

Lakehaven
Community Development District

Adopted Budget
FY2027



Table of Contents

1-2	<u>General Fund</u>
3-6	<u>General Fund Narrative</u>
7	<u>Series 2026 Debt Service Fund</u>
8-9	<u>Series 2026 Debt Service Amortization Schedule</u>

Lakehaven
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 8/31/26	Projected Next 1 Months	Projected Thru 9/30/26	Adopted Budget FY2027
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Revenues

Assessments	\$ -	\$ -	\$ -	\$ -	\$ 369,679
Developer Contributions	\$ 135,928	\$ 115,663	\$ 38,383	\$ 154,046	\$ 76,071
Boundary Amendment Contribution	\$ -	\$ 1,090	\$ -	\$ 1,090	\$ -

Total Revenues	\$ 135,928	\$ 116,753	\$ 38,383	\$ 155,136	\$ 445,750
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Expenditures

General & Administrative

Supervisor Fees	\$ 12,000	\$ -	\$ 1,000	\$ 1,000	\$ -
FICA Expenditures	\$ 918	\$ -	\$ 77	\$ 77	\$ -
Engineering	\$ 15,000	\$ -	\$ 3,750	\$ 3,750	\$ 10,000
Attorney	\$ 25,000	\$ 10,458	\$ 6,250	\$ 16,708	\$ 20,000
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 4,000
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Disclosure Software	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Trustee Fees	\$ 4,500	\$ -	\$ -	\$ -	\$ 4,500
Management Fees	\$ 40,000	\$ 36,667	\$ 3,333	\$ 40,000	\$ 40,000
Information Technology	\$ 1,800	\$ 1,650	\$ 150	\$ 1,800	\$ 1,800
Website Maintenance	\$ 2,950	\$ 2,850	\$ 100	\$ 2,950	\$ 1,200
Telephone	\$ 300	\$ -	\$ 150	\$ 150	\$ 300
Postage & Delivery	\$ 1,000	\$ 175	\$ 83	\$ 259	\$ 1,000
Insurance	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,500
Copies	\$ 1,000	\$ 51	\$ 83	\$ 134	\$ 500
Legal Advertising	\$ 15,000	\$ 5,060	\$ 3,750	\$ 8,810	\$ 10,000
Office Supplies	\$ 625	\$ 1	\$ 52	\$ 54	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ 55	\$ 55	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Meeting Room Rental	\$ -	\$ 615	\$ 170	\$ 785	\$ 2,040
Boundary Amendment Expense	\$ -	\$ 1,090	\$ -	\$ 1,090	\$ -
Contingency	\$ 5,000	\$ 349	\$ 40	\$ 389	\$ 5,000

Total Administrative	\$ 135,928	\$ 64,141	\$ 19,044	\$ 83,184	\$ 120,250
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Lakehaven
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 8/31/26	Projected Next 1 Months	Projected Thru 9/30/26	Adopted Budget FY2027
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Operations & Maintenance

Field Expenditures

Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Field Management	\$ -	\$ 6,000	\$ 1,500	\$ 7,500	\$ 18,000
Landscape Maintenance	\$ -	\$ 43,104	\$ 20,248	\$ 63,352	\$ 175,000
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Pond Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 14,628
Fountain Maintenance	\$ -	\$ 550	\$ 550	\$ 1,100	\$ 7,000
Electric	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ 48,372
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 7,500
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 5,000

Total Operations & Maintenance	\$ -	\$ 49,654	\$ 22,298	\$ 71,952	\$ 325,500
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Total Expenditures	\$ 135,928	\$ 113,795	\$ 41,342	\$ 155,136	\$ 445,750
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Excess Revenues/(Expenditures)	\$ -	\$ 2,958	\$ (2,958)	\$ -	\$ -
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Net Assessments	\$ 369,679
Collection Cost (6%)	\$ 23,597
Gross Assessments	\$ 393,276

Product Types	Units	ERU Per Unit	Total ERU	Total Net Assessments	Net Per Unit	Gross Per Unit
Townhome 20'	46	0.40	18.40	\$ 15,760	\$ 342.61	\$ 364.48
Single Family 34'	34	0.68	23.12	\$ 19,803	\$ 582.44	\$ 619.62
Single Family 40'	97	0.80	77.60	\$ 66,467	\$ 685.23	\$ 728.96
Single Family 50'	188	1.00	188.00	\$ 161,028	\$ 856.53	\$ 911.20
Single Family 60'	44	1.20	52.80	\$ 45,225	\$ 1,027.84	\$ 1,093.44
Single Family 64'	56	1.28	71.68	\$ 61,396	\$ 1,096.36	\$ 1,166.34
Total Units	465		431.60	\$ 369,679.15		

Lakehaven

Community Development District

General Fund Narrative

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all of the assessable property within the District in order to pay for the 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

Represents costs associated with compensation paid to members of the Board of Supervisors pursuant to Chapter 190, Florida Statutes, which allows each Board member to receive \$200 per meeting, not to exceed \$4,800 per year, for time devoted to District business and meetings.

