



HALIFAX
SOLUTIONS

SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

Adopted Budget for
Fiscal Year 2026

July 22, 2025

springlakecdd.org

District Office:
4532 West Kennedy Blvd. #328
Tampa, FL 33609

Table of Contents

General Fund..... Tab 1

Reserve Fund Tab 2

Debt Service Fund Tab 3

Assessment Schedule Comparison Tab 4

Assessment Schedule..... Tab 5

Adopted Budget
Spring Lake Community Development District
General Fund
Fiscal Year 2026

Chart of Accounts Classification	Budget for 2026
REVENUES	
Special Assessments	
Tax Roll	\$750,462.00
TOTAL REVENUES	\$750,462.00
EXPENDITURES - ADMINISTRATIVE	
Legislative	
Supervisor Fees	\$10,000.00
Financial & Administrative	
District Management	\$53,664.00
District Engineer	\$18,000.00
Disclosure Report	\$6,000.00
Trustees Fees	\$9,300.00
Auditing Services	\$5,720.00
Arbitrage Rebate Calculation	\$1,000.00
Postage, Copies, Mailings	\$500.00
Public Officials Liability Insurance	\$4,164.00
Crime Insurance	\$500.00
Legal Advertising	\$4,000.00
Dues, Licenses & Fees	\$175.00
Email Administration	\$1,200.00
Website Administration	\$990.00
ADA Website Compliance	\$480.00
Legal Counsel	
District Counsel	\$36,000.00
Administrative Subtotal	\$151,693.00
EXPENDITURES - FIELD OPERATIONS	
Electric Utility Services	
Utility Services	\$6,000.00
Street Lights	\$62,000.00
Stormwater Control	
Aquatic Maintenance	\$19,440.00
Aquatic Plant Replacement	\$5,000.00
Waterway Special Treatment	\$10,500.00
Waterway Fish Stocking	\$8,000.00
Mitigation Area Monitoring & Maintenance	\$8,880.00
Other Physical Environment	

**Adopted Budget
Spring Lake Community Development District
General Fund
Fiscal Year 2026**

Chart of Accounts Classification	Budget for 2026
General Liability Insurance	\$5,613.00
Property Insurance	\$37,245.00
Entry & Walls Maintenance	\$10,000.00
Landscape Maintenance	\$139,328.00
Landscape Maintenance - Fertilizer & Pest Control	\$24,894.00
Irrigation Repairs	\$15,000.00
Irrigation Maintenance	\$27,570.00
Landscape - Mulch	\$63,500.00
Landscape Replacement Plants, Shrubs, Trees	\$60,000.00
Landscape Inspection Services	\$5,250.00
Landscape Miscellaneous - Annuals	\$2,200.00
Landscape Miscellaneous - OTC Injections	\$4,200.00
Landscape Miscellaneous - Palm Trimming	\$24,000.00
Parks & Recreation	
Playground Mulch	\$3,000.00
Holiday Decorations	\$2,000.00
Maintenance & Repair	\$15,000.00
Maintenance & Repair - Gate	\$3,000.00
Pest Control	\$3,000.00
Field Services	\$22,620.00
Contingency	
Miscellaneous Contingency	\$11,529.00
Field Operations Subtotal	\$598,769.00
TOTAL EXPENDITURES	\$750,462.00
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00

Adopted Budget
Spring Lake Community Development District
Reserve Fund
Fiscal Year 2026

Chart of Accounts Classification	Budget for 2026
REVENUES	
Special Assessments	
Tax Roll	\$375,000.00
TOTAL REVENUES	\$375,000.00
EXPENDITURES	
Contingency	
Capital Reserves	\$375,000.00
TOTAL EXPENDITURES	\$375,000.00
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00

**SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026 DEBT SERVICE BUDGET**

	SERIES 2014	SERIES 2017	TOTAL
REVENUES			
Expected Net Debt Service Revenue	\$475,500.69	\$655,800.00	\$1,131,300.69
TOTAL REVENUES	\$475,500.69	\$655,800.00	\$1,131,300.69
EXPENDITURES (1)			
May 1, 2026 Interest	\$148,134.38	\$217,100.00	\$365,234.38
November 1, 2026 Interest	\$148,134.38	\$217,100.00	\$365,234.38
November 1, 2026 Scheduled Principal Payment	\$175,000.00	\$220,000.00	\$395,000.00
TOTAL EXPENDITURES	\$471,268.76	\$654,200.00	\$1,125,468.76
EXCESS REVENUE OVER EXPENDITURES	\$4,231.93	\$1,600.00	\$5,831.93

(1) Scheduled Fiscal Year 2026 Debt Service Payments Per Trustee as of May 1, 2025.

**SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT
COMPARISON OF FY 2025 ASSESSMENTS TO FY 2026 ASSESSMENTS**

LOT SIZE AND TYPE	ACTUAL	ADOPTED	INCREASE (DECREASE)	
	FISCAL YEAR 2025	FISCAL YEAR 2026	\$	%
Townhome				
Debt Service	\$797.87	\$797.87	\$0.00	0.00%
Operations & Maintenance	\$722.12	\$812.35	\$90.23	12.49%
Total	\$1,519.99	\$1,610.22	\$90.23	5.94%
Single Family 40' - Type 0				
Debt Service	\$957.45	\$957.45	\$0.00	0.00%
Operations & Maintenance	\$862.23	\$969.96	\$107.73	12.49%
Total	\$1,819.68	\$1,927.41	\$107.73	5.92%
Single Family 40' - Type I				
Debt Service	\$1,170.21	\$1,170.21	\$0.00	0.00%
Operations & Maintenance	\$862.23	\$969.96	\$107.73	12.49%
Total	\$2,032.44	\$2,140.17	\$107.73	5.30%
Single Family 50' - Type I				
Debt Service	\$1,063.83	\$1,063.83	\$0.00	0.00%
Operations & Maintenance	\$1,077.79	\$1,212.46	\$134.67	12.49%
Total	\$2,141.62	\$2,276.29	\$134.67	6.29%
Single Family 50' - Type II				
Debt Service	\$1,276.60	\$1,276.60	\$0.00	0.00%
Operations & Maintenance	\$1,077.79	\$1,212.46	\$134.67	12.49%
Total	\$2,354.39	\$2,489.06	\$134.67	5.72%
Single Family 60' - Type II (Non-Gated)				
Debt Service	\$1,276.60	\$1,276.60	\$0.00	0.00%
Operations & Maintenance	\$1,293.35	\$1,454.95	\$161.60	12.49%
Total	\$2,569.95	\$2,731.55	\$161.60	6.29%
Single Family 60' - Type III				
Debt Service	\$1,489.36	\$1,489.36	\$0.00	0.00%
Operations & Maintenance	\$1,293.35	\$1,454.95	\$161.60	12.49%
Total	\$2,782.71	\$2,944.31	\$161.60	5.81%
Single Family 70' - Type IV				
Debt Service	\$1,595.75	\$1,595.75	\$0.00	0.00%
Operations & Maintenance	\$1,508.91	\$1,697.44	\$188.53	12.49%
Total	\$3,104.66	\$3,293.19	\$188.53	6.07%
Single Family 70' Lakefront - Type V				
Debt Service	\$1,808.51	\$1,808.51	\$0.00	0.00%
Operations & Maintenance	\$1,508.91	\$1,697.44	\$188.53	12.49%
Total	\$3,317.42	\$3,505.95	\$188.53	5.68%

**SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT
COMPARISON OF FY 2025 ASSESSMENTS TO FY 2026 ASSESSMENTS**

LOT SIZE AND TYPE	ACTUAL	ADOPTED	INCREASE (DECREASE)	
	FISCAL YEAR 2025	FISCAL YEAR 2026	\$	%
Single Family 80' Lakefront - Type VI				
Debt Service	\$1,914.89	\$1,914.89	\$0.00	0.00%
Operations & Maintenance	\$1,724.47	\$1,939.93	\$215.46	12.49%
Total	\$3,639.36	\$3,854.82	\$215.46	5.92%
Single Family 80' Peninsula - Type VII				
Debt Service	\$2,234.04	\$2,234.04	\$0.00	0.00%
Operations & Maintenance	\$1,724.47	\$1,939.93	\$215.46	12.49%
Total	\$3,958.51	\$4,173.97	\$215.46	5.44%

- (1) Annual debt service assessment includes principal, interest, Hillsborough County collection costs and early payment discount costs.
- (2) Annual operations & maintenance assessment based on adopted Fiscal Year 2026 budget and includes Hillsborough County collection costs and early payment discount costs.

SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026 DEBT SERVICE AND O&M ASSESSMENT SCHEDULE

TOTAL FY 2026 OPERATIONS & MAINTENANCE BUDGET-TAX ROLL		\$1,125,462.00
COLLECTION AND EARLY PAYMENT DISCOUNT COSTS @ 6.0%		\$71,838.00
TOTAL GROSS FY 2026 O&M ASSESSMENT		<u>\$1,197,300.00</u>

