

*Harbor Reserve
Community Development District*

Meeting Agenda

April 14, 2026

AGENDA

Harbor Reserve

Community Development District

219 East Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

April 7, 2026

Board of Supervisors Meeting Harbor Reserve Community Development District

Dear Board Members:

A Board of Supervisors Meeting of the **Harbor Reserve Community Development District** will be held **Tuesday, April 14, 2026 at 11:15 AM** at the **West Osceola Branch Library, 305 Campus Street, Celebration, FL 34747.**

Zoom Link: <https://us06web.zoom.us/j/89751677473>

Call-In Information: 1-646-876-9923

Meeting ID: 897 5167 7473

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes each)
3. Organizational Matters
 - A. Appointment to Fill Vacant Board Seat #4 (*tabled from January 13, 2026 Board Meeting*)
 - B. Administration of Oath to Newly Appointed Supervisor
 - C. Consideration of Resolution 2026-07 Appointing an Assistant Secretary
4. Approval of Minutes of the January 13, 2026 Board of Supervisors & Audit Committee Meetings
5. Consideration of Resolution 2026-08 Approving the Proposed Fiscal Year 2026/2027 Budget and Setting the Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget (Suggested Date: July 14, 2026) (*budget to be provided under separate cover*)
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Ratification of Funding Requests #14 through #16
 - ii. Balance Sheet & Income Statement
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

SECTION III

SECTION C

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARBOR RESERVE COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Harbor Reserve Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing one of its members as Chair and by electing an Assistant Secretary, and such other officers as the Board may deem necessary.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HARBOR RESERVE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. DISTRICT OFFICERS. The following persons are elected to the offices shown:

Assistant Secretary _____

SECTION 2. CONFLICTS. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3. EFFECTIVE DATE. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 14th day of April 2026

ATTEST:

HARBOR RESERVE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

MINUTES

**MINUTES OF MEETING
HARBOR RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Harbor Reserve Community Development District was held **Tuesday, January 13, 2026**, at 11:20 a.m. at the West Osceola Branch Library, 305 Campus Street, Celebration, Florida.

Present and constituting a quorum:

David Matt	Chairman
Kristen Matt	Vice Chairperson
Tom Franklin	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Savannah Hancock <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Shawn Hindle <i>by Zoom</i>	District Engineer, Hanson Walter

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll at 11:20 a.m. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated there were no members of the public present for public comment.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Mariellen Jewers (Seat #4)

Ms. Burns presented the letter of resignation from Mariellen Jewers (Seat #4) and asked the Board to accept that resignation.

On MOTION by Mr. Matt, seconded by Mr. Franklin, with all in favor, Accepting the Resignation of Mariellen Jewers (Seat #4), was approved.
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B. Appointment to Fill Vacant Board Seat #4

C. Administration of Oath to Newly Appointed Supervisor

D. Consideration of Resolution 2026-07 Appointing an Assistant Secretary

Ms. Burns stated that there is a vacant seat and asked if the Board was ready to fill that seat or if they would like to table this item until the next Board of Supervisor’s meeting. Board direction was to table this item to a future meeting agenda.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the December 9, 2025 Board of Supervisors & Audit Committee Meetings

Ms. Burns presented the minutes from the December 9, 2025 Board of Supervisors meeting and Audit Committee meeting. She asked for any corrections, comments, or questions. The Board had no changes to the minutes.

On MOTION by Mr. Matt seconded by Mr. Franklin, with all in favor, the Minutes of the December 9, 2025 Board of Supervisors and Audit Committee Meeting, were approved.

FIFTH ORDER OF BUSINESS

Acceptance of the Rankings of the Audit Committee and Authorizing Staff to Send Notice of Intent to Award

Ms. Burns presented the rankings of the audit committee meeting and asked the Board to authorize staff to send and notice of intent to award.

