Lake Lizzie

Community Development District

Adopted Budget

FY2027

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Lake Lizzie
Community Development District
General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Adopted Budget FY2027
Revenues					
Assessments - On Roll	$ 237,611	$ 237,243	$ 368	$ 237,611	$ 237,611
Interest Income	$ -	$ 3,477	$ 1,738	$ 5,215	$ 2,500
HOA Cost Share Contributions	$ -	$ 4,655	$ 2,327	$ 6,982	$ 2,500
Carryforward	$ 50,796	$ -	$ -	$ -	$ 56,238
Total Revenues	**$ 288,407**	**$ 245,374**	**$ 4,433**	**$ 249,808**	**$ 298,849**
Expenditures					
General & Administrative					
Supervisor Fees	$ 12,000	$ 600	$ 4,000	$ 4,600	$ 12,000
FICA Expense	$ 918	$ 46	$ 306	$ 352	$ 918
Engineering	$ 15,000	$ 1,358	$ 2,500	$ 3,858	$ 15,000
Attorney	$ 15,000	$ 3,816	$ 1,908	$ 5,724	$ 15,000
Annual Audit	$ 3,900	$ 5,500	$ -	$ 5,500	$ 5,600
Assessment Administration	$ 5,000	$ 5,000	$ -	$ 5,000	$ 5,150
Arbitrage	$ 900	$ 450	$ -	$ 450	$ 900
Dissemination	$ 6,000	$ 4,000	$ 2,000	$ 6,000	$ 6,180
Trustee Fees	$ 8,889	$ 4,246	$ 4,434	$ 8,681	$ 8,889
Management Fees	$ 41,200	$ 27,467	$ 13,733	$ 41,200	$ 42,436
Information Technology	$ 1,854	$ 1,236	$ 618	$ 1,854	$ 1,910
Website Maintenance	$ 1,236	$ 824	$ 412	$ 1,236	$ 1,273
Telephone	$ 100	$ -	$ 50	$ 50	$ 100
Postage & Delivery	$ 1,000	$ 64	$ 100	$ 164	$ 1,000
Insurance	$ 7,201	$ 5,512	$ -	$ 5,512	$ 6,063
Printing & Binding	$ 600	$ 4	$ 35	$ 39	$ 600
Legal Advertising	$ 5,000	$ 226	$ 1,161	$ 1,387	$ 5,000
Contingency	$ 5,000	$ 705	$ 352	$ 1,057	$ 5,000
Office Supplies	$ 500	$ 1	$ 15	$ 16	$ 500
Dues, Licenses & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Total Administrative	**$ 131,473**	**$ 61,229**	**$ 31,625**	**$ 92,854**	**$ 133,694**
Operation and Maintenance					
Field Expenditures					
Field Management	$ 10,815	$ 7,210	$ 3,605	$ 10,815	$ 11,139
Property Insurance	$ 1,507	$ 1,048	$ -	$ 1,048	$ 996
Water & Sewer	$ 35,040	$ 21,316	$ 10,658	$ 31,974	$ 41,048
Electric	$ 1,500	$ -	$ 750	$ 750	$ 1,500
Landscape Maintenance	$ 63,282	$ 42,188	$ 21,094	$ 63,282	$ 63,282
Pond Maintenance	$ 8,790	$ 4,688	$ 2,344	$ 7,032	$ 8,790
Irrigation Expense	$ -	$ 1,142	$ 571	$ 1,712	$ 2,400
Pressure Washing	$ 1,500	$ -	$ 750	$ 750	$ 1,500
Midge Management	$ 16,500	$ -	$ 8,250	$ 8,250	$ 16,500
Contingency	$ 18,000	$ 2,803	$ 1,401	$ 4,204	$ 18,000
Total Field Expenditures	**$ 156,934**	**$ 80,394**	**$ 49,423**	**$ 129,818**	**$ 165,155**
Total Expenditures	**$ 288,407**	**$ 141,624**	**$ 81,048**	**$ 222,672**	**$ 298,849**
Excess Revenues/(Expenditures)	$ -	$ 103,751	$ (76,615)	$ 27,136	$ -

Product	Total ERU	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Single Family 34'	39	52	0.75	$31,097	$598.01	$636.18
Single Family 50'	259	259	1.00	$206,514	$797.35	$848.25
Total ERU's	298	311		**$237,611**		

Lake Lizzie
Community Development District
General Fund Narrative

<u>Revenues:</u>

<u>Assessments</u>

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

<u>Interest Income</u>

Represents interest income the District may receive from interest earning accounts.

