

Lake Lucie

Community Development District

Annual Operating Budget

Fiscal Year 2026

Adopted Budget

Approved

July 25, 2025

Lake Lucie Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Annual Budget

<i>General Fund</i>	<u>Actual</u> <u>FY 2023</u>	<u>Actual</u> <u>FY 2024</u>	<u>Budget</u> <u>FY 2025</u>	<u>Actual</u> <u>YTD</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2025</u>	<u>Budget</u> <u>FY 2026</u>
<u>Revenues</u>							
001.361001 Interest-Investments	299	4,022	1,000	1,648	500	2,148	2,000
001.363010 Assmnts-Tax Collector	136,143	207,420	243,000	189,329	39,091	228,420	248,996
001.369900 Other Misc Revenues	7	33	-	1,086	(1,086)	-	-
Total Revenues	136,449	211,475	244,000	192,063	38,505	230,568	250,996
<u>Expenses</u>							
<u>Administrative</u>							
001.511001 Payroll Wages	3,168	4,800	6,000	2,600	2,000	4,600	4,000
001.512001 Payroll Processing Fees	-	510	-	738	700	1,438	-
001.521001 Payroll Taxes	-	247	310	199	200	399	310
001.531016 Prof Serv-Field Management	-	-	-	3,000	10,500	13,500	18,000
001.531023 Prof Serv-Legal Services	5,675	3,943	3,500	1,096	1,534	2,630	3,000
001.531025 Prof Serv-Accounting	4,340	-	-	-	-	-	-
001.531027 Prof Serv-Mgmt Consulting Svcs	-	37,000	31,930	13,304	18,626	31,930	32,888
001.531035 Prof Serv-Property Appraiser	2,553	4,388	4,388	4,860	-	4,860	4,860
001.531042 ProfServ-Tax Collector	2,694	18	2,670	-	-	-	-
001.531050 General Administration	-	255	-	-	-	-	-
001.532002 Auditing Services	3,000	6,000	3,000	-	3,000	3,000	3,000
001.541005 Internet Service	-	1,489	-	-	-	-	-
001.541006 Shipping	20	379	800	109	172	281	300
001.545000 Insurance-General	4,619	-	-	-	-	-	-
001.545002 Insurance-Liability	-	6,162	6,500	2,708	3,792	6,500	6,825
001.545007 Insurance-Worker's Comp	-	806	850	850	-	850	850
001.548002 Legal Advertising	-	3,009	2,000	122	2,700	2,822	3,000
001.549008 Storage	565	-	-	-	-	-	-
001.549009 Misc-Bank Charge	358	162	-	-	-	-	-
001.549915 Website & Email	-	-	-	384	300	684	500
001.551002 Office Supplies	3,034	691	1,500	-	-	-	-
001.554007 Annual District Fee	-	175	175	175	-	175	175
Total Administrative	30,026	70,034	63,623	27,145	43,524	73,669	77,708
<u>Operations & Maintenance</u>							

