

Blue Lake
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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DETAILED PROPOSED BUDGET
BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
O&M Assessments	1,108,596
Debt Assessments	663,697
Line Of Credit Assessments	152,624
Other Revenues	0
Other Revenues-Lake Bank Project-Line Of Credit	0
Interest Income	1,200
TOTAL REVENUES	\$ 1,926,117
EXPENDITURES	
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	6,000
Payroll Taxes (Employer)	480
Management	42,000
Legal	30,000
Legal Extraordinary - Retaining Wall	400,000
Assessment Roll	4,000
Audit Fees	6,000
Arbitrage Rebate Fee	650
Insurance	14,700
Legal Advertisements	6,000
Miscellaneous	3,993
Postage	900
Office Supplies	1,250
Dues & Subscriptions	175
Trustee Fees	4,250
Continuing Disclosure Fee	1,000
Deficit Funding (FY 2024/2025)	40,972
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 562,370
MAINTENANCE EXPENDITURES	
Engineering/Inspections	40,000
Engineering Extraordinary - Retaining Wall	75,000
Engineering Extraordinary - Construction Costs	0
Mitigation Monitoring	173,810
Lake Maintenance	60,000
Lake Bank Inspections	16,050
Lake Bank Repairs	30,000
Surface Water Management Inspections	17,550
Flow Way Inspection Certification	5,000
Detention Area Maintenance	36,000
Miscellaneous Maintenance	27,500
Capital Outlay - Lake Bank Expenditure	0
Maintenance Reserve	0
TOTAL MAINTENANCE EXPENDITURES	\$ 480,910
Lake Bank Repair Project	
Lake Bank Repair Project - Principal Payments	133,400
Lake Bank Repair Project - Interest Payments	10,067
TOTAL LAKE BANK PROJECT LOAN EXPENDITURES	\$ 143,467
TOTAL EXPENDITURES	1,186,747
REVENUES LESS EXPENDITURES	\$ 739,370
Bond Payments	(623,875)
BALANCE	\$ 115,495
County Appraiser & Tax Collector Fee	(38,498)
Discounts For Early Payments	(76,997)
EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
O&M Assessments	584,018	1,260,500	1,108,596	Expenditures Less Interest/.94
Debt Assessments	661,942	663,697	663,697	Bond Payments/.94
Line Of Credit Assessments	0	720	152,624	Line Of Credit Payments/.94
Other Revenues	0	0	0	
Other Revenues-Lake Bank Project-Line Of Credit	122,100	0	0	Draws From Lake Bank Repair Project Line Of Credit
Interest Income	10,306	960	1,200	Interest Projected At \$100 Per Month
TOTAL REVENUES	\$ 1,378,366	\$ 1,925,877	\$ 1,926,117	
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	6,400	12,000	6,000	\$6,000 Decrease From 2025/2026 Budget
Payroll Taxes (Employer)	490	960	480	Projected At 8% Of Supervisor Fees
Management	30,576	31,452	42,000	Increased Due To Additional Services
Legal	19,094	40,000	30,000	\$10,000 Decrease From 2025/2026 Budget
Legal Extraordinary - Retaining Wall	108,151	500,000	400,000	\$100,000 Decrease From 2025/2026 Budget
Assessment Roll	4,000	4,000	4,000	As Per Contract
Audit Fees	3,800	5,200	6,000	Will Increase Due To Line Of Credit, Etc.
Arbitrage Rebate Fee	650	650	650	No Change From 2025/2026 Budget
Insurance	12,850	14,700	14,700	Fiscal Year 2025/2026 Expenditure Was \$12,231
Legal Advertisements	3,776	6,000	6,000	No Change From 2025/2026 Budget
Miscellaneous	3,025	3,993	3,993	Increased Due To Conference Calls
Postage	1,162	900	900	No Change From 2025/2026 Budget
Office Supplies	1,829	1,250	1,250	No Change From 2025/2026 Budget
Dues & Subscriptions	175	175	175	Annual Fee Due Department Of Economic Opportunity
Trustee Fees	4,246	4,050	4,250	\$200 Increase From 2025/2026 Budget
Continuing Disclosure Fee	350	1,000	1,000	\$650 Decrease From 2025/2026 Budget
Deficit Funding (FY 2024/2025)	0	0	40,972	Deficit Funding For 2024/2025 Shortfall
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 200,574	\$ 626,330	\$ 562,370	
MAINTENANCE EXPENDITURES				
Engineering/Inspections	50,251	40,000	40,000	No Change From 2025/2026 Budget
Engineering Extraordinary - Retaining Wall	86,884	125,000	75,000	\$650 Decrease From 2025/2026 Budget
Engineering Extraordinary - Construction Costs	25,550	0	0	
Mitigation Monitoring	211,353	138,500	173,810	\$35,310 Increase From 2025/2026 Budget
Lake Maintenance	45,196	60,000	60,000	No Change From 2025/2026 Budget
Lake Bank Inspections	0	0	16,050	Lake Bank Inspections
Lake Bank Repairs	0	0	30,000	Lake Bank Repairs
Surface Water Management Inspections	0	0	17,550	Surface Water Management Inspections
Flow Way Inspection Certification	0	5,000	5,000	No Change From 2025/2026 Budget
Detention Area Maintenance	35,441	36,000	36,000	No Change From 2025/2026 Budget
Miscellaneous Maintenance	66,392	55,000	27,500	No Change From 2025/2026 Budget
Capital Outlay - Lake Bank Expenditure	133,400	0	0	
Maintenance Reserve	0	100,000	0	Line Item Eliminated
TOTAL MAINTENANCE EXPENDITURES	\$ 654,467	\$ 559,500	\$ 480,910	
Lake Bank Repair Project				
Lake Bank Repair Project - Principal Payments	0	0	133,400	Principal Amount Based On Draw Of \$133,400
Lake Bank Repair Project - Interest Payments	0	677	10,067	Interest Amount Based On Draw Of \$133,400
TOTAL LAKE BANK PROJECT LOAN EXPENDITURES	\$ -	\$ 677	\$ 143,467	
TOTAL EXPENDITURES	855,041	1,186,507	1,186,747	
REVENUES LESS EXPENDITURES	\$ 523,325	\$ 739,370	\$ 739,370	
Bond Payments	(636,903)	(623,875)	(623,875)	2027 Principal & Interest Payments
BALANCE	\$ (113,578)	\$ 115,495	\$ 115,495	
County Appraiser & Tax Collector Fee	(992)	(38,498)	(38,498)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(45,820)	(76,997)	(76,997)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (160,390)	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2024/2025	2025/2026	2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	32,782	1,000	2,000	Projected Interest For 2026/2027
NAV Tax Collection	636,903	623,875	623,875	Maximum Debt Service Collection
Total Revenues	\$ 669,685	\$ 624,875	\$ 625,875	
EXPENDITURES				
Principal Payments	220,000	225,000	235,000	Principal Payment Due In 2027
Interest Payments	407,638	394,338	385,138	Interest Payment Due In 2027
Bond Redemption	0	5,537	5,737	Estimated Excess Debt Collections
Transfer To Construction Fund	13,688	0	0	Transfer To Construction Fund
Total Expenditures	\$ 641,326	\$ 624,875	\$ 625,875	
Excess/ (Shortfall)	\$ 28,359	\$ -	\$ -	

