

LAKESHORE RANCH CDD
STATEMENT 1
2017 PROPOSED BUDGET; GENERAL FUND

	FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2016 ADOPTED	FY 2016 YTD- MARCH	FY 2017 PROPOSED	VARIANCE 2016 TO 2017
REVENUE							
SPECIAL ASSESSMENTS - ON-ROLL (net)	\$ 822,689	\$ 1,026,749	\$ 1,050,251	1,044,817	806,528	\$ 1,044,817	-
ASSESSMENTS - PY Excess Fees	-	-	7,304	-	-	-	-
INTEREST EARNINGS	2,047	2,149	1,777	-	1,483	-	-
OTHER MISCELLANEOUS REVENUE:	-	-	-	-	-	-	-
EVENT REVENUE	-	4,853	384	-	440	-	-
CLUBHOUSE RENTAL	3,117	2,977	2,960	-	1,046	-	-
MISCELLANEOUS	10,799	3,373	1,718	-	1,775	-	-
TOTAL REVENUE	838,652	1,040,101	1,064,394	1,044,817	811,272	1,044,817	-
EXPENDITURES							
ADMINISTRATIVE EXPENSES							
SUPERVISORS FEES	10,600	11,000	14,845	12,000	5,522	12,000	-
PAYROLL TAXES	-	-	848	918	428	918	-
PAYROLL SERVICE FEE	-	-	312	698	438	710	12
ADMINISTRATIVE SERVICES	7,794	7,794	3,248	-	-	-	-
DISTRICT MANAGEMENT	27,905	27,880	48,260	57,000	28,500	58,500	1,500
FINANCIAL CONSULTING SERVICES	8,012	8,012	6,255	-	-	-	-
ACCOUNTING SERVICES	15,314	15,314	6,381	-	-	-	-
DISTRICT ENGINEER	1,635	2,708	1,705	5,000	2,145	5,000	-
DISSEMINATION SERVICES (DISCLOSURE REPORT)	5,000	-	5,000	5,000	5,000	4,250	(750)
TRUSTEES FEES	3,500	3,709	4,337	4,337	3,253	4,337	-
FLORIDA FILING FEE	150	150	150	150	175	175	25
AUDITING SERVICES	2,300	2,300	2,800	3,200	1,500	3,500	300
ARBITRAGE REBATE CALCULATION	650	650	-	650	-	650	-
INSURANCE (Public Officials)	3,748	3,748	3,748	4,730	-	3,025	(1,705)
LEGAL ADVERTISING	1,818	1,779	1,168	600	-	600	-
DUES, LICENSES & FEES	1,886	1,915	371	1,200	-	1,200	-
WEB-SITE / EMAIL SYSTEM - IT SUPPORT	-	-	1,135	1,020	480	960	(60)
LEGAL SERVICES - GENERAL	18,280	17,447	32,929	16,000	8,599	16,000	-
MISCELLANEOUS ADMIN	-	-	640	-	508	650	650
TOTAL ADMINISTRATIVE EXPENSES	108,592	104,406	134,131	112,503	56,548	112,475	(28)
SECURITY OPERATIONS							
SECURITY CONTRACT	145,860	151,411	147,476	150,000	75,507	155,000	5,000
SECURITY SYSTEM	2,132	2,696	2,054	3,500	-	2,500	(1,000)
TOTAL SECURITY OPERATIONS	147,992	154,107	149,530	153,500	75,507	157,500	4,000
UTILITIES:							
UTILITY - ELECTRICITY	31,581	33,253	38,323	37,000	13,930	37,000	-
UTILITY - STREETLIGHTS	36,211	47,312	56,984	64,800	31,487	64,800	-
UTILITY - GAS	14,644	16,751	15,054	18,000	11,055	18,000	-
UTILITY - WATER	-	20,053	19,872	22,000	5,994	15,000	(7,000)
SOLID WASTE CONTROL - RECREATION FACILITY	408	408	428	500	204	500	-
SOLID WASTE CONTROL - SOLID WASTE ASSESSMENT	363	357	357	500	351	500	-
TOTAL UTILITIES	83,207	118,134	131,017	142,800	63,021	135,800	(7,000)
PHYSICAL ENVIRONMENT							
STORMWATER ASSESSMENT	1,385	1,053	1,042	1,500	1,680	1,750	250
LAKE/POND BANK MAINTENANCE	3,895	2,845	23,336	13,325	20,196	15,000	1,675
AQUATIC MAINTENANCE	16,980	23,576	17,532	23,808	11,904	23,808	-
WETLAND/MITIGATION AREA MONITORING & MAINT	3,000	1,000	-	3,000	-	-	(3,000)
GENERAL LIABILITY/PROPERTY INSURANCE	25,980	26,668	23,487	33,737	25,958	27,000	(6,737)
LANDSCAPE MAINTENANCE	120,367	132,115	122,521	122,000	61,000	122,000	-
LANDSCAPE REPLACEMENT (Plants, Shrubs, Trees)	1,535	24,187	23,167	40,000	3,496	40,000	-
IRRIGATION REPAIRS & MAINTENANCE	4,049	2,128	5,696	5,000	2,259	5,000	-
RUST PREVENTION	7,140	7,140	6,545	7,140	3,705	7,680	540
LANDSCAPE IMPROVEMENTS	-	-	-	30,000	-	30,000	-
TOTAL PHYSICAL ENVIRONMENT	184,331	220,712	223,326	279,510	130,198	272,238	(7,272)

