

**CRESSWIND AT LAKE HARRIS
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026**

**CRESSWIND AT LAKE HARRIS
COMMUNITY DEVELOPMENT DISTRICT
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**CRESSWIND AT LAKE HARRIS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 03/31/2025	Projected through 09/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 23,370
Landowner contribution	97,790	29,517	73,010	102,527	75,320
Total revenues	97,790	29,517	73,010	102,527	98,690
EXPENDITURES					
Professional & administrative					
Management	48,000	24,000	24,000	48,000	48,000
Legal	25,000	1,350	23,650	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	5,500	-	5,500	5,500	5,500
Telephone	200	100	100	200	200
Postage	500	19	481	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,750	323	1,427	1,750	1,750
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,200	-	5,200	6,400
Contingencies/bank charges	750	537	213	750	750
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	-	210	210	210
Total expenditures	97,790	33,159	64,331	97,490	98,690
Excess/(deficiency) of revenues over/(under) expenditures	-	(3,642)	8,679	5,037	-
Fund balance - beginning (unaudited)	-	(5,037)	(8,679)	(5,037)	-
Fund balance - ending	\$ -	\$ (8,679)	\$ -	\$ -	\$ -

**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.	
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	<u><u>\$ 98,690</u></u>

**CRESSWIND AT LAKE HARRIS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 03/31/2025	Projected through 09/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ -				\$ 228,258
Allowable discounts (4%)	-				(9,130)
Net assessment levy - on-roll	-	\$ -	\$ -	\$ -	219,128
Assessment levy: off-roll	-	-	86,371	86,371	-
Interest	-	3,847	-	3,847	-
Total revenues	-	3,847	86,371	90,218	219,128
EXPENDITURES					
Debt service					
Principal	-	-	-	-	50,000
Interest	-	-	97,408	97,408	172,743
Tax collector	-	-	-	-	4,565
Cost of issuance	-	189,500	-	189,500	-
Underwriter's discount	-	67,900	-	67,900	-
Total expenditures	-	257,400	97,408	354,808	227,308
Excess/(deficiency) of revenues over/(under) expenditures	-	(253,553)	(11,037)	(264,590)	(8,180)
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	467,723	-	467,723	-
Total other financing sources/(uses)	-	467,723	-	467,723	-
Net increase/(decrease) in fund balance	-	214,170	(11,037)	203,133	(8,180)
Fund balance:					
Beginning fund balance (unaudited)	-	(4,416)	209,754	(4,416)	198,717
Ending fund balance (projected)	\$ -	\$ 209,754	\$ 198,717	\$ 198,717	190,537
Use of fund balance:					
Debt service reserve account balance (required)					(112,915)
Interest expense - November 1, 2026					(85,309)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ (7,687)

**CRESSWIND AT LAKE HARRIS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			86,371.25	86,371.25	3,395,000.00
05/01/26	50,000.00	4.250%	86,371.25	136,371.25	3,345,000.00
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		3,384,277.50	6,779,277.50	

**CRESSWIND AT LAKE HARRIS
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

Off-Roll Assessments

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 40'	32	\$ 157.90	\$ 1,212.52	\$ 1,370.43	n/a
SF 50'	74	157.90	1,515.66	1,673.56	n/a
SF 60'	39	157.90	1,818.79	1,976.69	n/a
SF 70'	3	157.90	2,121.92	2,279.82	n/a
Total	148				