Series 2019 Bond Information

Original Par Amount =	\$10,400,000	Annual Principal Payments Due =	June 15th
Interest Rate =	3.50% - 4.5%	Annual Interest Payments Due =	June 15th & December 15th
Issue Date =	May 2019		
Maturity Date =	June 2049		
Par Amount As Of 1/1/26 =	\$9,195,000		

Blue Lake Community Development District Assessment Comparison

	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Assessment*	Fiscal Year 2026/2027 Projected Assessment*
O & M Assessment For 50' Single Family Units	\$ 1,103.63	\$ 1,373.84	\$ 2,979.91	\$ 2,620.80
Lake Bank Repair Assessment	\$ -	\$ -	\$ 1.71	\$ 360.82
<u>Debt Assessment For 50' Single Family Units</u>	<u>\$ 1,330.00</u>	<u>\$ 1,330.00</u>	<u>\$ 1,330.00</u>	<u>\$ 1,330.00</u>
Total For 50' Single Family Units	\$ 2,433.63	\$ 2,703.84	\$ 4,311.62	\$ 4,311.62
O & M Assessment For 60' Single Family Units	\$ 1,103.63	\$ 1,373.84	\$ 2,979.91	\$ 2,620.80
Lake Bank Repair Assessment	\$ -	\$ -	\$ 1.71	\$ 360.82
<u>Debt Assessment For 60' Single Family Units</u>	<u>\$ 1,596.00</u>	<u>\$ 1,596.00</u>	<u>\$ 1,596.00</u>	<u>\$ 1,596.00</u>
Total For 60' Single Family Units	\$ 2,699.63	\$ 2,969.84	\$ 4,577.62	\$ 4,577.62
O & M Assessment For 75' Single Family Units	\$ 1,103.63	\$ 1,373.84	\$ 2,979.91	\$ 2,620.80
Lake Bank Repair Assessment	\$ -	\$ -	\$ 1.71	\$ 360.82
<u>Debt Assessment For 75' Single Family Units</u>	<u>\$ 1,995.00</u>	<u>\$ 1,995.00</u>	<u>\$ 1,995.00</u>	<u>\$ 1,995.00</u>
Total For 75' Single Family Units	\$ 3,098.63	\$ 3,368.84	\$ 4,976.62	\$ 4,976.62

* Assessments Include the Following :

4% Discount for Early Payments
1% County Tax Collector Fee
1% County Property Appraiser Fee

Community Information:

50' Single Family Units	182
60' Single Family Units	148
<u>75' Single Family Units</u>	<u>93</u>
Total Units	423