Long Lake Ranch

COMMUNITY DEVELOPMENT DISTRICT

BUDGET WORKSHOP MEETING

DATE / TIME:	**LOCATION:**
Tuesday, May 27, 2025	Long Lake Ranch Amenity Center
6:00 P.M.	19037 Long Lake Ranch Blvd.
	Lutz, FL 33558

Anchor Stone MANAGEMENT

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval, or adoption.

LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT

c/o Anchor Stone
255 Primera Boulevard, Suite 160
Lake Mary, FL 32746

Board of Supervisors
Long Lake Ranch Community Development District.

Dear Supervisors:

A Budget Workshop Meeting of the Board of Supervisors of the Long Lake Ranch Community Development District is scheduled for **Tuesday, May 27, 2025,** at **6:00 P.M.** at the **Long Lake Ranch CDD, Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd., Lutz, FL 33558.**

The preliminary copy of the agenda for the meeting is attached. Support material will be distributed at the meeting.

If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Patricia Thibault

Patricia Thibault
District Manager

CC: Attorney
Engineer
District Records

District: **LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Tuesday, May 27, 2025
Time: 6:00 P.M.
Location: Long Lake Ranch Amenity Center
19037 Long Lake Ranch Blvd.
Lutz, FL 33558

TEAMS:
Link
Meeting ID: 262 710 408 082 2
Passcode: 4zE6pg2z
CALL IN:
+1 (323) 538-4434
Phone conference ID: 109 118 130#
Mute/Unmute: *6

Budget Workshop Agenda

For the full agenda packet, please contact LongLakeRanchCDD@AnchorStoneMgt.com

I. Call to Order / Roll Call

II. Pledge of Allegiance

III. Business Items

A. *Presentation of DRAFT PRELIMINARY Proposed Budget FY 2025-2026* — **Exhibit 1**

IV. Audience Comments – *(limited to 3 minutes per individual)*

V. Adjournment

EXHIBIT 1

RETURN TO AGENDA

LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026
PROPOSED ANNUAL BUDGET

Anchor Stone
MANAGEMENT

STATEMENT 1
LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET GENERAL FUND (O&M)

		FY 2021 ACTUALS	FY 2022 ACTUALS	FY 2023 ACTUALS	FY 2024 ACTUAL	FY 2025 ADOPTED	FY 2025 03.31.2025	FY 2026 PROPOSED	2026 v 2025 VARIANCE
1	**REVENUE**								
2	**ASSESSMENTS LEVIED**								
3	ASSESSMENTS LEVIED (NET ON-ROLL)	1,127,939	1,282,844	1,172,505	1,216,193	1,212,116	1,481,316	1,212,116	-
4	ASSESSMENTS LEVIED FOR GENERAL FUND TRANSFER TO RESERVES	-	-	-	-	300,000	-	350,000	50,000
5	COLLECTIONS IN EXCESS OF THE ROLL SUBMITTED	-	-	-	-	-	-	-	-
6	EARLY PAYMENT DISCOUNT	-	-	-	-	-	-	-	-
7	EXCESS FEES	2,940	4,957	-	5,676	-	-	-	-
8	FUND BALANCE CFORWARD	-	-	-	-	47,896	-	50,000	2,104
9	**ASSESSMENTS LEVIED Total**	**1,130,879**	**1,287,801**	**1,172,505**	**1,221,869**	**1,560,012**	**1,481,316**	**1,612,116**	**52,104**
10	**ADDITIONAL REVENUE**								
11	TENNIS	1,257	944	1,320	1,200	1,440	-	1,440	-
12	ROOM RENTALS	335	2,710	1,445	540	540	240	-	(540)
13	INTEREST	369	260	-	-	-	14,917	-	-
14	ADVERTISEMENT RENTAL	-	-	9,600	-	-	-	-	-
15	MISC. REVENUE	8,830	36,804	997	7,196	-	1,125	-	-
16	**ADDITIONAL REVENUE Total**	**10,791**	**40,718**	**13,362**	**8,936**	**1,980**	**16,282**	**1,440**	**(540)**
17	**REVENUE Total**	**1,141,669**	**1,328,519**	**1,185,867**	**1,230,805**	**1,561,992**	**1,497,598**	**1,613,556**	**51,564**
18	**EXPENDITURES**								
19	**ADMINISTRATIVE**								
20	SUPERVISORS - REGULAR MEETINGS	9,139	9,585	11,547	7,600	13,000	5,800	13,000	-
21	SUPERVISORS - WORKSHOPS	-	-	1,200	-	1,000	-	1,000	-
22	PAYROLL TAXES (BOS)	459	750	581	505	1,071	551	1,071	-
23	PAYROLL SERVICES FEES	398	678	654	600	700	400	700	-
24	DISTRICT MANAGEMENT	17,458	18,448	19,954	20,000	20,000	10,000	15,000	(5,000)
25	ADMINISTRATIVE	6,171	3,962	11,000	10,788	10,000	5,587	5,000	(5,000)
26	ACCOUNTING	19,533	17,500	11,057	10,667	10,000	5,000	10,000	-
27	ASSESSMENT ROLL PREPERATION	8,933	3,667	5,000	5,000	5,000	2,500	5,000	-
28	DISSEMINATION AGENT	3,333	4,000	3,000	4,000	3,000	1,500	3,000	-
29	MEETING OVERAGES	-	648	-	-	-	-	-	-
30	DISTRICT COUNSEL	44,218	53,644	30,812	44,965	40,000	18,750	40,000	-
31	DISTRICT ENGINEER	9,275	13,521	4,535	2,720	14,000	1,100	14,000	-
32	ARBITRAGE REBATE CALCULATION	1,800	1,150	1,150	650	1,500	650	1,500	-
33	TRUSTEE FEES	10,843	11,701	14,906	12,014	12,014	10,703	13,768	1,754
34	BANK FEES	415	-	52	-	150	-	150	-
35	AUDITING	5,978	3,850	3,950	-	3,700	-	3,700	-
36	REGULATORY PERMITS AND FEES	275	175	175	175	175	175	175	-
37	PROPERTY TAXES	578	676	375	731	250	-	250	-
38	SALES TAX	-	-	889	-	-	-	-	-
39	LEGAL ADVERTISING	3,171	807	2,303	1,002	1,500	357	1,500	-
40	WEBSITE HOSTING	2,391	2,164	1,538	1,672	2,015	1,788	2,015	-
41	MISC. SERVICE	1,247	-	-	-	-	-	-	-

