

LAKESHORE RANCH CDD
STATEMENT 1
2021 PROPOSED BUDGET: GENERAL FUND

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ADOPTED	FY 2020 YTD- MARCH	FY 2021 PROPOSED	VARIANCE 2020 TO 2021
1 REVENUE								
2								
3 SPECIAL ASSESSMENTS - ON-ROLL (net)	1,056,164	\$ 1,049,224	\$ 1,052,793	\$ 1,049,879	\$ 1,044,817	\$ 1,026,688	\$ 1,044,817	-
4 ASSESSMENTS - PY Excess Fees	2,738	1,858	6,669	-	-	-	-	-
5 INTEREST EARNINGS	4,032	5,103	4,625	16,140	-	5,128	-	-
6 OTHER MISCELLANEOUS REVENUE:								
7 EVENT REVENUE	558	1,498	3,501	2,884	-	400	-	-
8 CLUBHOUSE RENTAL	2,247	2,719	2,645	5,441	-	2,122	-	-
9 MISCELLANEOUS	2,464	4,865	4,408	4,475	-	3,490	-	-
10 EASEMENT AGREEMENT FEES	-	-	-	2,850	-	300	-	-
11 FUND BALANCE FORWARD	-	-	-	-	100,000	-	100,000	-
TOTAL REVENUE	1,068,203	1,065,267	1,074,641	1,081,668	1,144,817	1,038,128	1,144,817	-
13								
14 EXPENDITURES								
15 ADMINISTRATIVE EXPENSES								
16 SUPERVISORS FEES	11,522	11,000	11,800	10,600	12,000	5,200	12,000	-
17 PAYROLL TAXES	887	842	903	811	918	398	918	-
18 PAYROLL SERVICE FEE	770	673	645	823	650	343	650	-
19 ADMINISTRATIVE SERVICES	-	-	-	-	-	-	-	-
20 DISTRICT MANAGEMENT	57,000	58,500	58,500	62,100	62,100	31,050	62,100	-
21 FINANCIAL CONSULTING SERVICES	-	-	-	-	-	-	-	-
22 ACCOUNTING SERVICES	-	-	-	-	-	-	-	-
23 DISTRICT ENGINEER	-	13,056	31,929	30,821	16,000	16,331	20,000	4,000
24 DISSEMINATION SERVICES (DISCLOSURE)	5,000	5,000	4,250	-	4,250	4,250	4,250	-
25 TRUSTEES FEES	4,337	4,337	4,337	4,445	4,771	3,578	4,041	(730)
26 FLORIDA FILING FEE	325	175	175	175	175	175	175	-
27 AUDITING SERVICES	3,000	2,390	2,500	2,600	3,200	-	2,600	(600)
28 ARBITRAGE REBATE CALCULATION	1,300	650	650	650	650	-	650	-
29 INSURANCE (Public Officials)	-	2,085	2,085	2,200	2,310	2,255	2,481	171
30 LEGAL ADVERTISING	2,046	874	572	3,058	600	2,849	1,500	900
31 DUES, LICENSES & FEES	-	150	150	150	750	-	750	-
32 WEB-SITE / EMAIL SYSTEM - IT SUPPORT	960	978	998	2,580	2,265	5,477	1,650	(615)
33 LEGAL SERVICES - GENERAL	18,968	26,104	36,484	27,581	20,000	14,495	25,000	5,000
34 MISCELLANEOUS ADMIN	792	225	417	338	650	2,350	650	-
TOTAL ADMINISTRATIVE EXPENDITURES	106,907	127,039	156,395	148,933	131,289	88,752	139,415	8,126
36								
37 SECURITY OPERATIONS								
38 SECURITY CONTRACT	148,275	163,572	163,992	129,471	135,524	54,370	132,480	(3,044)
39 SECURITY SYSTEM	2,052	2,606	1,432	1,220	2,500	720	2,500	-
40 SECURITY - TRAFFIC MONITORING	-	960	-	-	-	-	-	-
TOTAL SECURITY OPERATIONS	150,327	167,138	165,424	130,691	138,024	55,090	134,980	(3,044)
42								
43 UTILITIES:								
44 UTILITY - ELECTRICITY	29,307	28,163	30,226	31,735	35,000	13,841	35,000	-
45 UTILITY - STREETLIGHTS	63,280	62,234	63,186	57,691	64,800	26,153	64,500	(300)
46 UTILITY - GAS	12,429	11,435	15,467	12,774	17,000	11,514	16,500	(500)
47 UTILITY - WATER	11,280	7,152	8,027	5,991	8,500	2,579	8,500	-
48 SOLID WASTE CONTROL-RECREATION FAC.	454	624	624	624	660	364	660	-
49 SOLID WASTE ASSESSMENT	352	439	674	680	700	650	700	-
TOTAL UTILITIES	117,102	110,047	118,204	109,495	126,660	55,102	125,860	(800)
51								
52 PHYSICAL ENVIRONMENT								
53 STORMWATER NON ADVALOREM ASSESS.	1,680	1,680	2,800	2,799	2,900	2,847	2,900	-
54 LAKE/POND BANK MAINTENANCE	819	19,655	15,680	37,599	35,000	-	35,000	-
55 AQUATIC MAINTENANCE CONTRACT	24,040	25,200	26,355	27,000	27,300	13,500	27,300	-
56 WETLAND/MITIGATION AREA MONITORING&MAINT	-	-	-	-	-	-	-	-
57 INLET MONITORING	-	2,450	2,450	-	700	-	500	(200)
58 POND 25	24,883	594	-	-	-	-	-	-
59 GENERAL LIABILITY/PROPERTY INSURANCE	25,958	23,995	23,995	21,575	22,234	22,207	24,428	2,194
60 LANDSCAPE MAINTENANCE	122,000	122,000	139,202	143,009	143,858	49,140	147,082	3,224
61 LANDSCAPE REPLACEMENT & FERT/CHEM	8,701	18,725	25,755	36,837	46,768	19,530	48,100	1,332
62 IRRIGATION REPAIRS & MAINTENANCE	3,888	2,536	15,078	7,306	5,000	5,108	6,000	1,000
63 RUST PREVENTION	8,140	7,680	12,430	9,790	10,680	4,450	10,680	-
64 LANDSCAPE IMPROVEMENTS	1,002	21,418	7,199	13,831	15,000	9,784	25,000	10,000
65 LANDSCAPE MAINT.-LOTS PAID ESTANCIA	82,264	-	-	-	-	-	-	-
TOTAL PHYSICAL ENVIRONMENT	303,375	245,933	270,944	299,746	309,440	126,566	326,990	17,550
67								
68 ROAD & STREET FACILITIES								
69 GATE MAINTENANCE	5,270	6,548	7,654	11,515	7,500	3,898	7,500	-
70 SIDEWALK REPAIR & MAINTENANCE	-	4,158	-	2,065	2,500	-	2,500	-
71 STREETLIGHT/DECORATIVE LIGHT MAINTENANCE	7,900	4,093	5,500	5,533	8,000	5,500	8,000	-
72 STREET SIGN REPAIR & REPLACEMENT	3,154	3,989	3,295	110	3,000	1,242	3,000	-
73 ROADWAY REPAIR & MAINTENANCE	3,200	7,794	-	9,975	4,000	11	4,000	-
TOTAL ROAD & STREET FACILITIES	19,524	26,582	16,449	29,198	25,000	10,651	25,000	-