FICA Expenditures

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

Engineering

Represents costs associated with contracting with an engineering firm to provide general engineering services to the District, including attendance and preparation for monthly Board meetings, review of invoices, and assistance with various projects as directed by the Board of Supervisors and the District Manager.

Attorney

Represents costs associated with professional legal services provided by Kutak Rock LLP, including meeting attendance, preparation and review of agreements and resolutions, and other legal services as directed by the Board of Supervisors and District Manager.

Annual Audit

Represents the cost to contract with an independent certified public accountant to annually audit the District's financial records as required by Florida Statutes.

Assessment Administration

Represents costs associated with assessment administration services provided by Governmental Management Services – Central Florida, LLC, including levying and administering the collection of non-ad valorem assessments on assessable property within the District.

Lakehaven

Community Development District

General Fund Narrative

Arbitrage

Represents the cost of contracting with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2026 bond.

Dissemination

Represents costs associated with compliance with Securities and Exchange Commission (SEC) Rule 15c2-12(b)(5), including continuing disclosure and reporting requirements related to the District's Series 2026 bond.

Disclosure Software

Represents costs associated with disclosure software services provided by Disclosure Technology Services, LLC for filing reports required pursuant to the Continuing Disclosure Agreements related to the District's Series 2026 bond.

Trustee Fees

Represents costs associated with trustee services related to the issuance of the District's Series 2026 bond.

Management Fees

Represents of Board costs associated with management, accounting, and administrative services provided under a Management Agreement with Governmental Management Services – Central Florida, LLC, including recording and transcription meetings, administrative support, budget preparation, financial reporting, and coordination of annual audits.

Information Technology

Represents costs associated with information technology services provided by Governmental Management Services – Central Florida, LLC, including video conferencing services, cloud storage, servers, cybersecurity, accounting software, and related systems support.

Website Maintenance

Represents costs associated with monitoring and maintaining the District's website in accordance with Chapter 189, Florida Statutes, provided by Governmental Management Services – Central Florida, LLC, including site performance assessments, security and firewall maintenance, updates, document uploads, hosting, domain renewals, and website backups.

Telephone

Represents costs associated with telephone and fax services utilized for District operations and administration.

Postage & Delivery

Represents costs associated with mailing and delivery services for District operations, including Board meeting agenda packages, overnight deliveries, correspondence, and related administrative mailings.

Insurance

Represents costs associated with the District's general liability and public officials' liability insurance coverages provided by Florida Insurance Alliance (FIA).

Lakehaven

Community Development District

General Fund Narrative

Copies

Represents costs associated with printing and binding Board meeting agenda packages, printing computerized checks, stationery, envelopes, and other administrative materials utilized for District operations.

Legal Advertising

Represents costs associated with advertising legally required notices for monthly Board meetings, public hearings, and other District-related matters in a newspaper of general circulation.

Office Supplies

Represents costs associated with office and administrative supplies purchased throughout the fiscal year, including paper, minute books, file folders, labels, paper clips, and other materials utilized for District operations.

Travel Per Diem

Represents costs associated with reimbursement of travel expenditures incurred by the Board of Supervisors while conducting official District business.

Dues, Licenses & Subscriptions

Represents costs associated with the \$175 annual fee required to be paid to the Florida Department of Commerce. This is the only expense budgeted under this category for the District.

Meeting Room Rental

Represents costs associated with rental of meeting facilities utilized for District Board meetings, workshops, public hearings, and other official District functions.

Contingency

Represents costs associated with bank charges and other miscellaneous expenses incurred during the fiscal year related to District operations.

Operations & Maintenance:

Field Expenditures

Property Insurance

Represents estimated costs associated with property insurance coverage for the District's property, provided by Florida Insurance Alliance (FIA).

Field Management

Represents costs associated with onsite field management services provided by Governmental Management Services – Central Florida, LLC for District operations, including oversight of landscape and lake maintenance contracts, weekly site inspections, contractor coordination meetings, and monitoring of utility accounts.

