00 000101
1/07/25	00013	11/13/24 3494	202411 320-53800-47200	DISCING PH1 PONDS 1-4-NOV	*	1,075.00		
		11/13/24 3494	202411 320-53800-47200	DISCING PH2 POND 5-NOV	*	500.00		
							TOOLE'S TRACTOR SERVICES &	1,575.00 000102
1/14/25	00001	1/01/25 42	202501 310-51300-34000	MANAGEMENT FEES-JAN25	*	3,333.33		
		1/01/25 42	202501 310-51300-35200	WEBSITE ADMIN-JAN25	*	105.00		
		1/01/25 42	202501 310-51300-35100	INFORMATION TECH-JAN25	*	157.50		
		1/01/25 42	202501 310-51300-31300	DISSEMINATION SVCS-JAN25	*	437.50		
		1/01/25 43	202501 320-53800-34000	FIELD MANAGEMENT-JAN25	*	1,250.00		
							GOVERNMENTAL MANAGEMENT SERVICES-CF	5,283.33 000103

LKHA LAKE HARRIS CD CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/28/25	00015	12/02/24	9744	202412	320-53800-46200			LANDSCAPE MAINT-DEC24	*	1,128.00		
		1/02/25	9830	202501	320-53800-46200			LANDSCAPE MAINT-JAN25	*	1,128.00		
CONTOURS LANDSCAPE & NURSERY, LLC											2,256.00	000104
1/28/25	00001	11/30/24	41	202411	320-53800-48000			GENERAL MAINTENANCE-NOV	*	500.00		
GOVERNMENTAL MANAGEMENT SERVICES-CF											500.00	000105
2/06/25	00015	2/03/25	9895	202502	320-53800-46201			REPLACE DEAD TREE	*	3,780.64		
CONTOURS LANDSCAPE & NURSERY, LLC											3,780.64	000106
2/07/25	00010	2/07/25	02072025	202502	300-20700-10000			ASSESSMENT TRANSFER-S2023	*	144,337.96		
LAKE HARRIS C/O USBANK											144,337.96	000107
2/20/25	00001	2/01/25	44	202502	310-51300-34000			MGMT FEES FEB-2025	*	3,333.33		
		2/01/25	44	202502	310-51300-35200			WEBSITE ADMIN FEB-2025	*	105.00		
		2/01/25	44	202502	310-51300-35100			INFO TECH FEB-2025	*	157.50		
		2/01/25	44	202502	310-51300-31300			DIS AGENT SVCS FEB-2025	*	437.50		
		2/01/25	44	202502	310-51300-51000			OFFICE SUPPLIES FEB-2025	*	.12		
		2/01/25	44	202502	310-51300-42000			POSTAGE FEB-2025	*	2.95		
		2/01/25	45	202502	320-53800-34000			FIELD MGMT FEB 2025	*	1,250.00		
GOVERNMENTAL MANAGEMENT SERVICES-CF											5,286.40	000108
2/21/25	00010	2/21/25	02212025	202502	300-20700-10000			ASSESSMENT TRANSFER-S2023	*	41,011.35		
LAKE HARRIS C/O USBANK											41,011.35	000109
2/21/25	00013	2/11/25	3901	202501	320-53800-47200			DISCING PH1 PONDS 1-4-JAN	*	1,075.00		
		2/11/25	3901	202501	320-53800-47200			DISCING PH2 POND 5-JAN	*	500.00		
TOOLE'S TRACTOR SERVICES &											1,575.00	000110

TOTAL FOR BANK A 337,343.31

LKHA LAKE HARRIS CD CWRIGHT

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
TOTAL FOR REGISTER							337,343.31	

LKHA LAKE HARRIS CD CWRIGHT

SECTION 2

Lake Harris
Community Development District

Unaudited Financial Reporting
January 31, 2025



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5 Series 2023 Capital Project Fund

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8 Assessment Receipt Schedule

Lake Harris
Community Development District
Combined Balance Sheet
January 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 432,816	\$ -	\$ -	\$ 432,816
Series 2023:				
Reserve	\$ -	\$ 308,247	\$ -	\$ 308,247
Revenue	\$ -	\$ 91,663	\$ -	\$ 91,663
Construction	\$ -	\$ -	\$ 32,203	\$ 32,203
Cost of Issuance	\$ -	\$ -	\$ 0	\$ 0
Due from Developer	\$ 3,809	\$ -	\$ -	\$ 3,809
Due from General Fund	\$ -	\$ 185,349	\$ -	\$ 185,349
Total Assets	\$ 436,626	\$ 585,259	\$ 32,203	\$ 1,054,087
Liabilities:				
Accounts Payable	\$ 1,575	\$ -	\$ -	\$ 1,575
Due to Debt Service	\$ 185,349	\$ -	\$ -	\$ 185,349
Total Liabilities	\$ 186,924	\$ -	\$ -	\$ 186,924
Fund Balance:				
Assigned:				
Debt Service - Series 2023	\$ -	\$ 585,259	\$ -	\$ 585,259
Capital Projects Fund	\$ -	\$ -	\$ 32,203	\$ 32,203
Unassigned	\$ 249,701	\$ -	\$ -	\$ 249,701
Total Fund Balances	\$ 249,701	\$ 585,259	\$ 32,203	\$ 867,163
Total Liabilities & Fund Balance	\$ 436,626	\$ 585,259	\$ 32,203	\$ 1,054,087

