

LAKESHORE RANCH CDD
STATEMENT 1
2020 PROPOSED BUDGET: GENERAL FUND

| | FY 2015 ACTUAL | FY 2016 ACTUAL | FY 2017 ACTUAL | FY 2018 ACTUAL | FY 2019 ADOPTED | FY 2019 YTD-MARCH | FY 2020 PROPOSED | VARIANCE 2019 TO 2020 |
|---|----------------|----------------|----------------|----------------|-----------------|-------------------|------------------|-----------------------|
| 1 REVENUE | | | | | | | | |
| 2 | | | | | | | | |
| 3 SPECIAL ASSESSMENTS - ON-ROLL (net) | \$ 1,050,251 | 1,056,164 | \$ 1,049,224 | \$ 1,052,793 | \$ 1,044,817 | \$ 1,006,345 | \$ 1,044,817 | - |
| 4 ASSESSMENTS - PY Excess Fees | 7,304 | 2,738 | 1,858 | 6,669 | - | - | - | - |
| 5 INTEREST EARNINGS | 1,777 | 4,032 | 5,103 | 4,625 | - | 9,314 | - | - |
| 6 OTHER MISCELLANEOUS REVENUE: | | | | | | | | |
| 7 EVENT REVENUE | 384 | 558 | 1,498 | 3,501 | - | 1,334 | - | - |
| 5 CLUBHOUSE RENTAL | 2,960 | 2,247 | 2,719 | 2,645 | - | 1,723 | - | - |
| 6 MISCELLANEOUS | 1,718 | 2,464 | 4,865 | 4,408 | - | 3,704 | - | - |
| 7 FUND BALANCE FORWARD | - | - | - | - | - | - | 100,000 | 100,000 |
| 8 TOTAL REVENUE | 1,064,394 | 1,068,203 | 1,065,267 | 1,074,641 | 1,044,817 | 1,022,420 | 1,144,817 | 100,000 |
| 9 | | | | | | | | |
| 10 EXPENDITURES | | | | | | | | |
| 11 ADMINISTRATIVE EXPENSES | | | | | | | | |
| 12 SUPERVISORS FEES | 14,845 | 11,522 | 11,000 | 11,800 | 12,000 | 5,800 | 12,000 | - |
| 13 PAYROLL TAXES | 848 | 887 | 842 | 903 | 918 | 444 | 918 | - |
| 14 PAYROLL SERVICE FEE | 312 | 770 | 673 | 645 | 775 | 568 | 650 | (125) |
| 15 ADMINISTRATIVE SERVICES | 3,248 | - | - | - | - | - | - | - |
| 16 DISTRICT MANAGEMENT | 48,260 | 57,000 | 58,500 | 58,500 | 62,100 | 31,050 | 62,100 | - |
| 17 FINANCIAL CONSULTING SERVICES | 6,255 | - | - | - | - | - | - | - |
| 18 ACCOUNTING SERVICES | 6,381 | - | - | - | - | - | - | - |
| 19 DISTRICT ENGINEER | 1,705 | - | 13,056 | 31,929 | 12,000 | 20,375 | 16,000 | 4,000 |
| 20 DISSEMINATION SERVICES (DISCLOSURE) | 5,000 | 5,000 | 5,000 | 4,250 | 4,250 | - | 4,250 | - |
| 21 TRUSTEES FEES | 4,337 | 4,337 | 4,337 | 4,337 | 4,771 | 3,253 | 4,771 | - |
| 22 FLORIDA FILING FEE | 150 | 325 | 175 | 175 | 175 | 175 | 175 | - |
| 23 AUDITING SERVICES | 2,800 | 3,000 | 2,390 | 2,500 | 2,600 | - | 3,200 | 600 |
| 24 ARBITRAGE REBATE CALCULATION | - | 1,300 | 650 | 650 | 650 | - | 650 | - |
| 25 INSURANCE (Public Officials) | 3,748 | - | 2,085 | 2,085 | 3,086 | 2,200 | 2,310 | (776) |
| 26 LEGAL ADVERTISING | 1,168 | 2,046 | 874 | 572 | 600 | 72 | 600 | - |
| 27 DUES, LICENSES & FEES | 371 | - | 150 | 150 | 750 | - | 750 | - |
| 28 WEB-SITE / EMAIL SYSTEM - IT SUPPORT | 1,135 | 960 | 978 | 998 | 980 | 480 | 2,265 | 1,285 |
| 29 LEGAL SERVICES - GENERAL | 32,929 | 18,968 | 26,104 | 36,484 | 20,000 | 12,793 | 20,000 | - |
| 30 MISCELLANEOUS ADMIN | 640 | 792 | 225 | 417 | 650 | 390 | 650 | - |
| 31 TOTAL ADMINISTRATIVE EXPENDITURES | 134,131 | 106,907 | 127,039 | 156,395 | 126,305 | 77,600 | 131,289 | 4,984 |
| 32 | | | | | | | | |
| 33 SECURITY OPERATIONS | | | | | | | | |