<u>HOA Cost Share Contributions</u>

The District has an agreement with Trinity Place Community Owners Association Inc for shared irrigation services with certain costs being allocated based upon the proportionate area in the District.

<u>Expenditures:</u>

General & Administrative:

<u>Supervisor Fees</u>

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.

<u>FICA Expense</u>

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

<u>Engineering</u>

The District's engineer 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 Board of Supervisors and the District Manager.

<u>Attorney</u>

The District's legal counsel 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.

<u>Annual Audit</u>

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

<u>Assessment Administration</u>

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

<u>Arbitrage</u>

The District has contracted with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2023 and Series 2024 Bonds.

Dissemination

The District is required by the Securities and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues.

Trustee Fees

The District will pay annual trustee fees for Revenue Bonds that are deposited with a Trustee.

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 costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

Represents the costs with Governmental Management Services – Central Florida, LLC 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.

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing District correspondence.

Insurance

The District's general liability and public official's liability insurance coverages.

Printing & Binding

Printing agenda materials for board meetings, printing of computerized checks, stationery, 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.

Contingency

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.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for $175. This is the only expense under this category for the District.

Operations and Maintenance:

Field Expenditures

Field Management

Represents the 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.

Property Insurance

The District's property insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Water & Sewer

Represents costs for water services provided for common areas throughout the District.

Electric

Represents electric charges of common areas throughout the District.

Landscape Maintenance

The District has a contract with Yellowstone Landscape to maintain the landscaping located within the District. These services include monthly landscape maintenance such as mowing of turf areas, pruning and trimming, plant bed weed control, fertilization and irrigation inspections.

Pond Maintenance

Represents Pond maintenance for the District.

Irrigation Repairs

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

Pressure Washing

To record expenses related to the pressure washing of various areas of the District.

Midge Management

Recorded expense for midge control services to address insect infestation around the property. This treatment is part of ongoing pest management efforts to maintain a safe and comfortable environment for residents and visitors.

Contingency

Represents any additional field expense that may not have been provided for in the budget.

Lake Lizzie

Community Development District

Debt Service Fund

Series 2023

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Adopted Budget FY2027
Revenues					
Assessments	$ 240,025	$ 237,119	$ 368	$ 237,487	$ 233,680
Interest Income	$ 4,500	$ 5,458	$ 1,500	$ 6,958	$ 4,500
Carry Forward Surplus *	$ 116,073	$ 118,752	$ -	$ 118,752	$ 123,893
Total Revenues	**$ 360,598**	**$ 361,329**	**$ 1,868**	**$ 363,197**	**$ 362,074**
Expenses					
Interest- 11/01	$ 89,685	$ 89,685	$ -	$ 89,685	$ 88,315
Interest - 02/01	$ -	$ 66	$ -	$ 66	$ -
Special Call - 02/01	$ -	$ 5,000	$ -	$ 5,000	$ -
Principal - 05/01	$ 55,000	$ 55,000	$ -	$ 55,000	$ 60,000
Interest - 05/01	$ 89,685	$ 89,553	$ -	$ 89,553	$ 88,315
Total Expenditures	**$ 234,370**	**$ 239,304**	**$ -**	**$ 239,304**	**$ 236,630**
Excess Revenues/(Expenditures)	$ 126,228	$ 122,025	$ 1,868	$ 123,893	$ 125,444

*Carry forward less amount in Reserve funds.