On MOTION by Mr. Franklin, seconded by Ms. Matt, with all in favor, Acceptance of the Rankings of the Audit Committee with Grau & Associates Ranked #1 and Authorizing Staff to Send Notice to Award, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock stated that the legislation session has just kicked off and they are monitoring that and will be sending newsletters biweekly. She will be ready for any conveyances when the developer is ready to have those turned over to the CDD.

B. Engineer

Mr. Hindle had nothing to report to the Board.

C. District Manager’s Report

i. Ratification of Funding Requests #12 & #13

Ms. Burns presented funding requests #12 and #13 stating they have already been approved and she is just looking for a motion to ratify that action.

On MOTION by Ms. Matt, seconded by Mr. Matt, with all in favor, Funding Requests #12 & #13, were ratified.

ii. Balance Sheet & Income Statement

Ms. Burns noted that the financial statements were included in the agenda package for review.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

On MOTION by Mr. Matt, seconded by Mr. Franklin, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

**MINUTES OF MEETING
HARBOR RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

The audit committee meeting of the Board of Supervisors of the Harbor Reserve Community Development District was held **Tuesday, January 13, 2026** at 11:17 a.m. at the West Osceola Branch Library, 305 Campus Street, Celebration, Florida.

Present for the Audit Committee were:

David Matt
Kristen Matt
Tom Franklin

Also present were:

Jill Burns
Savannah Hancock *by Zoom*
Shawn Hindle *by Zoom*

District Manager, GMS
District Counsel, Kilinski Van Wyk
District Engineer, Hanson Walter

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll at 11:17 a.m. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated that no members of the public were present for public comment.

THIRD ORDER OF BUSINESS

**Review of Proposals and Tally of Audit
Committee Members Rankings**

- A. DiBartolomeo, McBee, Hartley & Barnes**
- B. Grau & Associates**
- C. McIntosh CPA**

Ms. Burns noted that staff issued an RFP for auditing services and received three responses. Mr. Matt reviewed the rankings and reported that DiBartolomeo, McBee, Hartley & Barnes received 99 points, Grau & Associates received 100 points, and McIntosh CPA received 98 points; awarding Grau & Associates with the contract of auditing services for the District.

On MOTION by Mr. Franklin, seconded by Ms. Matt, with all in favor, Ranking Grau & Associates as the #1 Ranked Audit Proposal, was approved.

FOURTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

On MOTION by Mr. Franklin, seconded by Ms. Matt, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARBOR RESERVE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the Harbor Reserve Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HARBOR RESERVE COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	Tuesday, July 14, 2026
HOUR:	11:15 a.m.
LOCATION:	West Osceola Branch Library 305 Campus Street Celebration, Florida 34747

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County, Florida at least sixty (60) days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least forty-five (45) days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 14TH DAY OF APRIL 2026.

ATTEST:

**HARBOR RESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2027

*Budget will be
provided under
separate cover.*

SECTION VI

SECTION C

SECTION 1

Harbor Reserve
Community Development District

Funding Request #14
January 20,2026

Bill to: Enright Real Property Company, LLC

	Payee		General Fund FY26
1	Governmental Management Services Invoice # 7 Management Fees - January 2026	\$	3,586.60
2	Kilinski Van Wyk PLLC Invoice #13924 - December 2025	\$	1,107.75
3	Osceola New Gazette Invoice # 88606387-0060- 01/01/2026	\$	70.51
4	US Bank Invoice #8016119	\$	4,676.25
5	Board of Supervisors Meeting - January 13,2026 Thomas Franklin	\$	215.30
	David Matt	\$	215.30
	Kristen Matt	\$	215.30
		\$	10,087.01
			Total: \$ 10,087.01

Please remit funds fifteen (15) business days of a written request by the District.

Please make check payable to:

Harbor Reserve
Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

Harbor Reserve
Community Development District

Funding Request #15
February 16,2026

Bill to: Enright Real Property Company, LLC

Payee	General Fund FY26
1 Governmental Management Services Inv # 8- Management Fees - February 2026	\$ 4,847.44
2 Kilinski Van Wyk PLLC Invoice #14191- January 2026	\$ 438.00
	\$ 5,285.44
	Total: \$ 5,285.44

Please remit funds fifteen (15) business days of a written request by the District.