Lake Harris
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Assessments - Platted	\$ 92,966	\$ 92,966	\$ 93,054	\$ (88)
Assessments - Unplatted	\$ 98,049	\$ 73,535	\$ 73,535	\$ -
Developer Contributions	\$ 19,428	\$ -	\$ -	\$ -
Total Revenues	\$ 210,443	\$ 166,501	\$ 166,589	\$ (88)
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ -	\$ -	\$ -	\$ -
FICA Expense	\$ -	\$ -	\$ -	\$ -
Engineering	\$ 15,000	\$ 5,000	\$ -	\$ 5,000
Attorney	\$ 25,000	\$ 8,333	\$ 278	\$ 8,055
Annual Audit	\$ 5,200	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,250	\$ 5,250	\$ 5,250	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,250	\$ 1,750	\$ 1,750	\$ -
Trustee Fees	\$ 4,020	\$ 3,192	\$ 3,192	\$ -
Management Fees	\$ 40,000	\$ 13,333	\$ 13,333	\$ 0
Information Technology	\$ 1,890	\$ 630	\$ 630	\$ -
Website Maintenance	\$ 1,260	\$ 420	\$ 420	\$ -
Telephone	\$ 300	\$ 100	\$ -	\$ 100
Postage & Delivery	\$ 1,000	\$ 333	\$ 6	\$ 328
Insurance	\$ 5,720	\$ 5,720	\$ 5,408	\$ 312
Printing & Binding	\$ 1,000	\$ 333	\$ 1	\$ 332
Legal Advertising	\$ 10,000	\$ 3,333	\$ 279	\$ 3,054
Other Current Charges	\$ 5,000	\$ 1,667	\$ 161	\$ 1,506
Office Supplies	\$ 625	\$ 208	\$ 0	\$ 208
Travel Per Diem	\$ 660	\$ 220	\$ -	\$ 220
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative	\$ 127,800	\$ 49,999	\$ 30,885	\$ 19,114

Lake Harris
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Field Management	\$ 15,000	\$ 5,000	\$ 5,000	\$ -
Landscape Maintenance	\$ 13,543	\$ 4,514	\$ 3,622	\$ 892
Pond Disking	\$ 18,900	\$ 6,300	\$ 3,150	\$ 3,150
Aquatic Maintenance	\$ 8,700	\$ 2,900	\$ -	\$ 2,900
Landscape Replacement	\$ 10,000	\$ 3,333	\$ -	\$ 3,333
Electric	\$ 1,500	\$ 500	\$ -	\$ 500
Water & Sewer	\$ 5,000	\$ 1,667	\$ -	\$ 1,667
Irrigation Repairs	\$ 2,500	\$ 833	\$ -	\$ 833
General Repairs & Maintenance	\$ 5,000	\$ 1,667	\$ 500	\$ 1,167
Contingency	\$ 2,500	\$ 833	\$ -	\$ 833
Total Operations & Maintenance	\$ 82,643	\$ 27,548	\$ 12,272	\$ 15,276
Total Expenditures	\$ 210,443	\$ 77,546	\$ 43,157	\$ 34,390
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 88,955	\$ 123,433	\$ 34,302
Fund Balance - Beginning	\$ -		\$ 126,268	
Fund Balance - Ending	\$ -		\$ 249,701	

Lake Harris

Community Development District

Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/25	Thru 01/31/25	Variance
Revenues:				
Special Assessments	\$ 308,247	\$ 267,372	\$ 267,372	\$ -
Interest	\$ 12,341	\$ 6,405	\$ 6,405	\$ -
Total Revenues	\$ 320,588	\$ 273,777	\$ 273,777	\$ -
Expenditures:				
Interest Expense - 11/1	\$ 120,188	\$ 120,188	\$ 120,188	\$ -
Principal Expense - 5/1	\$ 65,000	\$ -	\$ -	\$ -
Interest Expense - 5/1	\$ 120,188	\$ -	\$ -	\$ -
Total Expenditures	\$ 305,375	\$ 120,188	\$ 120,188	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 15,213		\$ 153,589	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (4,812)	\$ (4,812)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (4,812)	\$ (4,812)
Net Change in Fund Balance	\$ 15,213		\$ 148,777	
Fund Balance - Beginning	\$ 132,039		\$ 436,482	
Fund Balance - Ending	\$ 147,252		\$ 585,259	