Series 2023	
Interest - 11/01/26	**$86,965**

Net Assessments	$ 233,680
Add: Discounts & Collection	$14,916
Gross Assessments	$248,596

Product *	Assessable Units	Annual Debt Service	Net Per Unit	Gross Per Unit
Single Family 34'	52	$61,098.96	$1,174.98	$1,249.98
Single Family 50'	136	$172,581.28	$1,268.98	$1,349.98
Total ERU's	188	**$233,680**		

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

Date		Balance		Principal		Interest		Total
11/01/26	$	3,330,000.00	$	-	$	88,315.00	$	88,315.00
05/01/27	$	3,330,000.00	$	60,000.00	$	88,315.00		
11/01/27	$	3,270,000.00	$	-	$	86,965.00	$	235,280.00
05/01/28	$	3,270,000.00	$	60,000.00	$	86,965.00		
11/01/28	$	3,210,000.00	$	-	$	85,615.00	$	232,580.00
05/01/29	$	3,210,000.00	$	65,000.00	$	85,615.00		
11/01/29	$	3,145,000.00	$	-	$	84,120.00	$	234,735.00
05/01/30	$	3,145,000.00	$	70,000.00	$	84,120.00		
11/01/30	$	3,075,000.00	$	-	$	82,510.00	$	236,630.00
05/01/31	$	3,075,000.00	$	70,000.00	$	82,510.00		
11/01/31	$	3,005,000.00	$	-	$	80,900.00	$	233,410.00
05/01/32	$	3,005,000.00	$	75,000.00	$	80,900.00		
11/01/32	$	2,930,000.00	$	-	$	79,175.00	$	235,075.00
05/01/33	$	2,930,000.00	$	80,000.00	$	79,175.00		
11/01/33	$	2,850,000.00	$	-	$	77,335.00	$	236,510.00
05/01/34	$	2,850,000.00	$	80,000.00	$	77,335.00		
11/01/34	$	2,770,000.00	$	-	$	75,215.00	$	232,550.00
05/01/35	$	2,770,000.00	$	85,000.00	$	75,215.00		
11/01/35	$	2,685,000.00	$	-	$	72,962.50	$	233,177.50
05/01/36	$	2,685,000.00	$	90,000.00	$	72,962.50		
11/01/36	$	2,595,000.00	$	-	$	70,577.50	$	233,540.00
05/01/37	$	2,595,000.00	$	95,000.00	$	70,577.50		
11/01/37	$	2,500,000.00	$	-	$	68,060.00	$	233,637.50
05/01/38	$	2,500,000.00	$	100,000.00	$	68,060.00		
11/01/38	$	2,400,000.00	$	-	$	65,410.00	$	233,470.00
05/01/39	$	2,400,000.00	$	105,000.00	$	65,410.00		
11/01/39	$	2,295,000.00	$	-	$	62,627.50	$	233,037.50
05/01/40	$	2,295,000.00	$	110,000.00	$	62,627.50		
11/01/40	$	2,185,000.00	$	-	$	59,712.50	$	232,340.00
05/01/41	$	2,185,000.00	$	120,000.00	$	59,712.50		
11/01/41	$	2,065,000.00	$	-	$	56,532.50	$	236,245.00
05/01/42	$	2,065,000.00	$	125,000.00	$	56,532.50		
11/01/42	$	1,940,000.00	$	-	$	53,220.00	$	234,752.50
05/01/43	$	1,940,000.00	$	130,000.00	$	53,220.00		
11/01/43	$	1,810,000.00	$	-	$	49,775.00	$	232,995.00
05/01/44	$	1,810,000.00	$	140,000.00	$	49,775.00		
11/01/44	$	1,670,000.00	$	-	$	45,925.00	$	235,700.00
05/01/45	$	1,670,000.00	$	145,000.00	$	45,925.00		
11/01/45	$	1,525,000.00	$	-	$	41,937.50	$	232,862.50
05/01/46	$	1,525,000.00	$	155,000.00	$	41,937.50		
11/01/46	$	1,370,000.00	$	-	$	37,675.00	$	234,612.50
05/01/47	$	1,370,000.00	$	165,000.00	$	37,675.00		
11/01/47	$	1,205,000.00	$	-	$	33,137.50	$	235,812.50
05/01/48	$	1,205,000.00	$	175,000.00	$	33,137.50		
11/01/48	$	1,030,000.00	$	-	$	28,325.00	$	236,462.50
05/01/49	$	1,030,000.00	$	185,000.00	$	28,325.00		
11/01/49	$	845,000.00	$	-	$	23,237.50	$	236,562.50
05/01/50	$	845,000.00	$	195,000.00	$	23,237.50		
11/01/50	$	650,000.00	$	-	$	17,875.00	$	236,112.50
05/01/51	$	650,000.00	$	205,000.00	$	17,875.00		
11/01/51	$	445,000.00	$	-	$	12,237.50	$	235,112.50
05/01/52	$	445,000.00	$	215,000.00	$	12,237.50		
11/01/52	$	230,000.00	$	-	$	6,325.00	$	233,562.50
05/01/53	$	230,000.00	$	230,000.00	$	6,325.00	$	236,325.00
			$	**3,330,000.00**	**$**	**3,091,405.00**	**$**	**6,421,405.00**

