

Lake Harris
Community Development District

Adopted Budget
FY2026



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Lake Harris
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY2026
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Revenues

Assessments - Platted	\$ 92,966	\$ 93,054	\$ -	\$ 93,054	\$ 135,859
Assessments - Unplatted	\$ 98,049	\$ 98,047	\$ -	\$ 98,047	\$ 63,327
Developer Contributions	\$ 19,428	\$ -	\$ -	\$ -	\$ -

Total Revenues	\$ 210,443	\$ 191,101	\$ -	\$ 191,101	\$ 199,186
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Expenditures

General & Administrative

Supervisor Fees	\$ -	\$ 800	\$ 400	\$ 1,200	\$ 2,400
FICA Expenses	\$ -	\$ 61	\$ 31	\$ 92	\$ 184
Engineering	\$ 15,000	\$ 1,684	\$ 3,750	\$ 5,434	\$ 12,000
Attorney	\$ 25,000	\$ 3,653	\$ 1,500	\$ 5,153	\$ 15,000
Annual Audit	\$ 5,200	\$ 5,200	\$ -	\$ 5,200	\$ 5,200
Assessment Administration	\$ 5,250	\$ 5,250	\$ -	\$ 5,250	\$ 5,250
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450	\$ 450
Dissemination	\$ 5,250	\$ 3,938	\$ 1,314	\$ 5,252	\$ 5,408
Trustee Fees	\$ 4,020	\$ 3,192	\$ 828	\$ 4,020	\$ 4,500
Management Fees	\$ 40,000	\$ 30,000	\$ 10,000	\$ 40,000	\$ 41,200
Information Technology	\$ 1,890	\$ 1,418	\$ 473	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$ 945	\$ 315	\$ 1,260	\$ 1,298
Telephone	\$ 300	\$ -	\$ 50	\$ 50	\$ 300
Postage & Delivery	\$ 1,000	\$ 104	\$ 50	\$ 154	\$ 1,000
Insurance	\$ 5,720	\$ 5,408	\$ -	\$ 5,408	\$ 6,584
Printing & Binding	\$ 1,000	\$ 7	\$ 20	\$ 27	\$ 1,000
Legal Advertising	\$ 10,000	\$ 364	\$ 500	\$ 864	\$ 5,000
Other Current Charges	\$ 5,000	\$ 518	\$ 129	\$ 647	\$ 1,000
Property Appraiser	\$ -	\$ 50	\$ -	\$ 50	\$ -
Office Supplies	\$ 625	\$ 1	\$ 20	\$ 21	\$ 250
Travel Per Diem	\$ 660	\$ -	\$ 330	\$ 330	\$ 300
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

Total Administrative	\$ 127,800	\$ 62,766	\$ 20,159	\$ 82,925	\$ 110,445
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Lake Harris

Community Development District

Adopted Budget

General Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY2026
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Operations & Maintenance

Field Expenditures

Field Management	\$ 15,000	\$ 11,250	\$ 3,750	\$ 15,000	\$ 15,450
Landscape Maintenance	\$ 13,543	\$ 9,029	\$ 3,384	\$ 12,413	\$ 13,950
Pond Disking	\$ 18,900	\$ 9,450	\$ 6,300	\$ 15,750	\$ 18,900
Aquatic Maintenance	\$ 8,700	\$ -	\$ -	\$ -	\$ -
Landscape Replacement	\$ 10,000	\$ 3,781	\$ 5,000	\$ 8,781	\$ 10,000
Electric	\$ 1,500	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ 5,000	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 2,500	\$ -	\$ 625	\$ 625	\$ 2,500
General Repairs & Maintenance	\$ 5,000	\$ 937	\$ 1,250	\$ 2,187	\$ 10,000
Contingency	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 17,941

Total Operations & Maintenance	\$ 82,643	\$ 34,447	\$ 21,559	\$ 56,006	\$ 88,741
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Total Expenditures	\$ 210,443	\$ 97,213	\$ 41,718	\$ 138,931	\$ 199,186
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Excess Revenues/(Expenditures)	\$ -	\$ 93,889	\$ (41,718)	\$ 52,171	\$ -
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Product Type	ERU	Assessable Units	Total ERU	Net Assessment	Net Per Unit	Gross Per Unit
Single Family - 40'	0.8	107	85.60	\$54,882.08	\$ 512.92	\$ 545.66
Single Family - 50'	1	125	125.00	\$80,143.23	\$ 641.15	\$ 682.07
Single Family - 65'	1.3	1	1.30	\$833.49	\$ 833.49	\$ 886.69
Administration	0.32	309	98.77	\$63,327.20	\$ 204.94	\$ 218.02
		542	310.67	\$ 199,186.00		