| 34 SECURITY CONTRACT | 147,476 | 148,275 | 163,572 | 163,992 | 168,288 | 63,687 | 135,524 | (32,764) |
| 35 SECURITY SYSTEM | 2,054 | 2,052 | 2,606 | 1,432 | 2,500 | 980 | 2,500 | - |
| 36 SECURITY - TRAFFIC MONITORING | - | - | 960 | - | - | - | - | - |
| 37 TOTAL SECURITY OPERATIONS | 149,530 | 150,327 | 167,138 | 165,424 | 170,788 | 64,667 | 138,024 | (32,764) |
| 38 | | | | | | | | |
| 39 UTILITIES: | | | | | | | | |
| 40 UTILITY - ELECTRICITY | 38,323 | 29,307 | 28,163 | 30,226 | 35,000 | 13,594 | 35,000 | - |
| 41 UTILITY - STREETLIGHTS | 56,984 | 63,280 | 62,234 | 63,186 | 64,800 | 26,236 | 64,800 | - |
| 42 UTILITY - GAS | 15,054 | 12,429 | 11,435 | 15,467 | 18,000 | 11,288 | 17,000 | (1,000) |
| 43 UTILITY - WATER | 19,872 | 11,280 | 7,152 | 8,027 | 8,000 | 2,806 | 8,500 | 500 |
| 44 SOLID WASTE CONTROL-RECREATION FAC. | 428 | 454 | 624 | 624 | 660 | 364 | 660 | - |
| 45 SOLID WASTE ASSESSMENT | 357 | 352 | 439 | 674 | 700 | 681 | 700 | - |
| 46 TOTAL UTILITIES | 131,017 | 117,102 | 110,047 | 118,204 | 127,160 | 54,969 | 126,660 | (500) |
| 47 | | | | | | | | |
| 48 PHYSICAL ENVIRONMENT | | | | | | | | |
| 49 STORMWATER NON ADVALOREM ASSESS. | 1,042 | 1,680 | 1,680 | 2,800 | 2,900 | 2,799 | 2,900 | - |
| 50 LAKE/POND BANK MAINTENANCE | 23,336 | 819 | 19,655 | 15,680 | 12,000 | 13,089 | 35,000 | 23,000 |
| 51 AQUATIC MAINTENANCE CONTRACT | 17,532 | 24,040 | 25,200 | 26,355 | 27,000 | 13,500 | 27,300 | 300 |
| 52 WETLAND/MITIGATION AREA MONITORING&MAINT | - | - | - | - | - | - | - | - |
| 53 INLET MONITORING | - | - | 2,450 | 2,450 | 1,400 | - | 700 | (700) |
| 54 POND 25 | - | 24,883 | 594 | - | - | - | - | - |
| 55 GENERAL LIABILITY/PROPERTY INSURANCE | 23,487 | 25,958 | 23,995 | 23,995 | 25,603 | 21,575 | 22,234 | (3,369) |
| 56 LANDSCAPE MAINTENANCE | 122,521 | 122,000 | 122,000 | 139,202 | 143,858 | 61,894 | 143,858 | - |
| 57 LANDSCAPE REPLACEMENT & FERT/CHEM | 23,167 | 8,701 | 18,725 | 25,755 | 51,768 | 2,171 | 46,768 | (5,000) |
| 58 IRRIGATION REPAIRS & MAINTENANCE | 5,696 | 3,888 | 2,536 | 15,078 | 5,000 | 2,019 | 5,000 | - |
| 59 RUST PREVENTION | 6,545 | 8,140 | 7,680 | 12,430 | 10,680 | 4,450 | 10,680 | - |
| 60 LANDSCAPE IMPROVEMENTS | - | 1,002 | 21,418 | 7,199 | 10,000 | 11,731 | 15,000 | 5,000 |
| 61 LANDSCAPE MAINT.-LOTS PAID ESTANCIA | - | 82,264 | - | - | - | - | - | - |
| 62 TOTAL PHYSICAL ENVIRONMENT | 223,326 | 303,375 | 245,933 | 270,944 | 290,209 | 133,228 | 309,440 | 19,231 |
| 63 | | | | | | | | |
| 64 ROAD & STREET FACILITIES | | | | | | | | |
| 65 GATE MAINTENANCE | 2,738 | 5,270 | 6,548 | 7,654 | 6,500 | 4,773 | 7,500 | 1,000 |
| 66 SIDEWALK REPAIR & MAINTENANCE | - | - | 4,158 | - | 2,500 | 2,065 | 2,500 | - |
| 67 STREETLIGHT/DECORATIVE LIGHT MAINTENANCE | 6,805 | 7,900 | 4,093 | 5,500 | 9,000 | 5,533 | 8,000 | (1,000) |
| 68 STREET SIGN REPAIR & REPLACEMENT | - | 3,154 | 3,989 | 3,295 | 2,000 | - | 3,000 | 1,000 |
| 69 ROADWAY REPAIR & MAINTENANCE | 185 | 3,200 | 7,794 | - | 4,000 | - | 4,000 | - |
| 70 TOTAL ROAD & STREET FACILITIES | 9,728 | 19,524 | 26,582 | 16,449 | 24,000 | 12,371 | 25,000 | 1,000 |