Lake Lizzie

Community Development District

Debt Service Fund

Series 2024

Description	Proposed Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Adopted Budget FY2027
Revenues					
Assessments	$ 149,648	$ 149,416	$ 232	$ 149,648	$ 149,648
Interest Income	$ 2,947	$ 4,047	$ 1,500	$ 5,547	$ 2,773
Carry Forward Surplus *	$ 64,527	$ 64,534	$ -	$ 64,534	$ 65,603
Total Revenues	**$ 217,122**	**$ 217,997**	**$ 1,732**	**$ 219,729**	**$ 218,024**
Expenses					
Interest- 11/01	$ 58,634	$ 58,634	$ -	$ 58,634	$ 57,951
Principal - 05/01	$ 30,000	$ 30,000	$ -	$ 30,000	$ 30,000
Interest - 05/01	$ 58,634	$ 58,634	$ -	$ 58,634	$ 57,951
Total Expenditures	**$ 147,268**	**$ 147,268**	**$ -**	**$ 147,268**	**$ 145,903**
Other Financing Sources/(Uses)					
Transfer In/(Out)	$ -	$ (6,858)	$ -	$ (6,858)	$ -
Total Other Financing Sources/(Uses)	**$ -**	**$ (6,858)**	**$ -**	**$ (6,858)**	**$ -**
Excess Revenues/(Expenditures)	$ 69,854	$ 63,871	$ 1,732	$ 65,603	$ 72,121

*Carry forward less amount in Reserve funds.

Series 2024	
Interest - 11/01	**$57,269**
Net Assessments	$ 149,648
Add: Discounts & Collection	$9,552
Gross Assessments	$159,200

Product *	Assessable Units	Annual Debt Service	Net Per Unit	Gross Per Unit
Single Family 50'	118	$149,647.60	$1,268.20	$1,349.15
Total ERU's	118	**$149,648**		

Lake Lizzie
Community Development District
Series 2024 Special Assessment Bonds
Amortization Schedule