Phase 1

Product Type	FY 25 O&M (Gross)	FY 26 O&M (Gross)	Increase/ (Decrease)
Single Family - 40'	\$ 800.00	\$ 545.66	\$ (254.34)
Single Family - 50'	\$ 1,000.00	\$ 682.07	\$ (317.93)
Single Family - 65'	\$ 1,300.00	\$ 886.69	\$ (413.31)

Phase 2

Product Type	FY 25 O&M (Gross)	FY 26 O&M (Gross)	Increase/ (Decrease)
Single Family - 40'	\$ 240.89	\$ 545.66	\$ 304.77
Single Family - 50'	\$ 240.89	\$ 682.07	\$ 441.18
Single Family - 65'	\$ 240.89	\$ 886.69	\$ 645.80

Administration

Product Type	FY 25 O&M (Gross)	FY 26 O&M (Gross)	Increase/ (Decrease)
Undeveloped	\$ 240.89	\$ 218.02	\$ (22.87)

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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.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

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.

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Community Development District

General Fund Budget

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.

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.

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General Fund Budget

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.

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 Diking

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.

Irrigation Repairs

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

Lake Harris
Community Development District
General Fund Budget

General Repairs & Maintenance

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

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
Adopted Budget
Series 2023 Debt Service Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Total Thru 9/30/25	Adopted Budget FY2026
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Revenues

Special Assessments	\$ 308,247	\$ 308,383	\$ -	\$ 308,383	\$ 308,247
Assessments - Prepayment	\$ -	\$ 74,764	\$ -	\$ 74,764	\$ -
Interest	\$ 12,341	\$ 15,417	\$ 3,854	\$ 19,271	\$ 9,635
Carry Forward Surplus	\$ 132,039	\$ 128,235	\$ -	\$ 128,235	\$ 215,051
Total Revenues	\$ 452,627	\$ 526,799	\$ 3,854	\$ 530,653	\$ 532,933

Expenditures

Interest Expense - 11/1	\$ 120,188	\$ 120,188	\$ -	\$ 120,188	\$ 116,605
Principal Expense - 5/1	\$ 65,000	\$ 65,000	\$ -	\$ 65,000	\$ 70,000
Interest Expense - 5/1	\$ 120,188	\$ 120,188	\$ -	\$ 120,188	\$ 116,605
Special Call 8/1	\$ -	\$ -	\$ 75,000	\$ -	\$ -
Total Expenditures	\$ 305,375	\$ 305,375	\$ 75,000	\$ 305,375	\$ 303,210

Other Financing Sources/(Uses)

Transfer In/(Out)	\$ -	\$ (10,227)	\$ -	\$ (10,227)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (10,227)	\$ -	\$ (10,227)	\$ -

Excess Revenues/(Expenditures)	\$ 147,252	\$ 211,197	\$ (71,146)	\$ 215,051	\$ 229,723
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Interest Expense 11/1/26	\$ 114,960
Total	\$ 114,960

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - 40'	105	\$ 141,555	\$1,348	\$1,434
Single Family - 50'	123	\$ 165,369	\$1,344	\$1,430
Single Family - 65'	1	\$ 1,323	\$1,323	\$1,407
	229	\$ 308,247		