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75								
76 PARKS & RECREATION								
77 MANAGEMENT CONTRACT	157,620	155,370	155,430	155,415	161,769	79,604	161,769	-
78 POOL/WATER PARK/ FOUNTAIN MAINTENANCE	354	6,342	1,976	274	2,500	222	2,500	-
79 POOL PERMITS	-	705	705	705	705	-	705	-
80 CLUBHOUSE FACILITY MAINTENANCE/SUPPLIES	13,614	10,523	7,824	6,902	15,000	7,791	13,000	(2,000)
81 CLUBHOUSE TELEPHONE, FAX, INTERNET	14,349	14,123	16,333	14,711	17,000	8,128	17,000	-
82 CLUBHOUSE EXERCISE EQUIPMENT MAINTENANCE	1,125	2,027	2,272	2,188	1,500	1,371	1,500	-
83 CLUBHOUSE PEST CONTROL	320	810	245	267	500	965	500	-
84 CLUBHOUSE OFFICE SUPPLIES	3,329	4,533	8,349	5,654	3,500	1,977	4,000	500
85 CLUBHOUSE JANITORIAL SERVICES & SUPPLIES	3,428	4,325	4,786	4,805	4,500	1,382	4,500	-
86 CLUBHOUSE LIGHTING REPLACEMENT	1,785	-	1,510	956	1,000	260	1,000	-
87 TENNIS/BASKETBALL COURT REPAIRS	64	38	2,020	1,105	3,000	-	3,000	-
88 MISCELLANEOUS EXPENSES	12,415	4,153	4,580	9,654	6,000	1,641	6,000	-
89 SECURITY / FIRE SYSTEM	2,532	2,404	2,343	2,109	2,500	2,340	2,500	-
90 LICENSES AND DUES FOR MOVIES	857	1,159	1,214	967	1,500	1,033	1,500	-
91 SPECIAL EVENTS	12,540	11,570	13,366	13,150	13,413	4,906	13,500	87
92 PRESSURE WASH	5,932	-	1,162	127	6,000	8,294	6,000	-
93 CAPITAL PROJECTS	-	-	24,199	7,703	20,545	-	10,000	(10,545)
94 TOTAL PARKS & RECREATION	230,264	218,082	248,314	229,095	260,932	119,915	248,974	(11,958)
95								
96 TOTAL EXPENDITURES BEFORE CONTINGENCY	927,499	894,821	975,730	947,158	991,345	456,075	1,001,219	9,874
97								
98 CONTINGENCY	10,790	7,331	132,718	2,399	15,472	-	5,598	(9,874)
99								
100 TOTAL EXPENDITURES BEFORE OTHER USES	938,289	902,152	1,108,448	949,557	1,006,817	456,075	1,006,817	-
101 TRANSFER-OUT TO CAPITAL RESERVE FUND	-	-	-	53,472	138,000	-	138,000	-
102 TOTAL OTHER FINANCING USES	-	-	-	53,472	138,000	-	138,000	-
103								
104 TOTAL EXPENDITURES	938,289	902,152	1,108,448	1,003,029	1,144,817	456,075	1,144,817	-
105								
106 NET CHANGE IN FUND BALANCE	129,914	163,115	(33,807)	78,639	-	582,054	-	-
107								
108 FUND BALANCE - BEGINNING (FY 2018 Audit Adjusted)	980,359	1,110,274	1,273,390	1,239,583	1,371,693	1,371,693	\$ 1,409,693	
109 FUND BALANCE FORWARD SOURCES				53,472	138,000		\$ 138,000	
110 FUND BALANCE FORWARD USES					(100,000)		(100,000)	
111 FUND BALANCE - ENDING	\$ 1,110,274	\$ 1,273,390	\$ 1,239,583	\$ 1,371,693	\$ 1,409,693	\$ 1,953,747	\$ 1,447,693	