Please make check payable to:

Harbor Reserve
Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

Harbor Reserve
Community Development District

Funding Request #16
March 19,2026

Bill to: Enright Real Property Company, LLC

Payee	General Fund FY26
1 Governmental Management Services Inv # 9- Management Fees - March 2026	\$ 4,007.87
2 Grau & Associates Invoice # 28799 - Audit FYE 09/30/25	\$ 2,800.00
3 Kilinski Van Wyk PLLC Invoice #14378- February 2026	\$ 225.00
	\$ 7,032.87
	Total: \$ 7,032.87

Please remit funds fifteen (15) business days of a written request by the District.

Please make check payable to:

Harbor Reserve
Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

SECTION 2

Harbor Reserve
Community Development District

Unaudited Financial Reporting
February 28, 2026



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Harbor Reserve
Community Development District
Combined Balance Sheet
February 28, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 13,222	\$ -	\$ -	\$ 13,222
Due from Developer	\$ 14,238	\$ -	\$ -	\$ 14,238
Prepaid Expense	\$ 779	\$ -	\$ -	\$ 779
Investments:				
Capital Interest	\$ -	\$ 777,540	\$ -	\$ 777,540
Construction	\$ -	\$ -	\$ 9,704,582	\$ 9,704,582
Cost of Issuance	\$ -	\$ -	\$ 5,632	\$ 5,632
Reserve	\$ -	\$ 1,045,150	\$ -	\$ 1,045,150
Revenue	\$ -	\$ 6,935	\$ -	\$ 6,935
Total Assets	\$ 28,240	\$ 1,829,625	\$ 9,710,215	\$ 11,568,079
Liabilities:				
Accounts Payable	\$ 19,390	\$ -	\$ -	\$ 19,390
Employee FICA	\$ 306	\$ -	\$ -	\$ 306
Total Liabilities	\$ 19,696	\$ -	\$ -	\$ 19,696
Fund Balance:				
Nonspendable:				
Deposits and Prepaid Items	\$ 779	\$ -	\$ -	\$ 779
Restricted:				
Capital Projects	\$ -	\$ -	\$ 9,710,215	\$ 9,710,215
Debt Service	\$ -	\$ 1,829,625	\$ -	\$ 1,829,625
Unassigned	\$ 7,765	\$ -	\$ -	\$ 7,765
Total Fund Balances	\$ 8,544	\$ 1,829,625	\$ 9,710,215	\$ 11,548,383
Total Liabilities & Fund Balance	\$ 28,240	\$ 1,829,625	\$ 9,710,215	\$ 11,568,079

Harbor Reserve
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Developer Contributions	\$ 98,540	\$ 36,159	\$ 36,159	\$ -
Total Revenues	\$ 98,540	\$ 36,159	\$ 36,159	\$ -
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ -	\$ -	\$ 2,000	\$ (2,000)
FICA Expense	\$ -	\$ -	\$ 153	\$ (153)
Engineering	\$ 2,000	\$ 833	\$ -	\$ 833
Attorney	\$ 25,000	\$ 10,417	\$ 5,088	\$ 5,328
Annual Audit	\$ 5,500	\$ -	\$ -	\$ -
Arbitrage	\$ 500	\$ -	\$ -	\$ -
Dissemination	\$ 2,000	\$ 833	\$ 1,250	\$ (417)
Trustee Fees	\$ 4,500	\$ 3,897	\$ 3,897	\$ -
Management Fees	\$ 48,000	\$ 20,000	\$ 16,667	\$ 3,333
Information Technology	\$ -	\$ -	\$ 750	\$ (750)
Website Maintenance	\$ 915	\$ 381	\$ 500	\$ (119)
Postage & Delivery	\$ 500	\$ 208	\$ 117	\$ 92
Insurance	\$ 5,500	\$ 5,500	\$ 5,000	\$ 500
Copies	\$ 500	\$ 208	\$ -	\$ 208
Legal Advertising	\$ 1,750	\$ 729	\$ 512	\$ 218
Telephone	\$ 200	\$ 83	\$ -	\$ 83
Other Current Charges	\$ 1,500	\$ 625	\$ 512	\$ 113
Office Supplies	\$ -	\$ -	\$ 8	\$ (8)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 98,540	\$ 43,891	\$ 36,629	\$ 7,262
Total Expenditures	\$ 98,540	\$ 43,891	\$ 36,629	\$ 7,262
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (469)	
Fund Balance - Beginning	\$ -		\$ 9,013	
Fund Balance - Ending	\$ -		\$ 8,544	