		FY 2021 ACTUALS	FY 2022 ACTUALS	FY 2023 ACTUALS	FY 2024 ACTUAL	FY 2025 ADOPTED	FY 2025 03.31.2025	FY 2026 PROPOSED	2026 v 2025 VARIANCE
42	**ADMINISTRATIVE Total**	**145,616**	**146,925**	**124,678**	**123,089**	**139,075**	**64,861**	**130,829**	**(8,246)**
43	INSURANCE								
44	PUBLIC OFFICIALS, GENERAL LIABILITY & PROPERTY INSURANCE	18,226	18,865	21,029	29,610	32,313	31,032	34,313	2,000
45	**INSURANCE Total**	**18,226**	**18,865**	**21,029**	**29,610**	**32,313**	**31,032**	**34,313**	**2,000**
46	UTILITIES								
47	UTILITIES - ELECTRICITY	38,999	77,939	59,622	50,757	60,000	25,155	60,000	-
48	UTILITIES - STREETLIGHTS	149,096	116,218	130,434	98,347	115,000	49,871	115,000	-
49	UTILITIES - WATER/SEWER	3,428	9,475	9,029	17,031	15,000	8,359	15,000	-
50	UTILITIES - RECLAIMED WATER	24,065	-	-	-	-	-	-	-
51	UTILITIES - SOLID WASTE ASSESSMENT	-	-	-	815	1,500	-	1,500	-
52	UTILITIES - SOLID WASTE REMOVAL	960	1,211	2,490	1,275	2,000	721	2,000	-
53	**UTILITIES Total**	**216,548**	**204,843**	**201,575**	**168,225**	**193,500**	**84,106**	**193,500**	**-**
54	SECURITY								
55	SECURITY MONITORING SERVICES	16,448	2,349	-	-	-	-	-	-
56	SECURITY REPAIRS & MAINTENANCE	10,706	5,065	1,906	3,026	7,500	1,234	7,500	-
57	**SECURITY Total**	**27,154**	**7,414**	**1,906**	**3,026**	**7,500**	**1,234**	**7,500**	**-**
58	COMMUNITY MAINTENANCE								
59	FIELD SERVICES	4,167	5,000	5,051	5,034	5,000	2,500	5,000	-
60	FOUNTAIN SERVICE REPAIRS & MAINTENANCE	1,614	600	4,159	14,423	5,000	2,113	5,000	-
61	AQUATIC MAINTENANCE	30,120	28,366	31,980	29,520	29,520	14,760	29,520	-
62	MITIGATION AREA MONITORING & MAINTENANCE	1,100	650	-	-	3,100	-	3,100	-
63	AQUATIC PLANT REPLACEMENT	-	1,950	-	-	2,750	-	2,750	-
64	STORMWATER SYSTEM MAINTENANCE	76	-	-	-	-	-	-	-
65	MIDGE FLY TREATMENTS	-	-	-	-	-	-	-	-
66	FISH STOCKING	6,006	1,445	3,506	-	12,000	-	12,000	-
67	LAKE & POND MAINTENANCE	-	-	1,500	-	5,000	-	5,000	-
68	ENTRY & WALLS MAINTENANCE & POWERWASHING	5,535	3,994	-	300	2,500	-	2,500	-
69	LANDSCAPE MAINTENANCE - CONTRACT	153,887	176,825	161,929	164,100	180,920	82,981	180,920	-
70	LANDSCAPE REPLACEMENT MULCH - CONTRACT	25,500	56,325	61,250	57,117	72,000	49,500	72,000	-
71	LANDSCAPE REPALCEMENT ANNUALS - CONTRACT	5,999	22,180	38,178	32,724	39,996	-	39,996	-
72	LANDSCAPE REPLACEMENT PLANTS & SHRUBS	20,143	34,405	56,492	45	90,760	11,792	90,760	-
73	TREE TRIMMING & MAINTENANCE	-	-	675	40,500	45,000	57,550	45,000	-
74	OTHER LANDSCAPE -FIRE ANT TREAT	16,036	-	4,475	-	4,500	-	4,500	-
75	IRRIGATION REPAIRS & MAINTENANCE	8,752	11,528	6,146	9,834	15,000	705	15,000	-
76	DECORATIVE LIGHT MAINTENANCE	9,050	8,900	4,000	9,000	15,000	38,469	15,000	-
77	VOLUNTEER SUPPLIES	-	-	-	-	2,000	-	2,000	-
78	PRESSURE WASHING	-	21,664	30,450	30,510	35,000	-	35,000	-
79	FIELD CONTINGENCY	27,764	-	21,463	26,589	30,000	13,236	30,627	627
80	**COMMUNITY MAINTENANCE Total**	**315,749**	**373,832**	**431,254**	**419,696**	**595,046**	**273,606**	**595,673**	**627**
81	ROAD & STREET FACILITIES								
82	SIDEWALK REPAIR & MAINTENANCE	4,000	-	-	294	1,000	-	1,000	-
83	ROADWAY REPAIR & MAINTENANCE	5,400	53	7,200	-	2,500	-	2,500	-
84	SIGNAGE REPAIR & REPLACEMENT	3,696	8,600	516	4,768	10,000	-	10,000	-
85	**ROAD & STREET FACILITIES Total**	**13,096**	**8,653**	**7,716**	**5,062**	**13,500**	**-**	**13,500**	**-**