**Lakeshore Ranch Community Development District
Statement 2
General Fund
FY2021 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
15 ADMINISTRATIVE EXPENSES				
16 SUPERVISORS FEES	BOARD OF SUPEVISORS PAYROLL	N/A	12,000	Estimated 5 Supervisors to be in attendance for 12 meetings. Chapter 190 of the Florida Statute allows for \$200 per meeting.
17 PAYROLL TAXES	PAYROLL TAXES	N/A	918	Payroll taxes for Supervisor Compensation ; 7.65% of Payroll.
18 PAYROLL SERVICE FEE	PAYROLL SERVICE FEE	ANNUAL RENEWAL	650	\$50 PER CDD MEETING PLUS \$50 YEAR END PROCESSING
19 ADMINISTRATIVE SERVICES	NO LONGER UTILIZED		-	No longer utilized
20 DISTRICT MANAGEMENT	DPFG - Auto Renewal	Renews-Terminated by Either Party Upon 60 Days Notice	62,100	The District receives Management & Accounting services as part of the agreement with DPFG
21 FINANCIAL CONSULTING SERVICES	NO LONGER UTILIZED - PRIOR DM	-	-	No longer utilized
22 ACCOUNTING SERVICES	NO LONGER UTILIZED - PRIOR DM	-	-	No longer utilized
23 DISTRICT ENGINEER	Cardno Engineering Services	PRESENT	20,000	Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments
24 DISSEMINATION SERVICES (DISCLOSURE REPORT)	DPFG - Auto Renewal	Renews-Terminated by Either Party Upon 60 Days Notice	4,250	Dissemination to facilitate District compliance with Securities & Exchange Commission continuing disclosure.
25 TRUSTEES FEES	US BANK	Pursuant to the Trust Indenture	4,041	Confirmed amount with Trustee to maintain the District's bond funds that are on deposit
26 FLORIDA FILING FEE	FLORIDA DEPT. OF ECONOMIC OPPORTUNITY	Statute Mandated	175	The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity
27 AUDITING SERVICES	DMHB	9/30/2018	2,600	State law requires the District to undertake an annual independent audit. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter. FY 20-\$2,600 and FY 21-\$2,700
28 ARBITRAGE REBATE CALCULATION	LLS TAX SERVICE	PROPOSD EACH YEAR	650	The District is required to calculate interest earned from bond proceeds each year pursuant to the Internal Revenue Code. The amount considers the new bond issuance
29 INSURANCE (Public Officials)	EGIS INSURANCE		2,481	BASE ON FY 2020 RENEWAL PREMIUM CONFIRMATION WITH EGIS
30 LEGAL ADVERTISING	TAMPA BAY TIMES	N/A	1,500	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.
31 DUES, LICENSES & FEES	VARIOUS	N/A	750	ESTIMATED
32 WEB-SITE / EMAIL SYSTEM - IT SUPPORT	Campus Suites		1,650	ADA compliant website to be furnished by Campus Suite. Amount includes monthly scans of the website, the website platform itself as well as the remediation of 750 document pages. Added \$250 for page overages
33 LEGAL SERVICES - GENERAL	STRALEY, ROBIN, VERICKER	PRESENT	25,000	Provides general legal services, review of contracts, agreements and other research assigned and directed by the Board and District Manager
34 MISCELLANEOUS ADMIN	VARIOUS		650	Discretionary as needed, includes such itmes as bank checks
35 TOTAL ADMINISTRATIVE EXPENDITURES		Total	139,415	
36				
37 SECURITY OPERATIONS				
38 SECURITY CONTRACT	Uited Force Security	Contract start date - April 1, 2020	132,480	Contract allows for Un Armed Security Officer 8,616 hours per year at \$15.00 per hour and additional amount of \$3,240 r anticipated holiday payroll for 6 federal holidays
39 SECURITY SYSTEM	ADT		2,500	Burglar Alarm Monitoring, \$80 per month. Additional for misc. items such as service calls, etc.
40 SECURITY - TRAFFIC MONITORING	As needed from Pasco County Sheriff	NA	-	
41 TOTAL SECURITY OPERATIONS		Total	134,980	
42				
43 UTILITIES:				
44 UTILITY - ELECTRICITY	WITHLACOOCHEE RIVER ELECTRIC	PRESENT	35,000	7 meters - 5 on Sundance, 1 on Land O Lakes, 1 on Water Color. Based on estimated usage.
45 UTILITY - STREETLIGHTS	WITHLACOOCHEE RIVER ELECTRIC	PRESENT	64,500	Approximately 213 streetlight poles. Projected at \$5,400 monthly
46 UTILITY - GAS	CITY OF CLEARWATER	PRESENT	16,500	19730 Sundance Lake Blvd. usage
47 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
48 SOLID WASTE CONTROL - RECREATION FACILITY	WASTE CONNECTIONS OF FLORIDA	PRESENT	660	Clubhouse Waste Removal
49 SOLID WASTE ASSESSMENT	PASCO COUNTY		700	Solid Waste Assessment