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	FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2016 ADOPTED	FY 2016 YTD- MARCH	FY 2017 PROPOSED	VARIANCE 2016 TO 2017
ROAD & STREET FACILITIES							
GATE MAINTENANCE	10,495	5,243	2,738	11,200	1,424	7,000	(4,200)
SIDEWALK REPAIR & MAINTENANCE	-	1,570	-	5,000	-	5,000	-
STREETLIGHT/DECORATIVE LIGHT MAINTENANCE	6,492	5,000	6,805	10,000	5,000	9,000	(1,000)
STREET SIGN REPAIR & REPLACEMENT	-	2,070	-	1,000	2,349	2,000	1,000
ROADWAY REPAIR & MAINTENANCE	-	215	185	1,000	3,200	5,200	4,200
TOTAL ROAD & STREET FACILITIES	16,987	14,098	9,728	28,200	11,973	28,200	-
PARKS & RECREATION							
MANAGEMENT CONTRACT	149,190	149,299	157,525	159,420	78,810	161,000	1,580
POOL/WATER PARK/ FOUNTAIN MAINTENANCE	8,166	13,340	5,213	3,600	344	3,600	-
CLUBHOUSE FACILITY MAINTENANCE/SUPPLIES	18,808	28,062	11,049	19,500	5,595	27,840	8,340
CLUBHOUSE TELEPHONE, FAX, INTERNET	10,407	9,941	11,886	10,500	7,533	15,780	5,280
CLUBHOUSE EXERCISE EQUIPMENT MAINTENANCE	1,323	1,544	1,613	620	548	620	-
CLUBHOUSE PEST CONTROL	545	465	2,241	500	160	500	-
CLUBHOUSE OFFICE SUPPLIES	4,051	3,819	3,086	3,200	1,282	3,200	-
CLUBHOUSE JANITORIAL SERVICES	5,386	4,476	4,229	4,000	1,746	4,000	-
CLUBHOUSE LIGHTING REPLACEMENT	507	633	874	1,000	1,785	1,000	-
TENNIS/BASKETBALL COURT REPAIRS	475	1,931	14	3,500	27	3,500	-
MISCELLANEOUS EXPENSES	1,622	2,178	3,309	12,500	4,205	7,500	(5,000)
SECURITY / FIRE SYSTEM	762	818	-	1,500	1,798	1,500	-
LICENSES AND DUES FOR MOVIES	-	-	-	-	1,053	1,100	1,100
SPECIAL EVENTS	13,921	16,012	9,492	13,500	4,822	13,500	-
TOTAL PARKS & RECREATION	215,163	232,518	210,530	233,340	109,709	244,640	11,300
TOTAL EXPENDITURES BEFORE CONTINGENCY	756,272	843,975	858,262	949,853	446,956	950,853	1,000
CONTINGENCY	11,513	22,058	-	94,964	-	45,463	(49,501)
TOTAL EXPENDITURES BEFORE OTHER	767,785	866,033	858,262	1,044,817	446,956	996,316	(48,501)
OTHER FINANCING SOURCES (USES)							
TRANSFER-IN	-	-	-	-	-	-	-
BONDHOLDER FUNDING	-	-	-	-	-	-	-
TRANSFER-OUT TO RESERVE FUND	-	15,000	-	-	-	48,501	48,501
TOTAL OTHER FINANCING SOURCES (USES)	-	15,000	-	-	-	48,501	48,501
TOTAL EXPENDITURES	767,785	881,033	858,262	1,044,817	446,956	1,044,817	-
NET CHANGE IN FUND BALANCE	70,867	159,068	206,132	-	364,316	-	-
FUND BALANCE - BEGINNING (audit adjusted)		615,159	774,227		980,359	980,359	
FUND BALANCE - ENDING	\$ 70,867	\$ 774,227	\$ 980,359	\$ -	\$ 1,344,675	\$ 980,359	