		FY 2021 ACTUALS	FY 2022 ACTUALS	FY 2023 ACTUALS	FY 2024 ACTUAL	FY 2025 ADOPTED	FY 2025 03.31.2025	FY 2026 PROPOSED	2026 v 2025 VARIANCE
86	**AMENITY MAINTENANCE**								
87	CLUBHOUSE MANAGEMENT	101,985	112,199	115,745	123,162	127,097	62,032	134,731	7,634
88	SEASONAL POOL ATTENDANTS	-	-	-	-	9,711	-	9,800	89
89	CELL PHONE FOR ATTENDANTS	-	-	-	-	100	-	100	-
90	POOL MAINTENANCE - CONTRACT	15,597	-	27,780	24,025	40,000	19,200	40,000	-
91	DOG WASTE STATION SUPPLIES	3,564	470	1,252	314	5,460	-	5,460	-
92	AMENITY MAINTENANCE & REPAIR	6,030	18,924	19,274	5,730	21,000	12,562	21,000	-
93	OFFICE SUPPLIES	296	1,421	265	1,658	1,200	93	1,200	-
94	FURNITURE REPAIR/REPLACEMENT	-	1,827	-	420	1,750	-	1,750	-
95	CLUBHOUSE CLEANING	232	-	-	-	-	-	-	-
96	POOL REPAIRS	12,960	2,491	2,474	10,399	2,000	5,293	2,000	-
97	POOL PERMITS	560	611	561	560	1,000	-	1,000	-
98	COMMUNICATIONS (TEL, FAX, INTERNET)	6,536	3,594	3,973	4,111	5,000	1,936	5,000	-
99	FACILITY A/C & HEATING MAINTENANCE & REPAIRS	-	-	1,433	-	2,000	-	2,000	-
100	COMPUTER SUPPORT MAINTENANCE & REPAIR	126	-	721	-	1,000	-	1,000	-
101	PARK & PLAYGROUND MAINTENANCE & REPAIRS	3,570	4,790	1,795	1,508	6,600	808	6,600	-
102	PEST CONTROL	2,350	1,200	1,200	1,660	3,600	570	3,600	-
103	CLUBHOUSE JANITORIAL SUPPLIES	3,456	-	181	15,962	3,000	1,174	3,000	-
104	**AMENITY MAINTENANCE Total**	**157,261**	**147,525**	**176,654**	**189,509**	**230,518**	**103,668**	**238,241**	**7,723**
105	**PROJECT BUDGET**								
106	CAPITAL OUTLAY	5,006	23,082	149,034	3,015	50,000	-	50,000	-
107	**PROJECT BUDGET Total**	**5,006**	**23,082**	**149,034**	**3,015**	**50,000**	**-**	**50,000**	**-**
108	**EXPENDITURES Total**	**898,655**	**931,139**	**1,113,846**	**941,232**	**1,261,452**	**558,507**	**1,263,556**	**2,104**
109	**OTHER SOURCES/USES**								
110	**OTHER FINANCING USES - TRANSFER TO RESERVES**								
111	TRANSFER IN				331,026				-
112	TRANSFER TO DEBT SERVICE	-	16,451	-	-	-	-	-	-
113	TRANSFER TO RESERVE FUND - FINANCING SOURCES TO RESERVE	-	231,580	95,544	-	300,000	-	350,000	50,000
114	TRANSFER TO RESERVE FUND - RESERVE EXPENDITURES	-	-	102,550	-	-	-	-	-
115	COUNTY COLLECTION COSTS	-	-	-	-	-	-	-	-
116	**OTHER FINANCING USES - TRANSFER TO RESERVES Total**	**-**	**248,031**	**198,094**	**331,026**	**300,000**	**-**	**350,000**	**50,000**
117	**OTHER SOURCES/USES Total**	**-**	**248,031**	**198,094**	**331,026**	**300,000**	**-**	**350,000**	**50,000**
118	**EXCESS OF REVENUE OVER / (UNDER) EXPENDITURES**	**243,014**	**149,349**	**79,027**	**289,573**	**540**	**939,091**	**(0)**	**(540)**
119	**FUND BALANCE**								
120	FUND BALANCE - BEGINNING	779,984	755,777	1,379,720	1,702,474	2,293,056	2,293,056	2,293,056	
121	RESERVE FUND INCREASE	(24,207)	231,580	243,725	301,009	-	-	-	
122	NET CHANGE IN FUND BALANCE	-	-	79,027	289,573	-	-	-	
123	**FUND BALANCE Total**	**755,777**	**987,357**	**1,702,474**	**2,293,056**	**2,293,056**	**2,293,056**	**2,293,056**	**-**
124	**ANALYSIS OF FUND BALANCE (Audited FY 2021 and FY 2022)**								
125	NON SPENADBALE	45,795	52,460	68,743	109,625	68,743	62,532	68,743	
126	ASSIGNED FOR OPERATING CAPITAL	-	201,740	451,740	303,029	210,242	210,242	210,242	
127	UNASSIGNED	952,996	428,367	409,838	626,626	-	1,746,060	-	
128	USE OF FUND BALANCE FORWARD	-	-	-	-	47,896	-	-	
129	ASSIGNED PROJECTS	-	-	-	-	287,256	-	287,256	
130	ASSIGNED - ASSET RESERVES	-	697,153	772,153	1,253,776	1,088,337	1,277,644	1,088,337	
131	**ANALYSIS OF FUND BALANCE Total**	**998,791**	**1,379,720**	**1,702,474**	**2,293,056**	**1,702,474**	**3,296,478**	**1,654,578**	**-**