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<i>General Fund</i>	<u>Actual</u> <u>FY 2023</u>	<u>Actual</u> <u>FY 2024</u>	<u>Budget</u> <u>FY 2025</u>	<u>Actual</u> <u>YTD</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2025</u>	<u>Budget</u> <u>FY 2026</u>
001.539390 Improvements-Pool	-	126,720	5,000	-	-	-	-
001.540004 Fuel	1,017	262	600	-	-	-	-
001.543006 Electricity-General	25,804	21,246	26,500	8,877	12,428	21,305	23,000
001.546001 R&M-General	1,725	2,207	8,000	6,400	4,000	10,400	16,050
001.546019 R&M-Stormwater System	-	-	-	-	-	-	16,347
001.546025 R&M-Pool	11,694	11,872	10,000	1,360	3,400	4,760	1,000
001.546035 Cabana Maintenance & Utilities	-	-	-	1,516	1,516	3,032	3,032
001.546064 R&M-Mulch	-	-	2,000	-	2,000	2,000	5,900
001.546071 R&M-Pest Control	900	-	3,000	3,150	-	3,150	3,150
001.546084 R&M-Streets/Sidewalks	10,400	18,280	15,000	-	19,998	19,998	-
001.546085 R&M-Signage	-	11,714	7,500	-	2,000	2,000	2,000
001.546099 R&M-Tree Trimming	-	42,630	8,000	-	8,000	8,000	1,000
001.546123 R&M-Preserves	-	-	-	10,700	-	10,700	10,700
001.546146 R&M-Business Park	-	-	5,000	-	-	-	5,000
001.546147 R&M-Undeveloped Acreage	-	-	5,000	-	-	-	5,000
001.549001 Misc-Other Services	-	6,626	-	75	-	75	100
001.549005 R&M-Equipment Rental	3,714	-	1,000	-	-	-	-
001.549900 Misc-Contingency	-	-	777	-	-	-	5,000
Total Operations & Maintenance	55,254	241,557	97,377	35,078	53,342	85,420	97,279
<u>Lakes & Ponds</u>							
001.534084 Contracts-Lakes	3,856	3,696	4,000	1,604	2,085	3,689	3,689
001.546032 R&M-Fountains	-	-	-	-	-	-	-
001.546042 R&M-Lakes	-	-	-	-	-	-	-
Total Lakes & Ponds	3,856	3,696	4,000	1,604	2,085	3,689	3,689
<u>Irrigation & Landscaping</u>							
001.534050 Contracts-Landscape	35,436	27,300	31,200	8,300	22,900	31,200	32,320
001.546036 R&M-Landscape	-	26,633	15,000	-	5,000	5,000	5,000
001.546041 R&M-Irrigation	-	-	3,000	-	4,432	4,432	3,000
Total Irrigation & Landscaping	35,436	53,933	49,200	8,300	32,332	40,632	40,320
<u>Capital Expenditures & Projects</u>							
001.564043 Capital Outlay	16,465	-	-	-	-	-	-

Lake Lucie Community Development District

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<i>General Fund</i>	<u>Actual FY 2023</u>	<u>Actual FY 2024</u>	<u>Budget FY 2025</u>	<u>Actual YTD OCT-FEB</u>	<u>Projected MAR-SEP</u>	<u>Total Projected FY 2025</u>	<u>Budget FY 2026</u>
Total Capital Expenditures & Projects	16,465	-	-	-	-	-	-
Total Expenses	141,037	369,220	214,200	72,127	131,283	203,410	218,996
Excess Revenue Over (Under) Expenditures	(4,588)	(157,745)	29,800	119,936	(92,778)	27,158	32,000
<u>Other Sources/Uses</u>							
<u>Other Sources</u>							
001.384010 Loan Proceeds	-	160,000	-	10,000	-	10,000	-
Total Other Sources	-	160,000	-	10,000	-	10,000	-
<u>Other Uses</u>							
001.571001 Principal Debt Retirement	-	-	24,500	-	24,500	24,500	24,000
001.572001 Interest Expense	43	1,557	5,300	4,681	5,400	10,081	8,000
Total Other Uses	43	1,557	29,800	4,681	29,900	34,581	32,000
Net Change in Fund Balances	(4,634)	698	-	125,255	(122,678)	2,577	-
<i>Fund Balance Beginning</i>	22,861	18,227	18,925			18,925	21,502
<i>Fund Balance Ending</i>	18,227	18,925	18,925			21,502	21,502

* Assessment revenue reflects gross amount assessed less projected discounts and commissions.

LAKE LUCIE COMMUNITY DEVELOPMENT DISTRICT
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Assessment Schedule

Unit Type (# of units)	ERU per Type	Fiscal Year 2025	Fiscal Year 2026
		O&M Assesment/ERU	O&M Assesment/ERU
Business Park (11 units)	44.09	\$350.54	\$407.74
Household (156 units)	156.00	\$1,316.47	\$1,316.47
Developer Lots (64 units)	64.00	\$346.50	\$400.78