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| | FY 2015 ACTUAL | FY 2016 ACTUAL | FY 2017 ACTUAL | FY 2018 ACTUAL | FY 2019 ADOPTED | FY 2019 YTD-MARCH | FY 2020 PROPOSED | VARIANCE 2019 TO 2020 | |
|-----|---|-------------------|---------------------|---------------------|---------------------|---------------------|---------------------|-----------------------|----------------|
| 71 | | | | | | | | | |
| 72 | PARKS & RECREATION | | | | | | | | |
| 73 | MANAGEMENT CONTRACT | 157,525 | 157,620 | 155,370 | 155,430 | 155,370 | 77,025 | 161,769 | 6,399 |
| 74 | POOL/WATER PARK/ FOUNTAIN MAINTENANCE | 5,213 | 354 | 6,342 | 1,976 | 2,500 | 210 | 2,500 | - |
| 75 | POOL PERMITS | - | - | 705 | 705 | - | - | 705 | 705 |
| 76 | CLUBHOUSE FACILITY MAINTENANCE/SUPPLIES | 11,049 | 13,614 | 10,523 | 7,824 | 15,000 | 4,418 | 15,000 | - |
| 77 | CLUBHOUSE TELEPHONE, FAX, INTERNET | 11,886 | 14,349 | 14,123 | 16,333 | 17,000 | 7,108 | 17,000 | - |
| 78 | CLUBHOUSE EXERCISE EQUIPMENT MAINTENANCE | 1,613 | 1,125 | 2,027 | 2,272 | 1,500 | 858 | 1,500 | - |
| 79 | CLUBHOUSE PEST CONTROL | 2,241 | 320 | 810 | 245 | 500 | 2,480 | 500 | - |
| 80 | CLUBHOUSE OFFICE SUPPLIES | 3,086 | 3,329 | 4,533 | 8,349 | 3,500 | 3,122 | 3,500 | - |
| 81 | CLUBHOUSE JANITORIAL SERVICES & SUPPLIES | 4,229 | 3,428 | 4,325 | 4,786 | 4,500 | 2,144 | 4,500 | - |
| 82 | CLUBHOUSE LIGHTING REPLACEMENT | 874 | 1,785 | - | 1,510 | 1,000 | 283 | 1,000 | - |
| 83 | TENNIS/BASKETBALL COURT REPAIRS | 14 | 64 | 38 | 2,020 | 3,000 | 244 | 3,000 | - |
| 84 | MISCELLANEOUS EXPENSES | 3,309 | 12,415 | 4,153 | 4,580 | 6,000 | 3,126 | 6,000 | - |
| 85 | SECURITY / FIRE SYSTEM | - | 2,532 | 2,404 | 2,343 | 2,500 | 1,432 | 2,500 | - |
| 86 | LICENSES AND DUES FOR MOVIES | - | 857 | 1,159 | 1,214 | 1,100 | 877 | 1,500 | 400 |
| 87 | SPECIAL EVENTS | 9,492 | 12,540 | 11,570 | 13,366 | 13,413 | 6,985 | 13,413 | - |
| 88 | PRESSURE WASH | - | 5,932 | - | 1,162 | 6,000 | 44 | 6,000 | - |
| 89 | CAPITAL PROJECTS | - | - | - | 24,199 | - | 17,679 | 20,545 | 20,545 |
| 90 | TOTAL PARKS & RECREATION | 210,530 | 230,264 | 218,082 | 248,314 | 232,883 | 128,035 | 260,932 | 28,049 |
| 91 | | | | | | | | | |
| 92 | TOTAL EXPENDITURES BEFORE CONTINGENCY | 858,262 | 927,499 | 894,821 | 975,730 | 971,345 | 470,870 | 991,345 | 20,000 |
| 93 | | | | | | | | | |
| 94 | CONTINGENCY | - | 10,790 | 7,331 | 132,718 | 20,000 | | 15,472 | (4,528) |
| 95 | | | | | | | | | |
| 96 | TOTAL EXPENDITURES BEFORE OTHER USES | 858,262 | 938,289 | 902,152 | 1,108,448 | 991,345 | 470,870 | 1,006,817 | 15,472 |
| 97 | TRANSFER-OUT TO CAPITAL RESERVE FUND | - | - | - | - | 53,472 | - | 138,000 | 84,528 |
| 98 | TOTAL OTHER FINANCING USES | - | - | - | - | 53,472 | - | 138,000 | 84,528 |
| 99 | | | | | | | | | |
| 100 | TOTAL EXPENDITURES | 858,262 | 938,289 | 902,152 | 1,108,448 | 1,044,817 | 470,870 | 1,144,817 | 100,000 |
| 101 | | | | | | | | | |
| 102 | NET CHANGE IN FUND BALANCE | 206,132 | 129,914 | 163,115 | (33,807) | - | 551,550 | - | - |
| 103 | | | | | | | | | |
| 104 | FUND BALANCE - BEGINNING (FY 2018 Audit Adjusted) | 774,227 | 980,359 | 1,110,274 | 1,273,389 | 1,239,582 | 1,239,582 | \$ 1,239,582 | |
| 105 | FUND BALANCE FORWARD SOURCES | | | | | | | \$ 138,000 | |
| 106 | FUND BALANCE FORWARD USES | | | | | | | (100,000) | |
| 107 | FUND BALANCE - ENDING | \$ 980,359 | \$ 1,110,274 | \$ 1,273,389 | \$ 1,239,582 | \$ 1,239,582 | \$ 1,791,132 | \$ 1,277,582 | |
| 108 | | | | | | | | | |