FINANCIAL STATEMENT CATEGORY	VENDOR	CONTRACT	AMOUNT OF	COMMENTS/SCOPE OF SERVICE
50 TOTAL UTILITIES		Total	125,860	
51				
52 PHYSICAL ENVIRONMENT				
53 STORMWATER NON ADVALOREM ASSESSMENT	MIKE FASANO, TAX COLLRCTOR	4	2,900	Pasco County Stormwater Non-Advalorem Assessment
54 LAKE/POND BANK MAINTENANCE	SOLITUDE	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
55 AQUATIC MAINTENANCE CONTRACT	SOLITUDE	AUTO RENEW	27,300	Approximates \$2,250 monthly until August 2020. Anticipated increase of \$150 monthly from August 2020-September 2020
56 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
57 INLET MONITORING	CORNERSTONE SOLUTIONS		500	Cornerstone Solutions for inlet monitoring for compliance, as needed
58 POND 25		NA	-	
59 GENERAL LIABILITY/PROPERTY INSURANCE	EGIS INSURANCE	Quoted Every year	24,428	Based on FY 2021 insurance quote from Egis
60 LANDSCAPE MAINTENANCE	YELLOWSTONE	Contract will renew 10/31/2021	147,082	General Landscape Maintenance - \$130,987, Irrigation \$12,595. Annuals are \$875 on a quarterly basis for 500 annuals per quarter
61 LANDSCAPE REPLACEMENT & FERT/CHEM	YELLOWSTONE	Contract will renew 10/31/2021	48,100	Mulch is \$27,000, applied two times yearly. Fertilization is \$17,000 yearly and pest control is \$4,100 yearly.
62 IRRIGATION REPAIRS & MAINTENANCE	YELLOWSTONE	Contract will renew 10/31/2021	6,000	Repairs for the Irrigation system
63 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
64 LANDSCAPE IMPROVEMENTS	YELLOWSTONE	Contract will renew 10/31/2021	25,000	Landscape Contingency for various improvement projects. To be considered : Plant fill ins at clubhouse - \$12,985. Sod conversion - \$13,350, 1st roundabout plant fill in-\$4,550. Intersection at Post Island Loop - \$4,125, Entry gate area - \$2,750. Water color Jasmine bed conversion - \$16,875
65 LANDSCAPE MAINTENANCE - LOTS PAID ESTANCIA		NA	-	No longer applicable
66 TOTAL PHYSICAL ENVIRONMENT		Total	326,990	
67				
68 ROAD & STREET FACILITIES				
69 GATE MAINTENANCE	SOUTHERN AUTOMATED ACCESS	N/A	7,500	Quarterly gate maintenance of \$350 plus miscellaneous supplies and repairs. Barcode stickers, etc.
70 SIDEWALK REPAIR & MAINTENANCE	MISCELLANEOUS	N/A	2,500	Miscellaneous expenditures related to sidewalk repair as needed
71 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
72 STREET SIGN REPAIR & REPLACEMENT	VARIOUS	N/A	3,000	Miscellaneous expenditures related to street signs as needed
73 ROADWAY REPAIR & MAINTENANCE	VARIOUS	N/A	4,000	Miscellaneous expenditures related to roadway as needed.
74 TOTAL ROAD & STREET FACILITIES		Total	25,000	
75				