STATEMENT 2
LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET - RESERVES ALLOCATION

		FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 PROPOSED	VARIANCE FY25 TO FY26
1	REVENUES						
2	ALL REVENUES						
3	ASSESSMENTS LEVIED (NET ON-ROLL):	-	223,879	300,186	300,000	-	(300,000)
4	EXCESS FEES	-	-	-	-	-	-
5	INTEREST & MISCELLANEOUS	5,000	33,568	73,021	-	-	-
6	**ALL REVENUES Total**	**5,000**	**257,447**	**373,207**	**300,000**	**-**	**(300,000)**
7	EXPENDITURES						
8	CLUBHOUSE						
23	**CLUBHOUSE Total**	**-**	**-**	**-**	**-**	**-**	**-**
24	ENTRY AREAS						
28	**ENTRY AREAS Total**	**-**	**-**	**-**	**-**	**-**	**-**
29	FOXTAIL POOL AREA						
43	**FOXTAIL POOL AREA Total**	**-**	**-**	**-**	**-**	**-**	**-**
44	GROUNDS						
52	FENCING AND CAMERAS	-	102,550	-	-	-	-
53	FLOORING	-	6,719	-	-	-	-
54	**GROUNDS Total**	**-**	**109,269**	**-**	**-**	**-**	**-**
55	MAIL AREAS						
65	**MAIL AREAS Total**	**-**	**-**	**-**	**-**	**-**	**-**
66	MAIN POOL AREA						
67	POOL MUSHROOM WATERFALL	-	-	68,390	-	-	-
78	**MAIN POOL AREA Total**	**-**	**-**	**68,390**	**-**	**-**	**-**
79	RECREATION						
114	**RECREATION Total**	**-**	**-**	**-**	**-**	**-**	**-**
115	STREETS AND PARKING AREAS						
119	**STREETS AND PARKING AREAS Total**	**-**	**-**	**-**	**-**	**-**	**-**
120	WALLS AND FENCING						
128	**WALLS AND FENCING Total**	**-**	**-**	**-**	**-**	**-**	**-**
129	**EXPENDITURES Total**	**-**	**109,269**	**68,390**	**-**	**-**	**-**
130	OTHER SOURCES/(USES)						
131	OTHER FINANCING SOURCES & USES						
132	TRANSFER IN (OUT) FROM GENERAL FUND	231,580	95,544	316,184	-	350,000	350,000
133	CAPITAL IMPROVEMENT PLAN (CIP)	-	-	-	-	-	-
134	INCREASE IN RESERVE FUND BALANCE	-	-	-	-	-	-
135	**OTHER FINANCING SOURCES & USES Total**	**231,580**	**95,544**	**316,184**	**-**	**350,000**	**350,000**
136	**EXCESS OF REVENUES OVER (UNDER) EXPENDITURES**	**236,580**	**243,722**	**621,001**	**300,000**	**350,000**	**50,000**
137							
138	FUND BALANCE						
139	FUND BALANCE - BEGINNING - AUDITED FOR FY 23	-	528,431	772,153	1,393,154	1,693,154	300,000
140	NET CHANGE IN FUND BALANCE	-	243,722	621,001	300,000	350,000	50,000
141	**FUND BALANCE Total**	**-**	**772,153**	**1,393,154**	**1,693,154**	**2,043,154**	**350,000**