**Lakeshore Ranch Community Development District
Statement 2
General Fund
FY2020 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 - Less Fund Balance Forward | 1,044,817 | from STMT 1 |
| Plus: Early Payment Discount (4%) | 44,460 | |
| Plus: County Collection Fees (2%) | 22,230 | |
| Total Assessment, gross | 1,111,507 | [B] |

3. O&M Assessment per EAU

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

4. O&M Assessment Allocation

| Lot Type | Assigned EAU | O&M Assmt per Unit, gross | Total Units | Total O&M Assmt, gross |
|-----------------|---------------------|--------------------------------------|--------------------|-----------------------------------|
| 55 | 0.85 | 1,433.55 | 236 | 338,317.92 |
| 65 | 1.00 | 1,686.53 | 253 | 426,692.09 |
| 70 | 1.05 | 1,770.86 | 50 | 88,542.83 |
| 75 | 1.15 | 1,939.51 | 132 | 256,015.25 |
| 300 | 1.15 | 1,939.51 | 1 | 1,939.51 |
| Total | | | 672.00 | 1,111,507.60 [B] |

| STATEMENT 3 - CONTRACT SUMMARY | | | | | |
|--------------------------------|--|---------------------------------------|---|---------------------------|--|
| FINANCIAL STATEMENT CATEGORY | VENDOR | CONTRACT | AMOUNT OF | COMMENTS/SCOPE OF SERVICE | |
| 12 | SUPERVISORS FEES | BOARD OF SUPERVISORS PAYROLL | N/A | 12,000 | PER MEETING, 5 BOARD MEMBERS @ \$200 EACH |
| 13 | PAYROLL TAXES | PAYROLL TAXES | N/A | 918 | 7.65% OF BOS PAYROLL |
| 14 | PAYROLL SERVICE FEE | PAYROLL SERVICE FEE | ANNUAL RENEWAL | 650 | \$50 PER COD MEETING PLUS \$50 YEAR END PROCESSING |
| 15 | ADMINISTRATIVE SERVICES | NO LONGER UTILIZED | | - | No longer utilized |
| 16 | DISTRICT MANAGEMENT | DPFG - Auto Renewal | Renews-Terminated by Either Party Upon 60 Days Notice | 62,100 | Pursuant to the contract |
| 17 | FINANCIAL CONSULTING SERVICES | NO LONGER UTILIZED - PRIOR DM | | - | No longer utilized |
| 18 | ACCOUNTING SERVICES | NO LONGER UTILIZED - PRIOR DM | | - | No longer utilized |
| 19 | DISTRICT ENGINEER | Cardno Engineering Services | PRESENT | 16,000 | General District Engineering costs |
| 20 | DISSEMINATION SERVICES (DISCLOSURE REPORT) | DPFG - Auto Renewal | Renews-Terminated by Either Party Upon 60 Days Notice | 4,250 | DPFG - \$4250 |
| 21 | TRUSTEES FEES | US BANK | Pursuant to the Trust Indenture | 4,771 | CONFIRMED WITH US BANK TRUSTEE |
| 22 | FLORIDA FILING FEE | FLORIDA DEPT. OF ECONOMIC OPPORTUNITY | Statute Mandated | 175 | YEARLY |
| 23 | AUDITING SERVICES | DMHB | 9/30/2018 | 3,200 | Need to go out for RFP |
| 24 | ARBITRAGE REBATE CALCULATION | ILS TAX SERVICE | PROPOSED EACH YEAR | 650 | REQUIRED BY MASTER TRUST INDENTURE |
| 25 | INSURANCE (Public Officials) | EGIS INSURANCE | | 2,310 | BASE ON FY 2020 RENEWAL PREMIUM CONFIRMATION WITH EGIS |
| 26 | LEGAL ADVERTISING | TAMPA BAY TIMES | N/A | 600 | ESTIMATED NON-CONTRACTUAL AGREEMENT |
| 27 | DUES, LICENSES & FEES | VARIOUS | N/A | 750 | ESTIMATED |
| 28 | WEB-SITE / EMAIL SYSTEM - IT SUPPORT | VENTURES.COM, INC | | 2,265 | Campus Suite - Includes \$1,515 website compliance and document remediation of 750 documents. DPFG - \$500 for uploads and mitigation remediation. Additional \$250 for any unknown remediation of documents |
| 29 | LEGAL SERVICES - GENERAL | STRALEY, ROBIN, VERICKER | PRESENT | 20,000 | General Legal Services. |
| 30 | MISCELLANEOUS ADMIN | VARIOUS | | 650 | Discretionary as needed, includes such items as bank checks |
| 31 | TOTAL ADMINISTRATIVE EXPENDITURES | | Total | 131,289 | |
| 32 | | | | | |
| 33 | SECURITY OPERATIONS | | | | |
| 34 | SECURITY CONTRACT | Dynamic Security | Expires 12/31/2019 and then reverts to month by month | 135,524 | Contract allows for Un Armed Security Officer at 6,668 hours per year at \$14.90 per hour and for Security Supervisor for 2,092 hours per year at \$14.90 per hour/ Total annual hours is 8,760 for \$130,524. Additional amount of \$5,000 is for anticipated holiday payroll |
| 35 | SECURITY SYSTEM | ADT | | 2,500 | Burglar Alarm Monitoring, \$80 per month. Additional for misc. items such as service calls, etc. |