Fund Balance	
One Quarter Operating Capital	\$ 261,205
Beginning Renewal & Replacement	186,588
FY 2015 Reserves - Renewal & Replacement	43,992
FY 2016 Reserves - Renewal & Replacement	46,191
FY 2017 Reserves - Renewal & Replacement	48,501
Unassigned	393,882
Total Fund Balance	\$ 980,359

**Lakeshore Ranch Community Development District
Statement 2
General Fund
FY2017 PROPOSED ASSESSMENT ALLOCATION**

1. EAU Assignment

Lot Type	Assigned EAU	Total Units	Total EAU
55	0.85	236	200.60
65	1.00	253	253.00
70	1.05	50	52.50
75	1.15	132	151.80
300	1.15	1	1.15
Total		672	659.05 [A]

2. O&M Budget & Total Assessment

Total O&M Expenditures	1,044,817	frm STMT 1
Plus: Early Payment Discount (4%)	44,460	
Plus: County Collection Fees (2%)	22,230	
Total Assessment	1,111,507	[B]

3. O&M Assessment per EAU

Total Assessment	1,111,507	[B]
Total EAU	659.05	[A]
O&M Assessment per EAU	1,686.53	[B] / [A]

4. O&M Assessment Allocation

Lot Type	Assigned EAU	O&M Assmt per Unit	Total Units	Total O&M Assmt
55	0.85	1,433.55	236	338,317.87
65	1.00	1,686.53	253	426,692.03
70	1.05	1,770.86	50	88,542.81
75	1.15	1,939.51	132	256,015.22
300	1.15	1,939.51	1	1,939.51
Total			672.00	1,111,507.45 [B]

**Lakeshore Ranch Community Development District
Statement 4
\$10,745,000 Capital Improvement Revenue Bonds, Series 2005
FY2017 Proposed Debt Service Budget**

	PROPOSED BUDGET FY 2017
REVENUE	
Special Assmnts - On Roll	\$ 759,528
Special Assmnts - Discounts 4%	(30,381)
TOTAL REVENUE	957,284
EXPENDITURES	
ADMINISTRATIVE	
Assessmnt Collection Fee 2%	15,191
DEBT SERVICE	
Principal	
May 1, 2017	270,000
Interest	
May 1, 2017	224,569
November 1, 2017	217,481
TOTAL EXPENDITURES	957,284
REVENUE OVER / (UNDER) EXPENDITURES	-
FUND BALANCE, ENDING	\$ (0)

Table A - Special Assessment - Maximum Annual Debt Service (MADS) - Allocation

Lot Size	Total Units	Assigned EAU	Total EAU	% EAU	MADS	MADS GROSS up 6%	Assmt./Unit - GROSS
55'	236	0.85	200.60	30.28%	\$ 216,181	\$ 229,979	\$ 974
65'	253	1.00	253.00	38.19%	\$ 272,650	\$ 290,054	\$ 1,146
70'	50	1.05	52.50	7.92%	\$ 56,578	\$ 60,189	\$ 1,204
75'	132	1.15	151.80	22.91%	\$ 163,590	\$ 174,032	\$ 1,318
300'	1	4.60	4.60	0.69%	\$ 4,957	\$ 5,274	\$ 5,274
Total	672		662.50	100.00%	\$ 713,956	\$ 759,528	

MADS per EAU \$ 1,077.67
DS Assessment per EAU \$ 1,146.46

Lakeshore Ranch Community Development District
Statement 5
\$10,745,000 Capital Improvement Revenue Bonds, Series 2005
Bond Debt Service Schedule