Harbor Reserve
Community Development District
Debt Service Fund - Series 2025
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 12,060	\$ 12,060
Total Revenues	\$ -	\$ -	\$ 12,060	\$ 12,060
Expenditures:				
Interest 11/1	\$ -	\$ -	\$ -	\$ -
Principal 5/1	\$ -	\$ -	\$ -	\$ -
interest - 5/1	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 12,060	
Other Financing Sources/(Uses):				
Bond Proceeds	\$ -	\$ -	\$ 1,817,565	\$ 1,817,565
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 1,817,565	\$ 1,817,565
Net Change in Fund Balance	\$ -	\$ -	\$ 1,829,625	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 1,829,625	

Harbor Reserve
Community Development District
Capital Projects Fund - Series 2025
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 78,000	\$ 78,000
Total Revenues	\$ -	\$ -	\$ 78,000	\$ 78,000
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 2,866,257	\$ (2,866,257)
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 554,667	\$ (554,667)
Developer Reimbursement	\$ -	\$ -	\$ 123,123	\$ (123,123)
Total Expenditures	\$ -	\$ -	\$ 3,544,047	\$ (3,544,047)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	(\$3,466,047)	
Other Financing Sources/(Uses):				
Bond Proceeds	\$ -	\$ -	\$ 13,317,435	\$ 13,317,435
Developer Advances	\$ -	\$ -	\$ 36,848	\$ 36,848
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 13,354,283	\$ 13,354,283
Net Change in Fund Balance	\$ -	\$ -	\$ 9,888,236	
Fund Balance - Beginning	\$ -	\$ -	\$ (178,021)	
Fund Balance - Ending	\$ -	\$ -	\$ 9,710,215	

Harbor Reserve
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ 4,881	\$ 11,335	\$ 4,570	\$ 10,087	\$ 5,285	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,159
Total Revenues	\$ 4,881	\$ 11,335	\$ 4,570	\$ 10,087	\$ 5,285	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,159
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
FICA Expense	\$ -	\$ -	\$ -	\$ 153	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 153
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 2,416	\$ 902	\$ 1,108	\$ 438	\$ 225	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,088
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,250
Trustee Fees	\$ -	\$ -	\$ -	\$ 3,897	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,897
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,667
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Postage & Delivery	\$ 46	\$ 36	\$ 23	\$ 1	\$ 11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 117
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 298	\$ 68	\$ 75	\$ 71	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 512
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 180	\$ 206	\$ 181	\$ 182	\$ (237)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 512
Office Supplies	\$ -	\$ 3	\$ 0	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 11,699	\$ 4,797	\$ 5,387	\$ 10,744	\$ 4,002	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,629
Total Expenditures	\$ 11,699	\$ 4,797	\$ 5,387	\$ 10,744	\$ 4,002	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,629
Excess (Deficiency) of Revenues over Expenditures	\$ (6,818)	\$ 6,538	\$ (817)	\$ (657)	\$ 1,283	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (469)

Harbor Reserve

Community Development District

Long Term Debt Report

Series 2025, Special Assessment Revenue Bonds		
Interest Rates:	4.250%, 4.500%, 5.500%, 5.750%	
Maturity Date:	5/1/2056	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$1,045,150	
Reserve Fund Balance	\$1,045,150	
Bonds Outstanding - 11/25/25		\$15,135,000
Current Bonds Outstanding		\$15,135,000