| 36 | SECURITY - TRAFFIC MONITORING | As needed from Pasco County Sheriff | NA | - | |
| 37 | TOTAL SECURITY OPERATIONS | | Total | 138,024 | |
| 38 | | | | | |
| 39 | UTILITIES: | | | | |
| 40 | UTILITY - ELECTRICITY | WITHLACOOCHIE RIVER ELECTRIC | PRESENT | 35,000 | 7 meters - 5 on Sundance, 1 on Land O Lakes, 1 on Water Color. Based on estimated usage. |
| 41 | UTILITY - STREETLIGHTS | WITHLACOOCHIE RIVER ELECTRIC | PRESENT | 64,800 | Approximately 213 streetlight poles. Projected at \$5,400 monthly |
| 42 | UTILITY - GAS | CITY OF CLEARWATER | PRESENT | 17,000 | 35730 Sundance Lake Blvd. usage |
| 43 | UTILITY - WATER | PASCO COUNTY | PRESENT | 8,500 | 6 meters - 1 meter on Rock Spring was a hydrant meter and no longer has high usage. Avg \$600 monthly |
| 44 | SOLID WASTE CONTROL - RECREATION FACILITY | WASTE CONNECTIONS OF FLORIDA | PRESENT | 660 | Clubhouse Waste Removal |
| 45 | SOLID WASTE ASSESSMENT | PASCO COUNTY | | 700 | Solid Waste Assessment |
| 46 | TOTAL UTILITIES | | Total | 126,660 | |
| 47 | | | | | |
| 48 | PHYSICAL ENVIRONMENT | | | | |
| 49 | STORMWATER NON ADVALOREM ASSESSMENT | MIKE FASANO, TAX COLLECTOR | | 2,900 | Pasco County Stormwater Non-Advalorem Assessment |
| 50 | LAKE/POND BANK MAINTENANCE | AQUATIC SYSTEM | NA | 35,000 | Projects that relate to maintenance such as removing torpedo grass and plantings, cattail removal, erosion repairs - \$10,000. Additional amount of \$25,000 is to address midge fly treatment |
| 51 | AQUATIC MAINTENANCE CONTRACT | AQUATIC SYSTEM | AUTO RENEW | 27,300 | Approximates \$2,250 monthly until August 2020. Anticipated increase of \$150 monthly from August 2020-September 2020 |
| 52 | WETLAND/MITIGATION AREA MONITORING & MAINTENANCE | ECOLOGICAL CONSULTANTS | NA | - | Monitoring and maintenance, this was released by SWFWMD and is no longer required per Ecological consultants - January 16, 2014 |
| 53 | INLET MONITORING | | | 700 | Cornerstone Solutions for inlet monitoring for compliance, as needed |
| 54 | POND 25 | | NA | - | |
| 55 | GENERAL LIABILITY/PROPERTY INSURANCE | EGIS INSURANCE | Quoted Every year | 22,234 | Based on FY 2020 insurance quote from Egis |
| 56 | LANDSCAPE MAINTENANCE | YELLOWSTONE | 10/31/2019. Option to renew | 143,858 | General Landscape Maintenance - \$128,418, Irrigation \$12,348, Annuals \$3,092. Monthly billed amount is \$11,988 |
| 57 | LANDSCAPE REPLACEMENT & FERT/CHEM | YELLOWSTONE | 10/31/2019. Option to renew | 46,768 | Mulch is \$26,196, applied two times yearly. Fertilization is \$16,572 yearly and pest control is \$4,000 yearly. |
| 58 | IRRIGATION REPAIRS & MAINTENANCE | YELLOWSTONE | 10/31/2019. Option to renew | 5,000 | Repairs for the irrigation system |
| 59 | RUST PREVENTION | SUNCOAST RUST | 30 Day Notice-Month to Month | 10,680 | Contract is \$890 monthly to service three wells. Previously it was for 2 wells |
| 60 | LANDSCAPE IMPROVEMENTS | YELLOWSTONE | 10/31/2018. Option to renew | 15,000 | Landscape Contingency for various improvement projects |
| 61 | LANDSCAPE MAINTENANCE - LOTS PAID ESTANCIA | | NA | - | No longer applicable |
| 62 | TOTAL PHYSICAL ENVIRONMENT | | Total | 309,440 | |
| 63 | | | | | |
| 64 | ROAD & STREET FACILITIES | | | | |
| 65 | GATE MAINTENANCE | SOUTHERN AUTOMATED ACCESS | N/A | 7,500 | Quarterly gate maintenance of \$350 plus miscellaneous supplies and repairs. Barcode stickers, etc. |
| 66 | SIDEWALK REPAIR & MAINTENANCE | MISCELLANEOUS | N/A | 2,500 | Miscellaneous expenditures related to sidewalk repair as needed |
| 67 | STREETLIGHT/DECORATIVE LIGHT MAINTENANCE | VARIOUS | N/A | 8,000 | Holiday lighting projected to be \$6,000, additional amount of \$3,000 related to lighting repairs at entrance. Streetlights are repaired by Withlacoochee |
| 68 | STREET SIGN REPAIR & REPLACEMENT | VARIOUS | N/A | 3,000 | Miscellaneous expenditures related to street signs as needed |
| 69 | ROADWAY REPAIR & MAINTENANCE | VARIOUS | N/A | 4,000 | Miscellaneous expenditures related to roadway as needed. |
| 70 | TOTAL ROAD & STREET FACILITIES | | Total | 25,000 | |
| 71 | | | | | |