STATEMENT 3
LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
BUDGET DESCRIPTIONS / CONTRACTS SUMMARY

	EXPENDITURES	VENDOR / PROVIDER	AMOUNT TOTAL
18	EXPENDITURES	VENDOR / PROVIDER	AMOUNT TOTAL
19	ADMINISTRATIVE		
20	**SUPERVISORS - REGULAR MEETINGS**	**BOARD OF SUPERVISORS (BOS)**	
	Per meeting. 5 Board members @ 200 each (estimate 13 meetings) however, only 3 supervisors receive compensation.		13,000
21	**SUPERVISORS - WORKSHOPS**	**BOARD OF SUPERVISORS (BOS)**	
	Per meeting. 5 Board members @ 200 each (estimate 1 meeting).		1,000
22	**PAYROLL TAXES (BOS)**	**FICA & FUTA**	
	Payroll taxed at 7.65% (Board of supervisors).		1,071
23	**PAYROLL SERVICES FEES**	**Engage**	
	Approximates $50 per pay period & ye processing of $50.		700
24	**DISTRICT MANAGEMENT**	**ANCHOR STONE**	
	Services include the conducting of (1) two and one-half (2.5) Hour board meeting per month, (one) 1 workshop per year, overall administration of district functions, and all required state and local filings, preparation of annual budget, purchasing and risk management.		15,000
19	**ADMINISTRATIVE**	**ANCHOR STONE**	
	Services include support for the district management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with chapter 119, Florida statutes, and the district's adopted rules of procedure, preparation and delivery of the agenda.		5,000
26	**ACCOUNTING**	**ANCHOR STONE**	
	Services include the preparation and delivery of the district's financial statements in accordance with GASB, accounts payable and receivable functions, asset tracking , the administration of reports required by the state of Florida.		10,000
27	**ASSESSMENT ROLL PREPERATION**	**ANCHOR STONE**	
	Services include all functions necessary for the timely billing, collection and reporting of the district assessments in order to ensure adequate funds to meet the district's debt service and operations and maintenance obligations. Inclusive of assessment roll preparation and certification to the county.		5,000
28	**DISSEMINATION AGENT**	**ANCHOR STONE**	
	The consultant shall serve as the district's dissemination agent under any applicable continuing disclosure undertaking of the district, which shall include fulfilling all duties of the dissemination agent set forth via the trust indenture.		3,000
29	**MEETING OVERAGES**	**ANCHOR STONE**	
	Miscellaneous items for administrative - such as meeting overtime.		-
30	**DISTRICT COUNSEL**	**KUTAK ROCK**	
	Provides general legal services, review of contracts, agreements and other research assigned and directed by the board and district management throughout the year. Amount is based on current sending of the district for this service.		40,000
31	**DISTRICT ENGINEER**	**JOHNSON ENGINEERING**	
	Provides general engineering services to district, i.e. Attendance & preparation for monthly board meetings and other specifically requested assignments throughout the year. Amount reflected is based on current spending.		14,000
32	**ARBITRAGE REBATE CALCULATION**	**LLS TAX SOLUTIONS**	
	The district is required to calculate interest earned from bond proceeds each year pursuant to the internal revenue code. The rebate analyst is required to verify that the district has not received earnings higher than the yield of the bonds.		1,500
33	**TRUSTEE FEES**	**US BANK TRUST, N.A.**	
	Confirmed amount with USBank - trustee for outstanding series and for the oversight of the various trust accounts related to the District's outstanding bonds. The trustee is chosen as part of the bond issuance process. The fees for the 2014A is $4,756.13; Series 2015A - $4,256.13and Series 2016 is $4,756.13.		13,768
34	**BANK FEES**	**SOUTHSTATE**	
	Amount is for misc. items such as printed checks or any returned deposits.		150
35	**AUDITING**	**BERGER TOOMBS**	
	State law requires the district to undertake an annual independent audit. The budgeted amount reflects an estimated amount as the district will need to go our for RFP.		3,700
36	**REGULATORY PERMITS AND FEES**	**FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITIES**	
	Statutorily fixed.		175
37	**PROPERTY TAXES**	**PASCO COUNTY**	
	Property tax related to 2042 Lake Waters Place and 19037 Long Lake Ranch Blvd.		250
39	**LEGAL ADVERTISING**	**VARIOUS PUBLICATIONS**	
	The district is required to advertise various items pursuant to statutory requirements. The items include meeting schedules, special meeting notices, public hearings and bidding, etc. For the district and any other statutory requirements.		1,500
40	**WEBSITE HOSTING**	**SCHOOLSTATUS**	
	Costs associated with ongoing audits and website remediation for ADA compliance.		2,015
42	**ADMINISTRATIVE Total**		**130,829**