Period Ending	Principal/ (a)	Coupon	Interest /(a)	Debt Service	Annual Debt Service	Principal Balance
7/1/2005		5.250%				10,745,000
11/1/2005		5.250%	188,038	188,038	188,038	10,745,000
5/1/2006 \$	150,000	5.250%	282,056	432,056		10,595,000
11/1/2006		5.250%	278,119	278,119	710,175	10,595,000
5/1/2007 \$	160,000	5.250%	278,119	438,119		10,435,000
11/1/2007		5.250%	273,919	273,919	712,038	10,435,000
5/1/2008 \$	170,000	5.250%	273,919	443,919		10,265,000
11/1/2008		5.250%	269,456	269,456	713,375	10,265,000
5/1/2009 \$	175,000	5.250%	269,456	444,456		10,090,000
11/1/2009		5.250%	264,863	264,863	709,319	10,090,000
5/1/2010 \$	185,000	5.250%	264,863	449,863		9,905,000
11/1/2010		5.250%	260,006	260,006	709,869	9,905,000
5/1/2011 \$	195,000	5.250%	260,006	455,006		9,710,000
11/1/2011		5.250%	254,888	254,888	709,894	9,710,000
5/1/2012 \$	205,000	5.250%	254,888	459,888		9,505,000
11/1/2012		5.250%	249,506	249,506	709,394	9,505,000
5/1/2013 \$	220,000	5.250%	249,506	469,506		9,285,000
11/1/2013		5.250%	243,731	243,731	713,238	9,285,000
5/1/2014 \$	230,000	5.250%	243,731	473,731		9,055,000
11/1/2014		5.250%	237,694	237,694	711,425	9,055,000
5/1/2015 \$	245,000	5.250%	237,694	482,694		8,810,000
11/1/2015		5.250%	231,263	231,263	713,956	8,810,000
5/1/2016 \$	255,000	5.250%	231,263	486,263		8,555,000
11/1/2016		5.250%	224,569	224,569	710,831	8,555,000
5/1/2017 \$	270,000	5.250%	224,569	494,569		8,285,000
11/1/2017		5.250%	217,481	217,481	712,050	8,285,000
5/1/2018 \$	285,000	5.250%	217,481	502,481		8,000,000
11/1/2018		5.250%	210,000	210,000	712,481	8,000,000
5/1/2019 \$	300,000	5.250%	210,000	510,000		7,700,000
11/1/2019		5.250%	202,125	202,125	712,125	7,700,000
5/1/2020 \$	315,000	5.250%	202,125	517,125		7,385,000
11/1/2020		5.250%	193,856	193,856	710,981	7,385,000
5/1/2021 \$	330,000	5.250%	193,856	523,856		7,055,000
11/1/2021		5.250%	185,194	185,194	709,050	7,055,000
5/1/2022 \$	350,000	5.250%	185,194	535,194		6,705,000
11/1/2022		5.250%	176,006	176,006	711,200	6,705,000
5/1/2023 \$	370,000	5.250%	176,006	546,006		6,335,000
11/1/2023		5.250%	166,294	166,294	712,300	6,335,000
5/1/2024 \$	390,000	5.250%	166,294	556,294		5,945,000
11/1/2024		5.250%	156,056	156,056	712,350	5,945,000
5/1/2025 \$	410,000	5.250%	156,056	566,056		5,535,000
11/1/2025		5.250%	145,294	145,294	711,350	5,535,000
5/1/2026 \$	430,000	5.250%	145,294	575,294		5,105,000

Lakeshore Ranch Community Development District
Statement 5
\$10,745,000 Capital Improvement Revenue Bonds, Series 2005
Bond Debt Service Schedule

11/1/2026		5.250%	134,006	134,006	709,300	5,105,000
5/1/2027	\$ 455,000	5.250%	134,006	589,006		4,650,000
11/1/2027		5.250%	122,063	122,063	711,069	4,650,000
5/1/2028	\$ 480,000	5.250%	122,063	602,063		4,170,000
11/1/2028		5.250%	109,463	109,463	711,525	4,170,000
5/1/2029	\$ 505,000	5.250%	109,463	614,463		3,665,000
11/1/2029		5.250%	96,206	96,206	710,669	3,665,000
5/1/2030	\$ 535,000	5.250%	96,206	631,206		3,130,000
11/1/2030		5.250%	82,163	82,163	713,369	3,130,000
5/1/2031	\$ 560,000	5.250%	82,163	642,163		2,570,000
11/1/2031		5.250%	67,463	67,463	709,625	2,570,000
5/1/2032	\$ 590,000	5.250%	67,463	657,463		1,980,000
11/1/2032		5.250%	51,975	51,975	709,438	1,980,000
5/1/2033	\$ 625,000	5.250%	51,975	676,975		1,355,000
11/1/2033		5.250%	35,569	35,569	712,544	1,355,000
5/1/2034	\$ 660,000	5.250%	35,569	695,569		695,000
11/1/2034		5.250%	18,244	18,244	713,813	695,000
5/1/2035	\$ 695,000	5.250%	18,244	713,244		0
11/1/2035		5.250%			713,244	0
sum \$ 10,745,000			10,785,031	21,530,031	21,530,031	
					maximum annual debt service (MADS):	713,956

Footnote:

(a) Data herein for budgetary purposes only.