Lakehaven

Community Development District

General Fund Narrative

Landscape Maintenance

Represents estimated costs associated with landscape maintenance services within the District's common areas, including mowing, edging, trimming, fertilization, pest and weed control, pruning, mulching, irrigation inspections, and litter removal.

Landscape Contingency

Represents estimated funds reserved for unexpected landscape-related expenses, including additional maintenance, repairs, plant replacements, and irrigation-related costs.

Pond Maintenance

Represents estimated costs associated with pond maintenance services, including inspection, treatment, and upkeep of the District's ponds and related areas.

Fountain Maintenance

Represents estimated costs associated with the maintenance and upkeep of fountains within the District, including routine inspections, cleaning, and repairs to pumps and related equipment.

Electric

Represents the estimated cost for electric utilities of the common areas within the District.

Streetlights

Represents the estimated cost for streetlights within the District.

Irrigation Repairs

Represents estimated costs associated with repair and upkeep of the District's irrigation system, including sprinklers, valves, controllers, and related components.

General Repairs & Maintenance

Represents estimated costs associated with repairs and maintenance of various District facilities, infrastructure, and common areas.

Pressure Washing

Represents estimated costs associated with pressure washing and cleaning services for District-owned right-of-way areas, including gutters, curbs, and sidewalks, to maintain appearance and site conditions.

Contingency

Represents estimated funds allocated for miscellaneous and unforeseen expenses related to District field operations, maintenance activities, repairs, and contractor services.

Lakehaven
Community Development District
Adopted Budget
Debt Service Fund Series 2026

Description	Adopted Budget FY2026	Actuals Thru 8/31/26	Projected Next 1 Months	Projected Thru 9/30/26	Adopted Budget FY2027
Revenues					
Assessments	\$ -	\$ -	\$ -	\$ -	\$ 721,394
Bond Proceeds	\$ -	\$ 281,077	\$ -	\$ 281,077	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 281,077
Total Revenues	\$ -	\$ 281,077	\$ -	\$ 281,077	\$ 1,002,471
Expenditures					
Interest - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 100,729
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 145,000
Interest - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 287,797
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 533,526
Excess Revenues/(Expenditures)	\$ -	\$ 281,077	\$ -	\$ 281,077	\$ 468,945

Interest - 11/1/27 **\$ 284,353**
Total \$ 284,353

Product Types	Assessable Units	Max Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Townhome 20'	82	\$ 49,192	\$ 599.91	\$ 638.20
Single Family 34'	59	\$ 60,171	\$ 1,019.85	\$ 1,084.95
Single Family 40'	97	\$ 116,383	\$ 1,199.83	\$ 1,276.41
Single Family 50'	188	\$ 281,959	\$ 1,499.78	\$ 1,595.51
Single Family 60'	59	\$ 106,184	\$ 1,799.73	\$ 1,914.61
Single Family 64'	56	\$ 107,504	\$ 1,919.72	\$ 2,042.25
Total Units	541	\$ 721,394		

Lakehaven
Community Development District
Series 2026 Special Assessment Bonds
Amortization Schedule

