CRESSWIND AT LAKE HARRIS
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027

CRESSWIND AT LAKE HARRIS
COMMUNITY DEVELOPMENT DISTRICT
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CRESSWIND AT LAKE HARRIS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027

	Fiscal Year 2026				
	Adopted Budget FY 2026	Actual through 04/30/2026	Projected through 09/30/2026	Total Actual & Projected	Proposed Budget FY 2027
REVENUES					
Assessment levy: on-roll - gross					$ 25,620
Allowable discounts (4%)					(1,025)
Assessment levy: on-roll - net	$ -	$ -	$ -	$ -	24,595
Assessment levy: off-roll	23,370	-	23,370	23,370	-
Landowner contribution	75,320	26,219	49,101	75,320	77,107
Lot closings	-	3,790	-	3,790	-
Total revenues	98,690	30,009	72,471	102,480	101,702
EXPENDITURES					
Professional & administrative					
Management	48,000	24,000	24,000	48,000	48,000
Legal	25,000	203	10,000	10,203	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	5,500	4,700	800	5,500	5,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	1,000	500	500	1,000	1,000
EMMA software services	-	2,500	-	2,500	2,500
Trustee	5,500	-	5,500	5,500	5,500
Telephone	200	100	100	200	200
Postage	500	222	278	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,750	-	1,750	1,750	1,750
Annual special district fee	175	175	-	175	175
Insurance	6,400	5,512	888	6,400	6,400
Contingencies/bank charges	750	551	199	750	750
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	145	65	210	210
Tax collector	-	-	-	-	512
Total expenditures	98,690	39,563	46,830	86,393	101,702
Excess/(deficiency) of revenues over/(under) expenditures	-	(9,554)	25,641	16,087	-
Fund balance - beginning (unaudited)	-	361	(9,193)	361	-
Fund balance - ending	$ -	$ (9,193)	$ 16,448	$ 16,448	$ -

CRESSWIND AT LAKE HARRIS
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES	
Professional & administrative	
Management	$ 48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
EMMA software services	2,500
Trustee	5,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	1,750
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,400
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	750
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210
Total expenditures	$101,702

CRESSWIND AT LAKE HARRIS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2027

	Fiscal Year 2026				
	Adopted Budget FY 2026	Actual through 04/30/2026	Projected through 09/30/2026	Total Actual & Projected	Proposed Budget FY 2027
REVENUES					
Assessment levy: on-roll	$ 228,258				$ 242,827
Allowable discounts (4%)	(9,130)				(9,713)
Net assessment levy - on-roll	219,128	$ -	$ -	$ -	233,114
Assessment levy: off-roll	-	-	170,627	170,627	-
Interest	-	2,312	412	2,724	-
Lot closings	-	37,588	10,913	48,501	-
Total revenues	219,128	39,900	181,952	221,852	233,114
EXPENDITURES					
Debt service					
Principal	50,000	-	50,000	50,000	55,000
Interest	172,743	86,371	86,372	172,743	170,618
Tax collector	4,565	-	-	-	4,857
Total expenditures	227,308	86,371	136,372	222,743	230,475
Excess/(deficiency) of revenues over/(under) expenditures	(8,180)	(46,471)	45,580	(891)	2,639
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	-	(1,963)	(1,963)	-
Transfers in	-	-	4,206	4,206	-
Total other financing sources/(uses)	-	-	2,243	2,243	-
Net increase/(decrease) in fund balance	(8,180)	(46,471)	47,823	1,352	2,639
Fund balance:					
Beginning fund balance (unaudited)	198,717	193,318	146,847	193,318	194,670
Ending fund balance (projected)	$190,537	$ 146,847	$ 194,670	$194,670	197,309
Use of fund balance:					
Debt service reserve account balance (required)					(112,915)
Interest expense - November 1, 2027					(84,140)
Projected fund balance surplus/(deficit) as of September 30, 2027					$ 254

