

**Lakeshore Ranch
Community Development District
General Fund
Fiscal Year 2014/2015
Final Adopted Budget**

Chart of Accounts Classification	Budget for 2014/2015
REVENUES	
Special Assessments	
Tax Roll*	\$ 1,044,817
TOTAL REVENUES	\$ 1,044,817
TOTAL REVENUES AND BALANCE FORWARD	\$ 1,044,817
EXPENDITURES - ADMINISTRATIVE	
Legislative	
Supervisor Fees	\$ 12,000
Financial & Administrative	
Administrative Services	\$ 7,794
District Management	\$ 27,880
District Engineer	\$ 5,000
Disclosure Report	\$ 5,000
Trustees Fees	\$ 3,500
Financial Consulting Services	\$ 8,012
Accounting Services	\$ 15,314
Auditing Services	\$ 2,300
Arbitrage Rebate Calculation	\$ 650
Public Officials Liability Insurance	\$ 4,300
Legal Advertising	\$ 600
Dues, Licenses & Fees	\$ 1,200
Website Fees and Maintenance	\$ 600
Tax Collector /Property Appraiser Fees	\$ 150
Legal Counsel	
District Counsel	\$ 12,000
Administrative Subtotal	\$ 106,300
EXPENDITURES - FIELD OPERATIONS	
Security Operations	
Security Contract	\$ 150,000
Security System	\$ 3,500
Electric Utility Services	
Utility Services	\$ 37,400
Street Lights	\$ 61,000
Gas Utility Services	
Utility Services	\$ 18,000
Garbage/Solid Waste Control Services	
Garbage - Recreation Facility	\$ 500
Solid Waste Assessment	\$ 500
Water-Sewer Combination Services	
Utility Services	\$ 11,000
Stormwater Control	
Stormwater Assessment	\$ 1,500
Aquatic Maintenance	\$ 30,940
Lake/Pond Bank Maintenance	\$ 13,800
Wetland/Mitigation Area Monitoring & Maintenance	\$ 3,000
Other Physical Environment	
General Liability Insurance/Property Insurance	\$ 30,670
Rust Prevention	\$ 7,140
Landscape Maintenance	\$ 180,000
Irrigation Repairs & Maintenance	\$ 5,000
Landscape Replacement Plants, Shrubs, Trees	\$ 20,000
Road & Street Facilities	
Gate Maintenance	\$ 19,200
Sidewalk Repair & Maintenance	\$ 5,000
Street Light/Decorative Light Maintenance	\$ 10,000
Street Sign Repair & Replacement	\$ 1,000
Roadway Repair & Maintenance	\$ 1,000
Parks & Recreation	
Management Contract	\$ 158,391
Pool/Water Park/Fountain Maintenance	\$ 14,000
Clubhouse Facility Maintenance	\$ 22,000
Clubhouse Telephone, Fax & Internet	\$ 9,750
Clubhouse Exercise Equipment Maintenance	\$ 1,200
Clubhouse Pest Control	\$ 500
Clubhouse Office Supplies	\$ 3,200
Clubhouse Facility Janitorial Supplies/Service	\$ 4,000
Clubhouse Lighting Replacement	\$ 500
Tennis/Basketball Court Repairs	\$ 3,500

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Chart of Accounts Classification	Budget for 2014/2015
Miscellaneous Expenses	\$ 2,500
Security/Fire System	\$ 1,500
Special Events	
Special Events	\$ 13,500
Contingency	
Miscellaneous Contingency	\$ 49,826
Capital Reserve	\$ 44,000
Field Operations Subtotal	\$ 938,517
Contingency for County TRIM Notice	
TOTAL EXPENDITURES	\$ 1,044,817
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

Budget Template
Lakeshore Ranch Community Development District
Debt Service
Fiscal Year 2014/2015

Chart of Accounts Classification	Series 2005	Budget for 2014/2015
REVENUES		
Special Assessments		
Net Special Assessments	\$714,268.87	\$714,268.87
TOTAL REVENUES	\$714,268.87	\$714,268.87
EXPENDITURES		
Administrative		
Financial & Administrative		
Bank Fees		\$0.00
Debt Service Obligation	\$714,268.87	\$714,268.87
Administrative Subtotal	\$714,268.87	\$714,268.87
TOTAL EXPENDITURES	\$714,268.87	\$714,268.87
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Collection and Discount % applicable to the county: 6.0%

Gross assessments **\$759,860.50**

Notes:

1. Tax Roll Collection Costs for Pasco County is 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

Lakeshore Ranch Community Development District

FISCAL YEAR 2014/2015 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2014/2015 O&M Budget	\$1,044,817.00
Pasco Co. 6% Collection Cost:	\$66,690.45
2014/2015 Total:	<u>\$1,111,507.45</u>

2013/2014 O&M Budget	\$1,014,105.00
2014/2015 O&M Budget	\$1,044,817.00
Total Difference:	<u>\$30,712.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2013/2014	2014/2015	\$	%
Debt Service - Single Family 55'	\$969.10	\$969.10	\$0.00	0.00%
Operations/Maintenance - Single Family 55'	\$1,391.83	\$1,433.55	\$41.72	3.00%
Total	\$2,360.93	\$2,402.65	\$41.72	1.77%
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Debt Service - Single Family 65'	\$1,145.30	\$1,145.30	\$0.00	0.00%
Operations/Maintenance - Single Family 65'	\$1,637.45	\$1,686.53	\$49.08	3.00%
Total	\$2,782.75	\$2,831.83	\$49.08	1.76%
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Debt Service - Single Family 70'	\$1,233.40	\$1,233.40	\$0.00	0.00%
Operations/Maintenance - Single Family 70'	\$1,719.32	\$1,770.86	\$51.54	3.00%
Total	\$2,952.72	\$3,004.26	\$51.54	1.75%
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Debt Service - Single Family 75'	\$1,321.50	\$1,321.50	\$0.00	0.00%
Operations/Maintenance - Single Family 75'	\$1,883.07	\$1,939.51	\$56.44	3.00%
Total	\$3,204.57	\$3,261.01	\$56.44	1.76%
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Debt Service - Single Family 300'	\$5,284.00	\$5,284.00	\$0.00	0.00%
Operations/Maintenance - Single Family 300'	\$1,883.07	\$1,939.51	\$56.44	3.00%
Total	\$7,167.07	\$7,223.51	\$56.44	0.79%

LAKESHORE RANCH

FISCAL YEAR 2014/2015 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	\$1,044,817.00
COLLECTION COSTS @ 6.0%	<u>\$66,690.45</u>
TOTAL O&M ASSESSMENT	<u><u>\$1,111,507.45</u></u>

<u>LOT SIZE</u>	<u>UNITS ASSESSED</u>		<u>ALLOCATION OF O&M ASSESSMENT</u>				<u>TOTAL SERIES 2005A DEBT SERVICE ASSESSMENT</u>	<u>PER LOT ANNUAL ASSESSMENT</u>		
	<u>SERIES 2005A DEBT</u>		<u>EAU FACTOR</u>	<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>TOTAL O&M BUDGET</u>		<u>O&M</u>	<u>DEBT</u>	
	<u>O&M</u>	<u>SERVICE ⁽¹⁾</u>							<u>SERVICE ⁽²⁾</u>	<u>TOTAL ⁽³⁾</u>
Single Family 55'	236	236	0.85	200.60	30.44%	\$338,317.87	\$228,707.60	\$1,433.55	\$969.10	\$2,402.65
Single Family 65'	253	253	1.00	253.00	38.39%	\$426,692.03	\$289,760.90	\$1,686.53	\$1,145.30	\$2,831.83
Single Family 70'	50	50	1.05	52.50	7.97%	\$88,542.81	\$61,670.00	\$1,770.86	\$1,233.40	\$3,004.26
Single Family 75'	132	132	1.15	151.80	23.03%	\$256,015.22	\$174,438.00	\$1,939.51	\$1,321.50	\$3,261.01
Single Family 300'	1	1	1.15	1.15	0.17%	\$1,939.51	\$5,284.00	\$1,939.51	\$5,284.00	\$7,223.51
	<u>672</u>	<u>672</u>		<u>659.05</u>	<u>100.00%</u>	<u>\$1,111,507.45</u>	<u>\$759,860.50</u>			
LESS: Pasco County Collection Costs and Early Payment Discount Costs						<u>(\$66,690.45)</u>	<u>(\$45,591.63)</u>			
Net Revenue to be Collected						<u><u>\$1,044,817.00</u></u>	<u><u>\$714,268.87</u></u>			

(1) Reflects the number of total lots with Series 2005A debt outstanding.

(2) Annual debt service assessment per lot adopted in connection with the Series 2005A bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

(3) Annual assessment that will appear on November 2014 Pasco 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.