FINANCIAL STATEMENT CATEGORY	VENDOR	CONTRACT	AMOUNT OF	COMMENTS/SCOPE OF SERVICE
76 PARKS & RECREATION				
77 MANAGEMENT CONTRACT	VESTA PROPERTY SERVICES	Renews-Terminated by Either Party Upon 60 Days Notice	161,769	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
78 POOL/WATER PARK/ FOUNTAIN MAINTENANCE	VARIOUS	N/A	2,500	As needed
79 POOL PERMITS			705	As required by Pasco Florida Department of Health, permits are usually pulled in May
80 CLUBHOUSE FACILITY MAINTENANCE	VARIOUS	N/A	13,000	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
81 CLUBHOUSE TELEPHONE, FAX, INTERNET	FRONTIER	ONGOING	17,000	Frontier communications for internet and phone and cable. Changed from verizon in April 2016. Slight increase in FY 2018
82 CLUBHOUSE EXERCISE EQUIPMENT MAINTENANCE	FITNESS LOGIC	N/A	1,500	Quarterly maintenance of \$155 plus misc needs
83 CLUBHOUSE PEST CONTROL	AGAPE PEST CONTRAL	N/A	500	Quarterly maintenance of \$80 plus additional amount of \$180 for miscellaneous
84 CLUBHOUSE OFFICE SUPPLIES	As needed for the office	N/A	4,000	As needed
85 CLUBHOUSE JANITORIAL SERVICES & SUPPLIES	VARIOUS	N/A	4,500	Various janitorial supplies
86 CLUBHOUSE LIGHTING REPLACEMENT	VARIOUS VENDORS AS NEEDED		1,000	As needed
87 TENNIS/BASKETBALL COURT REPAIRS	VARIOUS		3,000	As needed
88 MISCELLANEOUS EXPENSES	VARIOUS		6,000	As needed
89 SECURITY / FIRE SYSTEM	FLORIDA FIRE SERVICE		2,500	annual maintenance service and inspection and any associated repairs
90 LICENSES AND DUES FOR MOVIES			1,500	Motion Picture Licensing -\$900, SESAC Music is \$200 yearly, additional for slight anticipated increases
91 SPECIAL EVENTS	VARIOUS	N/A	13,500	As needed
92 PRESSURE WASH			6,000	
93 CAPITAL PROJECTS			10,000	To be determined by the Board of Supervisors
94 TOTAL PARKS & RECREATION		Total	248,974	
95				
96 TOTAL EXPENDITURES BEFORE CONTINGENCY			1,001,219	
97				
98 CONTINGENCY			5,598	
99				
100 TOTAL EXPENDITURES BEFORE OTHER USES			1,006,817	
101 TRANSFER OUT TO CAPITAL RESERVE ACCOUNT			138,000	
102 TOTAL OTHER FINANCING USES			-	
103				
104 TOTAL EXPENDITURES			1,144,817	