CRESSWIND AT LAKE HARRIS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/25			97,407.58	97,407.58	3,395,000.00
11/01/26			85,308.75	85,308.75	3,345,000.00
05/01/27	55,000.00	4.250%	85,308.75	140,308.75	3,290,000.00
11/01/27			84,140.00	84,140.00	3,290,000.00
05/01/28	55,000.00	4.250%	84,140.00	139,140.00	3,235,000.00
11/01/28			82,971.25	82,971.25	3,235,000.00
05/01/29	60,000.00	4.250%	82,971.25	142,971.25	3,175,000.00
11/01/29			81,696.25	81,696.25	3,175,000.00
05/01/30	60,000.00	4.250%	81,696.25	141,696.25	3,115,000.00
11/01/30			80,421.25	80,421.25	3,115,000.00
05/01/31	65,000.00	4.250%	80,421.25	145,421.25	3,050,000.00
11/01/31			79,040.00	79,040.00	3,050,000.00
05/01/32	65,000.00	5.000%	79,040.00	144,040.00	2,985,000.00
11/01/32			77,415.00	77,415.00	2,985,000.00
05/01/33	70,000.00	5.000%	77,415.00	147,415.00	2,915,000.00
11/01/33			75,665.00	75,665.00	2,915,000.00
05/01/34	75,000.00	5.000%	75,665.00	150,665.00	2,840,000.00
11/01/34			73,790.00	73,790.00	2,840,000.00
05/01/35	80,000.00	5.000%	73,790.00	153,790.00	2,760,000.00
11/01/35			71,790.00	71,790.00	2,760,000.00
05/01/36	80,000.00	5.000%	71,790.00	151,790.00	2,680,000.00
11/01/36			69,790.00	69,790.00	2,680,000.00
05/01/37	85,000.00	5.000%	69,790.00	154,790.00	2,595,000.00
11/01/37			67,665.00	67,665.00	2,595,000.00
05/01/38	90,000.00	5.000%	67,665.00	157,665.00	2,505,000.00
11/01/38			65,415.00	65,415.00	2,505,000.00
05/01/39	95,000.00	5.000%	65,415.00	160,415.00	2,410,000.00
11/01/39			63,040.00	63,040.00	2,410,000.00
05/01/40	100,000.00	5.000%	63,040.00	163,040.00	2,310,000.00
11/01/40			60,540.00	60,540.00	2,310,000.00
05/01/41	105,000.00	5.000%	60,540.00	165,540.00	2,205,000.00
11/01/41			57,915.00	57,915.00	2,205,000.00
05/01/42	110,000.00	5.000%	57,915.00	167,915.00	2,095,000.00
11/01/42			55,165.00	55,165.00	2,095,000.00
05/01/43	115,000.00	5.000%	55,165.00	170,165.00	1,980,000.00
11/01/43			52,290.00	52,290.00	1,980,000.00
05/01/44	120,000.00	5.000%	52,290.00	172,290.00	1,860,000.00
11/01/44			49,290.00	49,290.00	1,860,000.00
05/01/45	130,000.00	5.300%	49,290.00	179,290.00	1,730,000.00
11/01/45			45,845.00	45,845.00	1,730,000.00
05/01/46	135,000.00	5.300%	45,845.00	180,845.00	1,595,000.00
11/01/46			42,267.50	42,267.50	1,595,000.00
05/01/47	140,000.00	5.300%	42,267.50	182,267.50	1,455,000.00
11/01/47			38,557.50	38,557.50	1,455,000.00
05/01/48	150,000.00	5.300%	38,557.50	188,557.50	1,305,000.00
11/01/48			34,582.50	34,582.50	1,305,000.00

CRESSWIND AT LAKE HARRIS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/49	160,000.00	5.300%	34,582.50	194,582.50	1,145,000.00
11/01/49			30,342.50	30,342.50	1,145,000.00
05/01/50	165,000.00	5.300%	30,342.50	195,342.50	980,000.00
11/01/50			25,970.00	25,970.00	980,000.00
05/01/51	175,000.00	5.300%	25,970.00	200,970.00	805,000.00
11/01/51			21,332.50	21,332.50	805,000.00
05/01/52	185,000.00	5.300%	21,332.50	206,332.50	620,000.00
11/01/52			16,430.00	16,430.00	620,000.00
05/01/53	195,000.00	5.300%	16,430.00	211,430.00	425,000.00
11/01/53			11,262.50	11,262.50	425,000.00
05/01/54	205,000.00	5.300%	11,262.50	216,262.50	220,000.00
11/01/54			5,830.00	5,830.00	220,000.00
05/01/55	220,000.00	5.300%	5,830.00	225,830.00	-
11/01/55			-	-	-
Total	**3,395,000.00**		**3,481,685.08**	**6,876,685.08**	

CRESSWIND AT LAKE HARRIS
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2027 ASSESSMENTS

On-Roll Assessments

Product/Parcel	Units	FY 2027 O&M Assessment per Unit	FY 2027 DS Assessment per Unit	FY 2027 Total Assessment per Unit	FY 2026 Total Assessment per Unit
SF 40'	32	$ 173.11	$ 1,289.92	$ 1,463.03	$1,370.43
SF 50'	74	173.11	1,612.40	1,785.51	1,673.56
SF 60'	39	173.11	1,934.88	2,107.99	1,976.69
SF 70'	3	173.11	2,257.36	2,430.47	2,279.82
Total	**148**				