| FINANCIAL STATEMENT CATEGORY | VENDOR | CONTRACT | AMOUNT OF | COMMENTS/SCOPE OF SERVICE |
|------------------------------|--|---------------------------|------------------|--|
| 72 | PARKS & RECREATION | | | |
| 73 | MANAGEMENT CONTRACT | VESTA PROPERTY SERVICES | 161,769 | Renews-Terminated by Either Party Upon 60 Days Notice Contract service for 9 months is \$12,855 and for three months is \$13,285. New contract would run fiscal year going forward and the new increase is budgeted at 4% on top of the prior rates |
| 74 | POOL/WATER PARK/ FOUNTAIN MAINTENANCE | VARIOUS | 2,500 | N/A As needed |
| 75 | POOL PERMITS | | 795 | As required by Pasco Florida Department of Health |
| 76 | CLUBHOUSE FACILITY MAINTENANCE | VARIOUS | 15,000 | N/A Miscellaneous repairs and supplies as needed/ Clubhouse Manager. Also includes an agreement with Alert. Agreement calls for \$175 monthly, 2 inspections yearly, and 6 changes of filters per year for air conditioning |
| 77 | CLUBHOUSE TELEPHONE, FAX, INTERNET | FRONTIER | 17,000 | ONGOING Frontier communications for internet and phone and cable. Changed from verizon in April 2016. Slight increase in FY 2018 |
| 78 | CLUBHOUSE EXERCISE EQUIPMENT MAINTENANCE | FITNESS LOGIC | 1,500 | N/A Quarterly maintenance of \$155 plus misc needs |
| 79 | CLUBHOUSE PEST CONTROL | AGAPE PEST CONTRAL | 500 | N/A Quarterly maintenance of \$80 plus additional amount of \$180 for miscellaneous |
| 80 | CLUBHOUSE OFFICE SUPPLIES | As needed for the office | 3,500 | N/A As needed |
| 81 | CLUBHOUSE JANITORIAL SERVICES & SUPPLIES | VARIOUS | 4,500 | N/A Various janitorial supplies |
| 82 | CLUBHOUSE LIGHTING REPLACEMENT | VARIOUS VENDORS AS NEEDED | 1,000 | As needed |
| 83 | TENNIS/BASKETBALL COURT REPAIRS | VARIOUS | 3,000 | As needed |
| 84 | MISCELLANEOUS EXPENSES | VARIOUS | 6,000 | As needed |
| 85 | SECURITY / FIRE SYSTEM | FLORIDA FIRE SERVICE | 2,500 | annual maintenance service and inspection and any associated repairs |
| 86 | LICENSES AND DUES FOR MOVIES | | 1,500 | Motion Picture Licensing -\$900, SESAC Music is \$200 yearly, additional for slight anticipated increases |
| 87 | SPECIAL EVENTS | VARIOUS | 13,413 | N/A As needed |
| 88 | PRESSURE WASH | | 6,000 | |
| 89 | CAPITAL PROJECTS | | 20,545 | Potential projects include amphitheatre security conversion - \$5,000, access card reader to clubhouse entry - \$5,000, Enhanced security system at the gate - \$6,000 - two sets of table and chairs, |
| 90 | TOTAL PARKS & RECREATION | Total | 260,932 | |
| 91 | | | | |
| 92 | TOTAL EXPENDITURES BEFORE CONTINGENCY | | 991,345 | |
| 93 | | | | |
| 94 | CONTINGENCY | | 15,472 | |
| 95 | | | | |
| 96 | TOTAL EXPENDITURES BEFORE OTHER USES | | 1,006,817 | |
| 97 | TRANSFER OUT TO CAPITAL RESERVE ACCOUNT | | 138,000 | |
| 98 | TOTAL OTHER FINANCING USES | | 138,000 | |
| 99 | | | | |
| 100 | TOTAL EXPENDITURES | | 1,144,817 | |