18	EXPENDITURES	VENDOR / PROVIDER	AMOUNT TOTAL
43	INSURANCE		
44	**PUBLIC OFFICIALS, GENERAL LIABILITY & PROPERTY INSURANCE**	**Florida Insurance Alliance (FIA)**	
	The district will incur expenditures for public officials and general liability insurance.		34,313
45	**INSURANCE Total**		**34,313**
46	UTILITIES		
47	**UTILITIES - ELECTRICITY**	**DUKE ENERGY**	
	Costs associated with providing electrical service to community facilities such as the clubhouse, lighting, irrigation systems, and other infrastructure.		60,000
48	**UTILITIES - STREETLIGHTS**	**DUKE ENERGY**	
	Duke energy monthly summary bill average $8,500 and additional location on sunlake monthly averages $350 per month.		115,000
49	**UTILITIES - WATER/SEWER**	**PASCO COUNTY UTILITIES**	
	Water and sewer services for 0 community center and 18981 long lake ranch Blvd. (Estimates for utilities are up 15%).		15,000
51	**UTILITIES - SOLID WASTE ASSESSMENT**	**COUNTY SANITATION**	
	Annual charges for waste collection and disposal services, including community-wide trash and recycling assessments levied by the local government.		1,500
52	**UTILITIES - SOLID WASTE REMOVAL**	**COUNTY SANITATION**	
	Solid waste disposal services.		2,000
53	**UTILITIES Total**		**193,500**
54	SECURITY		
55	**SECURITY MONITORING SERVICES**		
	Removed.		-
56	**SECURITY REPAIRS & MAINTENANCE**		
	Various repairs & maintenance to the existing hardware infrastructure.		7,500
57	**SECURITY Total**		**7,500**
58	COMMUNITY MAINTENANCE		
59	**FIELD SERVICES**	**ANCHOR STONE**	
	Services include oversight of field services maintenance, including managing vendor contracts relating to district facilities and landscape/irrigation maintenance (vesta proposed cpi increase of 5% for field services).		5,000
60	**FOUNTAIN SERVICE REPAIRS & MAINTENANCE**	**LAKE DOCTORS**	
	Equipment under agreement is (1) vertex fountain at borrow lake, (1) at pond 20, (1) at pond 30, & (2) at big lake. Includes inspection of moving parts, wear and tear, filter cleaning and nozzle cleaning - $1,920. Added additional for parts for repair if needed.		5,000
61	**AQUATIC MAINTENANCE**	**GHS ENVIRONMENTAL**	
	Aquatic weed control in the 26 ponds/floodplain areas.		29,520
62	**MITIGATION AREA MONITORING & MAINTENANCE**		
	Mitigation maintenance & compliance monitoring.		3,100
63	**AQUATIC PLANT REPLACEMENT**	**GHS ENVIRONMENTAL**	
	Plantings to increase the overall health of the pond while also providing for erosion stabilization.		2,750
64	**STORMWATER SYSTEM MAINTENANCE**	**MISCELLANEOUS**	
	Expenses for inspecting, cleaning, and maintaining stormwater drainage systems, retention ponds, and related infrastructure to ensure proper water flow and compliance with environmental regulations.		-
65	**MIDGE FLY TREATMENTS**	**GHS ENVIRONMENTAL**	
	Targeted pest control treatments to reduce the population of midges and other nuisance insects near lakes, ponds, and common areas.		-
66	**FISH STOCKING**	**GHS ENVIRONMENTAL**	
	Mosquito fish stocking.		12,000
67	**LAKE & POND MAINTENANCE**	**MISCELLANEOUS**	
	Ongoing maintenance of lakes and ponds, including water quality monitoring, algae control, debris removal, and aquatic vegetation management to preserve aesthetics and ecological balance.		5,000
68	**ENTRY & WALLS MAINTENANCE & POWERWASHING**	**MISCELLANEOUS**	
	Repairs, cleaning, and upkeep of entrance monuments, perimeter walls, and other architectural features that contribute to the community's curb appeal.		2,500
69	**LANDSCAPE MAINTENANCE - CONTRACT**	**RED TREE**	
	This is for core service to include general maintenance, fertilization, pest control and irrigation.		180,920
70	**LANDSCAPE REPLACEMENT MULCH - CONTRACT**	**RED TREE**	
	The district adds 900 yards of cocoa shredded mulch at $65 per yard and 1,500 bales of straw at $9.00 Per bale.		72,000
71	**LANDSCAPE REPALCEMENT ANNUALS - CONTRACT**	**RED TREE**	
	The district has annuals planted over 4 rotations = approximately 3,636 annuals are planted per rotation at $2.75 Per annual.		39,996
72	**LANDSCAPE REPLACEMENT PLANTS & SHRUBS**	**RED TREE**	
	Additional amounts appropriated for the replacement of plant assets.		90,760
73	**TREE TRIMMING & MAINTENANCE**	**RED TREE**	
	Annual tree trimming and maintenance. Red tree second year of trimming contract is at $43,350.		45,000
74	**OTHER LANDSCAPE -FIRE ANT TREAT**	**RED TREE**	
	As needed for the treatment of fire ants.		4,500
75	**IRRIGATION REPAIRS & MAINTENANCE**	**RED TREE**	
	Estimated for parts & labor to repair the irrigation system.		15,000
76	**DECORATIVE LIGHT MAINTENANCE**	**TBD**	
	Holiday lighting for 12 entry monuments.		15,000
77	**VOLUNTEER SUPPLIES**		
	Funding for materials and supplies used by community volunteers during events, cleanup efforts, or other resident-led improvement initiatives.		2,000

