

Marsh Harbour
Community Development District

**Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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FINAL BUDGET
MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
O & M Assessments	732,116
Debt Assessments	253,887
Other Revenues	0
Interest Income	1,200
TOTAL REVENUES	\$ 987,203
EXPENDITURES	
Supervisor Fees	11,000
Payroll Taxes - Employer	880
Engineering/Inspections	3,000
Lake Maintenance	11,000
Landscaping/Irrigation/Maintenance	150,000
Lighting	35,000
Security	380,000
Management	38,184
Secretarial	4,200
Legal	14,000
Assessment Roll	7,500
Audit Fees	3,600
Insurance	7,400
Legal Advertisements	1,400
Miscellaneous	900
Postage	300
Office Supplies	800
Dues & Subscriptions	175
Trustee Fee	2,500
Continuing Disclosure Fee	350
Website Management	2,000
Reserve/Contingency	15,200
TOTAL EXPENDITURES	\$ 689,389
REVENUES LESS EXPENDITURES	\$ 297,814
Bond Payments	(238,654)
BALANCE	\$ 59,160
County Appraiser & Tax Collector Fee	(19,720)
Discounts For Early Payments	(39,440)
EXCESS/ (SHORTFALL)	\$ -
Carryover Funds From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
O & M Assessments	687,308	732,129	732,116	Expenditures Less Interest & Carryover/.94
Debt Assessments	257,269	253,887	253,887	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	18,469	720	1,200	Interest Projected At \$100 Per Month
TOTAL REVENUES	\$ 963,046	\$ 986,736	\$ 987,203	
EXPENDITURES				
Supervisor Fees	7,400	11,000	11,000	Supervisor Fees
Payroll Taxes - Employer	566	880	880	Projected At 8% Of Supervisor Fees
Engineering/Inspections	4,600	2,000	3,000	\$1,000 Increase From 2024/2025 Budget
Lake Maintenance	10,238	11,000	11,000	No Change From 2024/2025 Budget
Landscaping/Irrigation/Maintenance	149,720	150,000	150,000	2024/2025 Expenditure Through 1/31/25 = \$40,770
Lighting	33,164	35,000	35,000	No Change From 2024/2025 Budget
Security	315,574	380,000	380,000	2024/2025 Expenditure Through 1/31/25 = \$122,842
Management	36,036	37,116	38,184	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2024/2025 Budget
Legal	11,995	14,000	14,000	2024/2025 Expenditure Through 12/31/24 = \$2,603
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	3,400	3,500	3,600	Accepted Amount For 2024/2025 Audit
Insurance	6,594	7,200	7,400	Fiscal Year 2024/2025 Expenditure Was \$6,858
Legal Advertisements	870	1,400	1,400	No Change From 2024/2025 Budget
Miscellaneous	846	800	900	\$100 Increase From 2024/2025 Budget
Postage	101	300	300	No Change From 2024/2025 Budget
Office Supplies	877	700	800	\$100 Increase From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fee	2,500	2,500	2,500	No Change From 2024/2025 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2024/2025 Budget
Website Management	2,000	2,000	2,000	No Change From 2024/2025 Budget
Reserve/Contingency	0	17,300	15,200	Reserve/Contingency
TOTAL EXPENDITURES	\$ 598,706	\$ 688,921	\$ 689,389	
REVENUES LESS EXPENDITURES	\$ 364,340	\$ 297,815	\$ 297,814	
Bond Payments	(246,294)	(238,654)	(238,654)	2026 Principal & Interest Payments
BALANCE	\$ 118,046	\$ 59,161	\$ 59,160	
County Appraiser & Tax Collector Fee	(4,968)	(19,720)	(19,720)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(31,530)	(39,441)	(39,440)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 81,548	\$ -	\$ -	
Carryover Funds From Prior Year	0	0	0	Carryover Funds From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 81,548	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET
MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	12,447	500	1,000	Projected Interest For 2025/2026
NAV Tax Collection	246,294	238,654	238,654	Maximum Debt Service Collection
Total Revenues	\$ 258,741	\$ 239,154	\$ 239,654	
EXPENDITURES				
Principal Payments	165,000	165,000	135,000	Principal Payment Due In 2026
Interest Payments	69,174	68,468	94,694	Interest Payments Due In 2026
Bond Redemption	0	5,686	9,960	Estimated Excess Debt Collections
Total Expenditures	\$ 234,174	\$ 239,154	\$ 239,654	
Excess/ (Shortfall)	\$ 24,567	\$ -	\$ -	

Series 2015 Bond Refunding Information

Original Par Amount =	\$3,295,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.24% - 5.45%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	August 2015		
Maturity Date =	May 2035		
Par Amount As Of 1/1/25 =	\$1,970,000		

MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
O & M For Two Bedroom Units	\$ 1,689.13	\$ 1,689.05	\$ 1,821.22	\$ 1,821.19
<u>Debt For Two Bedroom Units</u>	<u>\$ 499.52</u>	<u>\$ 499.52</u>	<u>\$ 499.52</u>	<u>\$ 499.52</u>
Total For Two Bedroom Units	\$ 2,188.65	\$ 2,188.57	\$ 2,320.74	\$ 2,320.71
O & M For Three Bedroom Units	\$ 1,689.13	\$ 1,689.05	\$ 1,821.22	\$ 1,821.19
<u>Debt For Three Bedroom Units</u>	<u>\$ 684.28</u>	<u>\$ 684.28</u>	<u>\$ 684.28</u>	<u>\$ 684.28</u>
Total For Three Bedroom Units	\$ 2,373.41	\$ 2,373.33	\$ 2,505.50	\$ 2,505.47

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Two Bedroom Units	111
<u>Three Bedroom Units</u>	<u>291</u>
Total Units	402

Three Bedroom Information

Total Units	291
<u>Prepayments</u>	<u>1</u>
Billed For Debt	290