Lakeshore Ranch Community Development District
Statement 4
\$10,745,000 Capital Improvement Revenue Bonds, Series 2005
FY2020 Proposed Debt Service Budget

| | Amount |
|-------------------------------------|----------------|
| REVENUE | |
| Special Assmnts - On Roll | \$ 740,038 |
| Special Assmnts - Discounts 4% | (29,602) |
| Fund Balance Forward | 3,652 |
| TOTAL REVENUE | 714,088 |
| EXPENDITURES | |
| ADMINISTRATIVE | |
| Assessmnt Collection Fee 2% | 14,801 |
| DEBT SERVICE | |
| Principal | |
| 5/1/2020 | 310,000 |
| Interest | |
| 5/1/2020 | 198,713 |
| 11/1/2020 | 190,575 |
| TOTAL EXPENDITURES | 714,088 |
| | - |
| REVENUE OVER / (UNDER) EXPENDITURES | \$ - |

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

| Lot Size | Total Units | Assigned EAU | Total EAU | % ERU | Total MADS, gross | DS Assmt per Unit, gross |
|--------------|-------------|--------------|---------------|---------------|-------------------|--------------------------|
| 55 | 236 | 0.85 | 200.60 | 31.1% | \$ 229,979 | \$ 974 |
| 65 | 236 | 1.00 | 236.00 | 36.6% | \$ 270,564 | \$ 1,146 |
| 70 | 50 | 1.05 | 52.50 | 8.1% | \$ 60,189 | \$ 1,204 |
| 75 | 132 | 1.15 | 151.80 | 23.5% | \$ 174,032 | \$ 1,318 |
| 300 | 1 | 4.60 | 4.60 | 0.7% | \$ 5,274 | \$ 5,274 |
| 65' O&M | 17 | - | - | 0.0% | \$ - | \$ - |
| Total | 672 | | 645.50 | 100.0% | \$ 740,038 | |