Date		Balance		Principal		Interest		Total
11/01/26	$	2,125,000.00	$	-	$	57,951.25	$	57,951.25
05/01/27	$	2,125,000.00	$	30,000.00	$	57,951.25		
11/01/27	$	2,095,000.00	$	-	$	57,268.75	$	145,220.00
05/01/28	$	2,095,000.00	$	35,000.00	$	57,268.75		
11/01/28	$	2,060,000.00	$	-	$	56,472.50	$	148,741.25
05/01/29	$	2,060,000.00	$	35,000.00	$	56,472.50		
11/01/29	$	2,025,000.00	$	-	$	55,676.25	$	147,148.75
05/01/30	$	2,025,000.00	$	35,000.00	$	55,676.25		
11/01/30	$	1,990,000.00	$	-	$	54,880.00	$	145,556.25
05/01/31	$	1,990,000.00	$	40,000.00	$	54,880.00		
11/01/31	$	1,950,000.00	$	-	$	53,970.00	$	148,850.00
05/01/32	$	1,950,000.00	$	40,000.00	$	53,970.00		
11/01/32	$	1,910,000.00	$	-	$	52,900.00	$	146,870.00
05/01/33	$	1,910,000.00	$	45,000.00	$	52,900.00		
11/01/33	$	1,865,000.00	$	-	$	51,696.25	$	149,596.25
05/01/34	$	1,865,000.00	$	45,000.00	$	51,696.25		
11/01/34	$	1,820,000.00	$	-	$	50,492.50	$	147,188.75
05/01/35	$	1,820,000.00	$	50,000.00	$	50,492.50		
11/01/35	$	1,770,000.00	$	-	$	49,155.00	$	149,647.50
05/01/36	$	1,770,000.00	$	50,000.00	$	49,155.00		
11/01/36	$	1,720,000.00	$	-	$	47,817.50	$	146,972.50
05/01/37	$	1,720,000.00	$	55,000.00	$	47,817.50		
11/01/37	$	1,665,000.00	$	-	$	46,346.25	$	149,163.75
05/01/38	$	1,665,000.00	$	55,000.00	$	46,346.25		
11/01/38	$	1,610,000.00	$	-	$	44,875.00	$	146,221.25
05/01/39	$	1,610,000.00	$	60,000.00	$	44,875.00		
11/01/39	$	1,550,000.00	$	-	$	43,270.00	$	148,145.00
05/01/40	$	1,550,000.00	$	60,000.00	$	43,270.00		
11/01/40	$	1,490,000.00	$	-	$	41,665.00	$	144,935.00
05/01/41	$	1,490,000.00	$	65,000.00	$	41,665.00		
11/01/41	$	1,425,000.00	$	-	$	39,926.25	$	146,591.25
05/01/42	$	1,425,000.00	$	70,000.00	$	39,926.25		
11/01/42	$	1,355,000.00	$	-	$	38,053.75	$	147,980.00
05/01/43	$	1,355,000.00	$	75,000.00	$	38,053.75		
11/01/43	$	1,280,000.00	$	-	$	36,047.50	$	149,101.25
05/01/44	$	1,280,000.00	$	75,000.00	$	36,047.50		
11/01/44	$	1,205,000.00	$	-	$	34,041.25	$	145,088.75
05/01/45	$	1,205,000.00	$	80,000.00	$	34,041.25		
11/01/45	$	1,125,000.00	$	-	$	31,781.25	$	145,822.50
05/01/46	$	1,125,000.00	$	85,000.00	$	31,781.25		
11/01/46	$	1,040,000.00	$	-	$	29,380.00	$	146,161.25
05/01/47	$	1,040,000.00	$	90,000.00	$	29,380.00		
11/01/47	$	950,000.00	$	-	$	26,837.50	$	146,217.50
05/01/48	$	950,000.00	$	95,000.00	$	26,837.50		
11/01/48	$	855,000.00	$	-	$	24,153.75	$	145,991.25
05/01/49	$	855,000.00	$	100,000.00	$	24,153.75		
11/01/49	$	755,000.00	$	-	$	21,328.75	$	145,482.50
05/01/50	$	755,000.00	$	110,000.00	$	21,328.75		
11/01/50	$	645,000.00	$	-	$	18,221.25	$	149,550.00
05/01/51	$	645,000.00	$	115,000.00	$	18,221.25		
11/01/51	$	530,000.00	$	-	$	14,972.50	$	148,193.75
05/01/52	$	530,000.00	$	120,000.00	$	14,972.50		
11/01/52	$	410,000.00	$	-	$	11,582.50	$	146,555.00
05/01/53	$	410,000.00	$	130,000.00	$	11,582.50		
11/01/53	$	280,000.00	$	-	$	7,910.00	$	149,492.50
05/01/54	$	280,000.00	$	135,000.00	$	7,910.00		
11/01/54	$	145,000.00	$	-	$	4,096.25	$	147,006.25
05/01/55	$	145,000.00	$	145,000.00	$	4,096.25	$	149,096.25
			$	**2,125,000.00**	**$**	**2,205,537.50**	**$**	**4,330,537.50**