18	EXPENDITURES	VENDOR / PROVIDER	AMOUNT TOTAL
78	**PRESSURE WASHING**		
	Scheduled cleaning of sidewalks, walls, entryways, and other hard surfaces throughout the community to remove dirt, mold, and mildew buildup.		35,000
79	**FIELD CONTINGENCY**		
	For miscellaneous unbudgeted expenses.		30,627
80	**COMMUNITY MAINTENANCE Total**		**595,673**
81	ROAD & STREET FACILITIES		
82	**SIDEWALK REPAIR & MAINTENANCE**	**MISCELLANEOUS**	
	Repairs for any sidewalk related issues.		1,000
83	**ROADWAY REPAIR & MAINTENANCE**	**MISCELLANEOUS**	
	Repairs for any roadway issues.		2,500
84	**SIGNAGE REPAIR & REPLACEMENT**	**MISCELLANEOUS**	
	Repairs for any street signs.		10,000
85	**ROAD & STREET FACILITIES Total**		**13,500**
86	AMENITY MAINTENANCE		
87	**CLUBHOUSE MANAGEMENT**	**ANCHOR STONE**	
	Clubhouse manager= $76,256.73, Facility attendant/janitorial= $16,640, facility maintenance $28,080, summer fa/pool monitor $7,280, $1,600 for additional pool attendant hours.		134,731
88	**SEASONAL POOL ATTENDANTS**	**ANCHOR STONE**	
	Part time - hourly individuals to work from memorial day to labor day - 15 weeks for 28 hours per week.		9,800
89	**CELL PHONE FOR ATTENDANTS**		
	Monthly service and device expenses for a dedicated phone used by amenity staff for operational coordination, emergencies, and resident communication.		100
90	**POOL MAINTENANCE - CONTRACT**	**TBD**	
	Service to be performed 3x weekly for 2 pools, all chemicals are included. Included in the vesta contract.		40,000
91	**DOG WASTE STATION SUPPLIES**	**ANCHOR STONE**	
	10 Stations, twice weekly remove all waste from every receptacle within the community. Bags are included. Replace trash can liners.		5,460
92	**AMENITY MAINTENANCE & REPAIR**	**MISCELLANEOUS**	
	As needed for the repair & maintenance.		21,000
93	**OFFICE SUPPLIES**	**MISCELLANEOUS**	
	Office supplies for the facility.		1,200
94	**FURNITURE REPAIR/REPLACEMENT**	**MISCELLANEOUS**	
	As needed for furniture repair & maintenance.		1,750
96	**POOL REPAIRS**	**ANCHOR STONE**	
	Additional service repairs for the pools.		2,000
97	**POOL PERMITS**	**STATE OF FLORIDA DEPARTMENT OF HEALTH**	
	Estimated.		1,000
98	**COMMUNICATIONS (TEL, FAX, INTERNET)**	**FRONTIER**	
	Service for business internet, business voice and business tv. Service provided at 2042 Lake Waters Place and 18981 Long Lake Blvd.		5,000
99	**FACILITY A/C & HEATING MAINTENANCE & REPAIRS**	**AS NEEDED**	
	As needed for repairs to HVAC system.		2,000
100	**COMPUTER SUPPORT MAINTENANCE & REPAIR**	**AS NEEDED**	
	As needed repairs for the repairs of the computer system.		1,000
101	**PARK & PLAYGROUND MAINTENANCE & REPAIRS**	**AS NEEDED**	
	As needed for repairs to the athletic park.		6,600
102	**PEST CONTROL**		
	Pursuant to contract for pest control services.		3,600
103	**CLUBHOUSE JANITORIAL SUPPLIES**		
	Purchase of cleaning products, paper goods, and other consumables needed to maintain cleanliness and hygiene within the clubhouse facilities.		3,000
104	**AMENITY MAINTENANCE Total**		**238,241**
105	PROJECT BUDGET		
106	**CAPITAL OUTLAY**		
	Budget allocation for large-scale or one-time capital improvement projects, such as renovations, infrastructure upgrades, or major equipment purchases.		50,000
107	**PROJECT BUDGET Total**		**50,000**
108	**EXPENDITURES Total**		**1,263,556**