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

Date	Balance	Principal	Interest	Total
11/01/25	\$ 4,280,000.00	\$ -	\$ 116,605.00	\$ 116,605.00
05/01/26	\$ 4,280,000.00	\$ 70,000.00	\$ 116,605.00	
11/01/26	\$ 4,210,000.00	\$ -	\$ 114,960.00	\$ 301,565.00
05/01/27	\$ 4,210,000.00	\$ 70,000.00	\$ 114,960.00	
11/01/27	\$ 4,140,000.00	\$ -	\$ 113,315.00	\$ 298,275.00
05/01/28	\$ 4,140,000.00	\$ 75,000.00	\$ 113,315.00	
11/01/28	\$ 4,065,000.00	\$ -	\$ 111,552.50	\$ 299,867.50
05/01/29	\$ 4,065,000.00	\$ 80,000.00	\$ 111,552.50	
11/01/29	\$ 3,985,000.00	\$ -	\$ 109,672.50	\$ 301,225.00
05/01/30	\$ 3,985,000.00	\$ 85,000.00	\$ 109,672.50	
11/01/30	\$ 3,900,000.00	\$ -	\$ 107,675.00	\$ 302,347.50
05/01/31	\$ 3,900,000.00	\$ 90,000.00	\$ 107,675.00	
11/01/31	\$ 3,810,000.00	\$ -	\$ 105,256.25	\$ 302,931.25
05/01/32	\$ 3,810,000.00	\$ 95,000.00	\$ 105,256.25	
11/01/32	\$ 3,715,000.00	\$ -	\$ 102,703.13	\$ 302,959.38
05/01/33	\$ 3,715,000.00	\$ 95,000.00	\$ 102,703.13	
11/01/33	\$ 3,620,000.00	\$ -	\$ 100,150.00	\$ 297,853.13
05/01/34	\$ 3,620,000.00	\$ 105,000.00	\$ 100,150.00	
11/01/34	\$ 3,515,000.00	\$ -	\$ 97,328.13	\$ 302,478.13
05/01/35	\$ 3,515,000.00	\$ 110,000.00	\$ 97,328.13	
11/01/35	\$ 3,405,000.00	\$ -	\$ 94,371.88	\$ 301,700.00
05/01/36	\$ 3,405,000.00	\$ 115,000.00	\$ 94,371.88	
11/01/36	\$ 3,290,000.00	\$ -	\$ 91,281.25	\$ 300,653.13
05/01/37	\$ 3,290,000.00	\$ 120,000.00	\$ 91,281.25	
11/01/37	\$ 3,170,000.00	\$ -	\$ 88,056.25	\$ 299,337.50
05/01/38	\$ 3,170,000.00	\$ 130,000.00	\$ 88,056.25	
11/01/38	\$ 3,040,000.00	\$ -	\$ 84,562.50	\$ 302,618.75
05/01/39	\$ 3,040,000.00	\$ 135,000.00	\$ 84,562.50	
11/01/39	\$ 2,905,000.00	\$ -	\$ 80,934.38	\$ 300,496.88
05/01/40	\$ 2,905,000.00	\$ 140,000.00	\$ 80,934.38	
11/01/40	\$ 2,765,000.00	\$ -	\$ 77,171.88	\$ 298,106.25
05/01/41	\$ 2,765,000.00	\$ 150,000.00	\$ 77,171.88	
11/01/41	\$ 2,455,000.00	\$ -	\$ 73,140.63	\$ 300,312.50
05/01/42	\$ 2,290,000.00	\$ 160,000.00	\$ 73,140.63	
11/01/42	\$ 2,290,000.00	\$ -	\$ 68,840.63	\$ 301,981.25
05/01/43	\$ 2,290,000.00	\$ 165,000.00	\$ 68,840.63	
11/01/43	\$ 2,290,000.00	\$ -	\$ 64,406.25	\$ 298,246.88
05/01/44	\$ 2,290,000.00	\$ 175,000.00	\$ 64,406.25	
11/01/44	\$ 2,115,000.00	\$ -	\$ 59,484.38	\$ 298,890.63
05/01/45	\$ 2,115,000.00	\$ 185,000.00	\$ 59,484.38	
11/01/45	\$ 1,930,000.00	\$ -	\$ 54,281.25	\$ 298,765.63
05/01/46	\$ 1,930,000.00	\$ 195,000.00	\$ 54,281.25	
11/01/46	\$ 1,735,000.00	\$ -	\$ 48,796.88	\$ 298,078.13
05/01/47	\$ 1,735,000.00	\$ 210,000.00	\$ 48,796.88	
11/01/47	\$ 1,525,000.00	\$ -	\$ 42,890.63	\$ 301,687.50
05/01/48	\$ 1,525,000.00	\$ 220,000.00	\$ 42,890.63	
11/01/48	\$ 1,305,000.00	\$ -	\$ 36,703.13	\$ 299,593.75
05/01/49	\$ 1,305,000.00	\$ 235,000.00	\$ 36,703.13	
11/01/49	\$ 1,070,000.00	\$ -	\$ 30,093.75	\$ 301,796.88
05/01/50	\$ 1,070,000.00	\$ 245,000.00	\$ 30,093.75	
11/01/50	\$ 825,000.00	\$ -	\$ 23,203.13	\$ 298,296.88
05/01/51	\$ 825,000.00	\$ 260,000.00	\$ 23,203.13	
11/01/51	\$ 565,000.00	\$ -	\$ 15,890.63	\$ 299,093.75
05/01/52	\$ 565,000.00	\$ 275,000.00	\$ 15,890.63	
11/01/52	\$ 290,000.00	\$ -	\$ 8,156.25	\$ 299,046.88
05/01/53	\$ 290,000.00	\$ 290,000.00	\$ 8,156.25	\$ 298,156.25
		\$ 4,280,000.00	\$ 4,242,966.25	\$ 8,522,966.25