**Lakeshore Ranch Community Development District
Statement 4
\$8,010,000 Capital Improvement Refunding Bonds, Series 2019
FY2021 Proposed Debt Service Budget**

		Amount
REVENUE		
Special Assmnts - On Roll		\$ 643,747
Special Assmnts - Discounts 4%		(25,750)
Fund Balance Forward		19,853
TOTAL REVENUE		637,850
EXPENDITURES		
ADMINISTRATIVE		
Assessmnt Collection Fee 2%		12,875
DEBT SERVICE		
Principal		
5/1/2021		405,000
Interest		
5/1/2021		113,025
11/1/2021		106,950
TOTAL EXPENDITURES		637,850
		-
REVENUE OVER / (UNDER) EXPENDITURES		\$ -

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

Lot Type	Count of Folio	2019 Refunding Component MADS per Lot	2019 New Money Component MADS per Lot	Total 2019 MADS per Lot	Total 2019 MADS
55	236	\$796.53	\$71.76	\$868.29	\$204,916.64
65	226	\$937.10	\$71.76	\$1,008.86	\$228,001.37
70	50	\$983.95	\$71.76	\$1,055.71	\$52,785.53
75	132	\$1,077.66	\$71.76	\$1,149.42	\$151,723.49
300	1	\$4,310.65	\$71.76	\$4,382.41	\$4,382.41
O&M 65	27	\$0.00	\$71.76	\$71.76	\$1,937.44
Total	672				\$ 643,746.88

Lakeshore Ranch CDD
2019 Refunding Series, Capital Improvement Bond
Assessment Schedule

Period Ending	Mandatory Principal /(a)	Coupon	Interest /(a)	Debt Service	Annual Dbt Srvc	Principal Balance
5/1/2020	475,000	3.000%	128,160	603,160		8,010,000
11/1/2020	-	3.000%	120,560	120,560	723,720	7,535,000
5/1/2021	405,000	3.000%	113,025	518,025		7,130,000
11/1/2021	-	3.000%	106,950	106,950	624,975	7,130,000
5/1/2022	420,000	3.000%	106,950	526,950		6,710,000
11/1/2022	-	3.000%	100,650	100,650	627,600	6,710,000
5/1/2023	430,000	3.000%	100,650	530,650		6,280,000
11/1/2023	-	3.000%	94,200	94,200	624,850	6,280,000
5/1/2024	355,000	3.000%	94,200	449,200		5,925,000
11/1/2024	-	3.000%	88,875	88,875	538,075	5,925,000
5/1/2025	460,000	3.000%	88,875	548,875		5,465,000
11/1/2025	-	3.000%	81,975	81,975	630,850	5,465,000
5/1/2026	475,000	3.000%	81,975	556,975		4,990,000
11/1/2026	-	3.000%	74,850	74,850	631,825	4,990,000
5/1/2027	485,000	3.000%	74,850	559,850		4,505,000
11/1/2027	-	3.000%	67,575	67,575	627,425	4,505,000
5/1/2028	505,000	3.000%	67,575	572,575		4,000,000
11/1/2028	-	3.000%	60,000	60,000	632,575	4,000,000
5/1/2029	520,000	3.000%	60,000	580,000		3,480,000
11/1/2029	-	3.000%	52,200	52,200	632,200	3,480,000
5/1/2030	540,000	3.000%	52,200	592,200		2,940,000
11/1/2030	-	3.000%	44,100	44,100	636,300	2,940,000
5/1/2031	550,000	3.000%	44,100	594,100		2,390,000
11/1/2031	-	3.000%	35,850	35,850	629,950	2,390,000
5/1/2032	570,000	3.000%	35,850	605,850		1,820,000
11/1/2032	-	3.000%	27,300	27,300	633,150	1,820,000
5/1/2033	590,000	3.000%	27,300	617,300		1,230,000
11/1/2033	-	3.000%	18,450	18,450	635,750	1,230,000
5/1/2034	610,000	3.000%	18,450	628,450		620,000
11/1/2034	-	3.000%	9,300	9,300	637,750	620,000
5/1/2035	620,000	3.000%	9,300	629,300		-
11/1/2035	-	3.000%	-	-	629,300	-
Total	8,010,000		2,086,295	10,096,295	10,096,295	

Max annual ds: \$637,750
avg. mads \$631,018
Total ds \$10,096,295

Footnote:

(a) Data herein for the CDD's budgetary process purposes only.