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) | Extraord. Prepaymt. | Coupon | Interest /(a) | Debt Service | Annual Debt Service | Principal Balance |
|----------------------|-----------------------|--------------------------------|---------------|----------------------|---------------------|--------------------------------|--------------------------|
| 7/1/2005 | | | 5.250% | | | | 10,745,000 |
| 11/1/2005 | | | 5.250% | 185,675 | 185,675 | 185,675 | 10,745,000 |
| 5/1/2006 | 150,000 | | 5.250% | 278,513 | 428,513 | | 10,595,000 |
| 11/1/2006 | | | 5.250% | 274,575 | 274,575 | 703,088 | 10,595,000 |
| 5/1/2007 | 160,000 | | 5.250% | 274,575 | 434,575 | | 10,435,000 |
| 11/1/2007 | | | 5.250% | 270,375 | 270,375 | 704,950 | 10,435,000 |
| 5/1/2008 | 170,000 | | 5.250% | 270,375 | 440,375 | | 10,265,000 |
| 11/1/2008 | | | 5.250% | 265,913 | 265,913 | 706,288 | 10,265,000 |
| 5/1/2009 | 175,000 | | 5.250% | 265,913 | 440,913 | | 10,090,000 |
| 11/1/2009 | | | 5.250% | 261,319 | 261,319 | 702,231 | 10,090,000 |
| 5/1/2010 | 185,000 | | 5.250% | 261,319 | 446,319 | | 9,905,000 |
| 11/1/2010 | | | 5.250% | 256,463 | 256,463 | 702,781 | 9,905,000 |
| 5/1/2011 | 195,000 | | 5.250% | 256,463 | 451,463 | | 9,710,000 |
| 11/1/2011 | | | 5.250% | 251,344 | 251,344 | 702,806 | 9,710,000 |
| 5/1/2012 | 205,000 | | 5.250% | 251,344 | 456,344 | | 9,505,000 |
| 11/1/2012 | | | 5.250% | 245,963 | 245,963 | 702,306 | 9,505,000 |
| 5/1/2013 | 220,000 | | 5.250% | 245,963 | 465,963 | | 9,285,000 |
| 11/1/2013 | | | 5.250% | 240,188 | 240,188 | 706,150 | 9,285,000 |
| 5/1/2014 | 230,000 | | 5.250% | 240,188 | 470,188 | | 9,055,000 |
| 11/1/2014 | | | 5.250% | 234,150 | 234,150 | 704,338 | 9,055,000 |
| 5/1/2015 | 245,000 | | 5.250% | 234,150 | 479,150 | | 8,810,000 |
| 11/1/2015 | | | 5.250% | 227,719 | 227,719 | 706,869 | 8,810,000 |
| 5/1/2016 | 255,000 | | 5.250% | 227,719 | 482,719 | | 8,555,000 |
| 11/1/2016 | | | 5.250% | 221,025 | 221,025 | 703,744 | 8,555,000 |
| 5/1/2017 | 270,000 | 10,000 | 5.250% | 221,025 | 491,025 | | 8,275,000 |
| 11/1/2017 | | 70,000 | 5.250% | 213,938 | 213,938 | 704,963 | 8,205,000 |
| 5/1/2018 | 285,000 | 55,000 | 5.250% | 213,938 | 498,938 | | 7,865,000 |
| 11/1/2018 | | | 5.250% | 206,456 | 206,456 | 705,394 | 7,865,000 |
| 5/1/2019 | 295,000 | | 5.250% | 206,456 | 501,456 | | 7,570,000 |
| 11/1/2019 | | | 5.250% | 198,713 | 198,713 | 700,169 | 7,570,000 |
| 5/1/2020 | 310,000 | | 5.250% | 198,713 | 508,713 | | 7,260,000 |
| 11/1/2020 | | | 5.250% | 190,575 | 190,575 | 699,288 | 7,260,000 |
| 5/1/2021 | 325,000 | | 5.250% | 190,575 | 515,575 | | 6,935,000 |
| 11/1/2021 | | | 5.250% | 182,044 | 182,044 | 697,619 | 6,935,000 |
| 5/1/2022 | 345,000 | | 5.250% | 182,044 | 527,044 | | 6,590,000 |
| 11/1/2022 | | | 5.250% | 172,988 | 172,988 | 700,031 | 6,590,000 |
| 5/1/2023 | 365,000 | | 5.250% | 172,988 | 537,988 | | 6,225,000 |
| 11/1/2023 | | | 5.250% | 163,406 | 163,406 | 701,394 | 6,225,000 |
| 5/1/2024 | 380,000 | | 5.250% | 163,406 | 543,406 | | 5,845,000 |
| 11/1/2024 | | | 5.250% | 153,431 | 153,431 | 696,838 | 5,845,000 |
| 5/1/2025 | 405,000 | | 5.250% | 153,431 | 558,431 | | 5,440,000 |
| 11/1/2025 | | | 5.250% | 142,800 | 142,800 | 701,231 | 5,440,000 |
| 5/1/2026 | 425,000 | | 5.250% | 142,800 | 567,800 | | 5,015,000 |
| 11/1/2026 | | | 5.250% | 131,644 | 131,644 | 699,444 | 5,015,000 |
| 5/1/2027 | 450,000 | | 5.250% | 131,644 | 581,644 | | 4,565,000 |
| 11/1/2027 | | | 5.250% | 119,831 | 119,831 | 701,475 | 4,565,000 |

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

| Period Ending | Principal/ (a) | Extraord. Prepaymt. | Coupon | Interest /(a) | Debt Service | Annual Debt Service | Principal Balance |
|----------------------|-----------------------|--------------------------------|---------------|----------------------|---------------------|--------------------------------|--------------------------|
| 5/1/2028 | 470,000 | | 5.250% | 119,831 | 589,831 | | 4,095,000 |
| 11/1/2028 | | | 5.250% | 107,494 | 107,494 | 697,325 | 4,095,000 |
| 5/1/2029 | 495,000 | | 5.250% | 107,494 | 602,494 | | 3,600,000 |
| 11/1/2029 | | | 5.250% | 94,500 | 94,500 | 696,994 | 3,600,000 |
| 5/1/2030 | 525,000 | | 5.250% | 94,500 | 619,500 | | 3,075,000 |
| 11/1/2030 | | | 5.250% | 80,719 | 80,719 | 700,219 | 3,075,000 |
| 5/1/2031 | 555,000 | | 5.250% | 80,719 | 635,719 | | 2,520,000 |
| 11/1/2031 | | | 5.250% | 66,150 | 66,150 | 701,869 | 2,520,000 |
| 5/1/2032 | 580,000 | | 5.250% | 66,150 | 646,150 | | 1,940,000 |
| 11/1/2032 | | | 5.250% | 50,925 | 50,925 | 697,075 | 1,940,000 |
| 5/1/2033 | 615,000 | | 5.250% | 50,925 | 665,925 | | 1,325,000 |
| 11/1/2033 | | | 5.250% | 34,781 | 34,781 | 700,706 | 1,325,000 |
| 5/1/2034 | 645,000 | | 5.250% | 34,781 | 679,781 | | 680,000 |
| 11/1/2034 | | | 5.250% | 17,850 | 17,850 | 697,631 | 680,000 |
| 5/1/2035 | 680,000 | | 5.250% | 17,850 | 697,850 | | 0 |
| 11/1/2035 | | | 5.250% | | | 697,850 | 0 |
| sum | 10,610,000 | 135,000 | | 10,618,738 | 21,228,738 | 21,228,738 | |

maximum annual debt service (MADS): 701,869
MADS, gross: 746,669

Footnote:

(a) Data herein for budgetary purposes only.