Date		Balance		Principal		Interest		Total
11/01/26	\$	10,345,000.00	\$	-	\$	100,728.91	\$	100,728.91
05/01/27	\$	10,345,000.00	\$	145,000.00	\$	287,796.88		
11/01/27	\$	10,200,000.00	\$	-	\$	284,353.13	\$	717,150.00
05/01/28	\$	10,200,000.00	\$	155,000.00	\$	284,353.13		
11/01/28	\$	10,045,000.00	\$	-	\$	280,671.88	\$	720,025.00
05/01/29	\$	10,045,000.00	\$	160,000.00	\$	280,671.88		
11/01/29	\$	9,885,000.00	\$	-	\$	276,871.88	\$	717,543.75
05/01/30	\$	9,885,000.00	\$	170,000.00	\$	276,871.88		
11/01/30	\$	9,715,000.00	\$	-	\$	272,834.38	\$	719,706.25
05/01/31	\$	9,715,000.00	\$	180,000.00	\$	272,834.38		
11/01/31	\$	9,535,000.00	\$	-	\$	268,559.38	\$	721,393.75
05/01/32	\$	9,535,000.00	\$	185,000.00	\$	268,559.38		
11/01/32	\$	9,350,000.00	\$	-	\$	264,165.63	\$	717,725.00
05/01/33	\$	9,350,000.00	\$	195,000.00	\$	264,165.63		
11/01/33	\$	9,155,000.00	\$	-	\$	259,534.38	\$	718,700.00
05/01/34	\$	9,155,000.00	\$	205,000.00	\$	259,534.38		
11/01/34	\$	8,950,000.00	\$	-	\$	254,665.63	\$	719,200.00
05/01/35	\$	8,950,000.00	\$	215,000.00	\$	254,665.63		
11/01/35	\$	8,735,000.00	\$	-	\$	249,559.38	\$	719,225.00
05/01/36	\$	8,735,000.00	\$	225,000.00	\$	249,559.38		
11/01/36	\$	8,510,000.00	\$	-	\$	244,215.63	\$	718,775.00
05/01/37	\$	8,510,000.00	\$	235,000.00	\$	244,215.63		
11/01/37	\$	8,275,000.00	\$	-	\$	237,753.13	\$	716,968.75
05/01/38	\$	8,275,000.00	\$	250,000.00	\$	237,753.13		
11/01/38	\$	8,025,000.00	\$	-	\$	230,878.13	\$	718,631.25
05/01/39	\$	8,025,000.00	\$	265,000.00	\$	230,878.13		
11/01/39	\$	7,760,000.00	\$	-	\$	223,590.63	\$	719,468.75
05/01/40	\$	7,760,000.00	\$	280,000.00	\$	223,590.63		
11/01/40	\$	7,480,000.00	\$	-	\$	215,890.63	\$	719,481.25
05/01/41	\$	7,480,000.00	\$	295,000.00	\$	215,890.63		
11/01/41	\$	7,185,000.00	\$	-	\$	207,778.13	\$	718,668.75
05/01/42	\$	7,185,000.00	\$	310,000.00	\$	207,778.13		
11/01/42	\$	6,875,000.00	\$	-	\$	199,253.13	\$	717,031.25

Lakehaven
Community Development District
Series 2026 Special Assessment Bonds
Amortization Schedule

Date		Balance		Principal		Interest		Total
05/01/43	\$	6,875,000.00	\$	330,000.00	\$	199,253.13		
11/01/43	\$	6,545,000.00	\$	-	\$	190,178.13	\$	719,431.25
05/01/44	\$	6,545,000.00	\$	350,000.00	\$	190,178.13		
11/01/44	\$	6,195,000.00	\$	-	\$	180,553.13	\$	720,731.25
05/01/45	\$	6,195,000.00	\$	370,000.00	\$	180,553.13		
11/01/45	\$	5,825,000.00	\$	-	\$	170,378.13	\$	720,931.25
05/01/46	\$	5,825,000.00	\$	390,000.00	\$	170,378.13		
11/01/46	\$	5,435,000.00	\$	-	\$	159,653.13	\$	720,031.25
05/01/47	\$	5,435,000.00	\$	410,000.00	\$	159,653.13		
11/01/47	\$	5,025,000.00	\$	-	\$	147,609.38	\$	717,262.50
05/01/48	\$	5,025,000.00	\$	435,000.00	\$	147,609.38		
11/01/48	\$	4,590,000.00	\$	-	\$	134,831.25	\$	717,440.63
05/01/49	\$	4,590,000.00	\$	465,000.00	\$	134,831.25		
11/01/49	\$	4,125,000.00	\$	-	\$	121,171.88	\$	721,003.13
05/01/50	\$	4,125,000.00	\$	490,000.00	\$	121,171.88		
11/01/50	\$	3,635,000.00	\$	-	\$	106,778.13	\$	717,950.00
05/01/51	\$	3,635,000.00	\$	520,000.00	\$	106,778.13		
11/01/51	\$	3,115,000.00	\$	-	\$	91,503.13	\$	718,281.25
05/01/52	\$	3,115,000.00	\$	550,000.00	\$	91,503.13		
11/01/52	\$	2,565,000.00	\$	-	\$	75,346.88	\$	716,850.00
05/01/53	\$	2,565,000.00	\$	585,000.00	\$	75,346.88		
11/01/53	\$	1,980,000.00	\$	-	\$	58,162.50	\$	718,509.38
05/01/54	\$	1,980,000.00	\$	620,000.00	\$	58,162.50		
11/01/54	\$	1,360,000.00	\$	-	\$	39,950.00	\$	718,112.50
05/01/55	\$	1,360,000.00	\$	660,000.00	\$	39,950.00		
11/01/55	\$	700,000.00	\$	-	\$	20,562.50	\$	720,512.50
05/01/56	\$	700,000.00	\$	700,000.00	\$	20,562.50	\$	720,562.50
			\$	10,345,000.00	\$	11,323,032.03	\$	21,668,032.03