Lake Harris
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 1,614	\$ 1,614
Total Revenues	\$ -	\$ -	\$ 1,614	\$ 1,614
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 733	\$ (733)
Total Expenditures	\$ -	\$ -	\$ 733	\$ (733)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 882	\$ 2,347
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ 3,661	\$ 3,661
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 3,661	\$ 3,661
Net Change in Fund Balance	\$ -	\$ -	\$ 4,543	
Fund Balance - Beginning	\$ -	\$ -	\$ 27,660	
Fund Balance - Ending	\$ -	\$ -	\$ 32,203	

Lake Harris
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - On Roll	\$ -	\$ -	\$ 93,054	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 93,054
Assessments - Direct	\$ 49,024	\$ -	\$ -	\$ 24,512	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73,535
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 49,024	\$ -	\$ 93,054	\$ 24,512	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 166,589
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination Fee	\$ 438	\$ 438	\$ 438	\$ 438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,750
Trustee Fees	\$ 3,192	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,192
Attorney	\$ 278	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 278
Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,250
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,333
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 630
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 420
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 2	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6
Insurance	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Printing & Binding	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Legal Advertising	\$ 279	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 279
Other Current Charges	\$ 40	\$ 40	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 161
Office Supplies	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Administrative	\$ 18,659	\$ 4,079	\$ 4,074	\$ 4,073	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,885
Operations & Maintenance													
Field Expenditures													
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Landscape Maintenance	\$ 683	\$ 683	\$ 1,128	\$ 1,128	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,622
Pond Disking	\$ -	\$ 1,575	\$ -	\$ 1,575	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,150
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ 1,933	\$ 4,008	\$ 2,378	\$ 3,953	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,272
Total Expenditures	\$ 20,592	\$ 8,087	\$ 6,452	\$ 8,026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,157
Excess (Deficiency) of Revenues over Expenditures	\$ 28,432	\$ (8,087)	\$ 86,603	\$ 16,485	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 123,433

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
Less - Principal Payment - 5/1/24		(\$65,000)
Current Bonds Outstanding		\$4,420,000

Lake Harris
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

Gross Assessments	\$	98,900.00	\$	153,405.51	\$	252,305.51
Net Assessments	\$	92,966.00	\$	144,201.18	\$	237,167.18

ON ROLL ASSESSMENTS

39.20% 60.80% 100.00%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	General Fund	2023 Debt Service	Total
12/11/24	11/18-11/30/24	\$65,900.00	(\$2,636.00)	(\$1,265.28)	\$0.00	\$61,998.72	\$24,302.57	\$37,696.15	\$61,998.72
12/11/24	11/18-11/30/24	\$102,739.47	(\$4,109.90)	(\$1,972.59)	\$0.00	\$96,656.98	\$37,888.10	\$58,768.88	\$96,656.98
12/27/24	12/1-12/14/24	\$50,666.04	(\$2,012.72)	(\$973.07)	\$0.00	\$47,680.25	\$18,689.95	\$28,990.30	\$47,680.25
12/27/24	12/1-12/14/24	\$33,000.00	(\$1,310.00)	(\$633.80)	\$0.00	\$31,056.20	\$12,173.57	\$18,882.63	\$31,056.20
TOTAL		\$ 252,305.51	\$ (10,068.62)	\$ (4,844.74)	\$ -	\$ 237,392.15	\$ 93,054.19	\$ 144,337.96	\$ 237,392.15

100%	Net Percent Collected
0	Balance Remaining to Collect

Direct Bill

Hanover 623 Holdings LLC				\$	262,092.43	\$	98,047.04	\$	164,045.37
2025-01									
Date Received	Due Date	Check Number	Amount Received	Net Assessed	O & M	Series 2023 Debt Service	Amount Rec'd O & M	Amount Rec'd Series 2023	
10/25/24	10/1/24	3670	\$131,046.21	\$131,046.21	\$49,023.52	\$82,022.69	\$49,023.52	\$82,022.69	
1/29/25	2/1/25	3769	\$65,523.11	\$65,523.11	\$24,511.76	\$41,011.34	\$24,511.76	\$41,011.35	
	5/1/25			\$65,523.11	\$24,511.76	\$41,011.34			
			\$ 196,569.32	\$ 262,092.43	\$ 98,047.04	\$ 164,045.37	\$ 73,535.28	\$ 123,034.04	