LOT SIZE REFERENCE	LOT SIZE	TOTAL # OF LOTS ASSESSED			ALLOCATION OF O&M ASSESSMENT				TOTAL DEBT SERVICE		PER UNIT ANNUAL ASSESSMENTS			
		O&M	DEBT SERVICE SER. 2014	SER. 2017	EAU/UNIT	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	REVENUE COLLECTED SERIES 2014	SERIES 2017	DEBT SERVICE (1) SER. 2014	SER. 2017	FY 2026 O&M	TOTAL (2)
TH - 17	Townhome	130	0	130	0.67	87.10	8.82%	\$105,604.89	\$0.00	\$103,723.10	\$0.00	\$797.87	\$812.35	\$1,610.22
SF 40 0 - 14	Single Family 40' - Type 0	48	48	0	0.80	38.40	3.89%	\$46,558.30	\$45,957.60	\$0.00	\$957.45	\$0.00	\$969.96	\$1,927.41
SF 40 I - 17	Single Family 40' - Type I	102	0	102	0.80	81.60	8.26%	\$98,936.38	\$0.00	\$119,361.42	\$0.00	\$1,170.21	\$969.96	\$2,140.17
SF 50 I - 14	Single Family 50' - Type I	98	98	0	1.00	98.00	9.92%	\$118,820.66	\$104,255.34	\$0.00	\$1,063.83	\$0.00	\$1,212.46	\$2,276.29
SF 50 I - 17	Single Family 50' - Type I	53	0	53	1.00	53.00	5.37%	\$64,260.15	\$0.00	\$56,382.99	\$0.00	\$1,063.83	\$1,212.46	\$2,276.29
SF 50 II - 14	Single Family 50' - Type II	65	65	0	1.00	65.00	6.58%	\$78,809.62	\$82,979.00	\$0.00	\$1,276.60	\$0.00	\$1,212.46	\$2,489.06
SF 50 II - 17	Single Family 50' - Type II	161	0	161	1.00	161.00	16.30%	\$195,205.37	\$0.00	\$205,532.60	\$0.00	\$1,276.60	\$1,212.46	\$2,489.06
SF 60 II - 14	Single Family 60' - Type II (Non-Gated)	70	70	0	1.20	84.00	8.51%	\$101,846.28	\$89,362.00	\$0.00	\$1,276.60	\$0.00	\$1,454.95	\$2,731.55
SF 60 III - 14	Single Family 60' - Type III	38	38	0	1.20	45.60	4.62%	\$55,287.98	\$56,595.68	\$0.00	\$1,489.36	\$0.00	\$1,454.95	\$2,944.31
SF 60 III - 17	Single Family 60' - Type III	52	0	52	1.20	62.40	6.32%	\$75,657.24	\$0.00	\$77,446.72	\$0.00	\$1,489.36	\$1,454.95	\$2,944.31
SF 70 IV - 14	Single Family 70' - Type IV	24	24	0	1.40	33.60	3.40%	\$40,738.51	\$38,298.00	\$0.00	\$1,595.75	\$0.00	\$1,697.44	\$3,293.19
SF 70 IV - 17	Single Family 70' - Type IV	8	0	8	1.40	11.20	1.13%	\$13,579.50	\$0.00	\$12,766.00	\$0.00	\$1,595.75	\$1,697.44	\$3,293.19
SF 70 V - 14	Single Family 70' Lakefront - Type V	33	33	0	1.40	46.20	4.68%	\$56,015.45	\$59,680.83	\$0.00	\$1,808.51	\$0.00	\$1,697.44	\$3,505.95
SF 70 V - 17	Single Family 70' Lakefront - Type V	54	0	52	1.40	75.60	7.66%	\$91,661.65	\$0.00	\$94,042.52	\$0.00	\$1,808.51	\$1,697.44	\$3,505.95
SF 80 VI - 14	Single Family 80' Lakefront - Type VI	15	15	0	1.60	24.00	2.43%	\$29,098.94	\$28,723.35	\$0.00	\$1,914.89	\$0.00	\$1,939.93	\$3,854.82
SF 80 VI - 17	Single Family 80' Lakefront - Type VI	2	0	2	1.60	3.20	0.32%	\$3,879.86	\$0.00	\$3,829.78	\$0.00	\$1,914.89	\$1,939.93	\$3,854.82
SF 80 VII - 17	Single Family 80' Peninsula - Type VII	11	0	11	1.60	17.60	1.78%	\$21,339.22	\$0.00	\$24,574.44	\$0.00	\$2,234.04	\$1,939.93	\$4,173.97
TOTAL		964	391	571		987.50	100.00%	\$1,197,300.00	\$505,851.80	\$697,659.57				
LESS: Hillsborough County Collection Costs (2%) and Early Payment Discount Costs (4%)								(\$71,838.00)	(\$30,351.11)	(\$41,859.57)				
NET REVENUE TO BE COLLECTED								\$1,125,462.00	\$475,500.69	\$655,800.00				

(1) Annual debt service assessment per lot adopted in connection with the Spring Lake CDD Series 2014 and Spring Lake CDD Series 2017 bond issues. Annual assessment includes principal, interest, Hillsborough County collection costs and early payment discount costs.

(2) Annual assessment that will appear on the November 2025 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.