STATEMENT 4
LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE REQUIREMENT

	SERIES 2014A-1	SERIES 2015A-1	SERIES 2016	TOTAL BUDGET
REVENUES				
NET SPECIAL ASSESSMENTS [1]				
DEBT SERVICES ASSESSMENTS				
NOV - MAY 2026	317,500	235,938	191,881	745,319
NET SPECIAL ASSESSMENTS [1] Total	**317,500**	**235,938**	**191,881**	**745,319**
REVENUES Total	**317,500**	**235,938**	**191,881**	**745,319**
EXPENDITURES				
DEBT SERVICE REQUIREMENT				
5/1/2026				
INTEREST	107,250	82,419	59,100	255,119
PRINCIPAL	105,000	70,000	75,000	235,000
11/1/2026				
INTEREST	104,100	80,319	57,600	248,769
DEBT SERVICE REQUIREMENT Total	**104,100**	**80,319**	**57,600**	**248,769**
EXPENDITURES Total	**208,200**	**160,638**	**115,200**	**497,538**

Net Debt Service Assessments	**745,319**
Pasco County Collection Costs (2%) and Early Payment Discounts (4%)	**47,574**
Gross Debt Service Assessments	**792,892**

[1] Maximum Annual Debt Service (MADS) less any prepaid assessments received.

STATEMENT 4.1
LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
SERIES 2014A-1 CAPITAL IMPROVEMENT REVENUE BOND
AMORTIZATION SCHEDULE

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
11/1/2023						3,765,000
5/1/2024	90,000	5.625%	112,781	202,781		3,675,000
11/1/2024	-	6.000%	110,250	110,250	313,031	3,675,000
5/1/2025	100,000	6.000%	110,250	210,250		3,575,000
11/1/2025	-	6.000%	107,250	107,250	317,500	3,575,000
5/1/2026	105,000	6.000%	107,250	212,250		3,470,000
11/1/2026	-	6.000%	104,100	104,100	316,350	3,470,000
5/1/2027	110,000	6.000%	104,100	214,100		3,360,000
11/1/2027	-	6.000%	100,800	100,800	314,900	3,360,000
5/1/2028	115,000	6.000%	100,800	215,800		3,245,000
11/1/2028	-	6.000%	97,350	97,350	313,150	3,245,000
5/1/2029	125,000	6.000%	97,350	222,350		3,120,000
11/1/2029	-	6.000%	93,600	93,600	315,950	3,120,000
5/1/2030	130,000	6.000%	93,600	223,600		2,990,000
11/1/2030	-	6.000%	89,700	89,700	313,300	2,990,000
5/1/2031	140,000	6.000%	89,700	229,700		2,850,000
11/1/2031	-	6.000%	85,500	85,500	315,200	2,850,000
5/1/2032	150,000	6.000%	85,500	235,500		2,700,000
11/1/2032	-	6.000%	81,000	81,000	316,500	2,700,000
5/1/2033	160,000	6.000%	81,000	241,000		2,540,000
11/1/2033	-	6.000%	76,200	76,200	317,200	2,540,000
5/1/2034	170,000	6.000%	76,200	246,200		2,370,000
11/1/2034	-	6.000%	71,100	71,100	317,300	2,370,000
5/1/2035	180,000	6.000%	71,100	251,100		2,190,000
11/1/2035	-	6.000%	65,700	65,700	316,800	2,190,000
5/1/2036	190,000	6.000%	65,700	255,700		2,000,000
11/1/2036	-	6.000%	60,000	60,000	315,700	2,000,000
5/1/2037	200,000	6.000%	60,000	260,000		1,800,000
11/1/2037	-	6.000%	54,000	54,000	314,000	1,800,000
5/1/2038	215,000	6.000%	54,000	269,000		1,585,000
11/1/2038	-	6.000%	47,550	47,550	316,550	1,585,000
5/1/2039	225,000	6.000%	47,550	272,550		1,360,000
11/1/2039	-	6.000%	40,800	40,800	313,350	1,360,000
5/1/2040	240,000	6.000%	40,800	280,800		1,120,000
11/1/2040	-	6.000%	33,600	33,600	314,400	1,120,000
5/1/2041	255,000	6.000%	33,600	288,600		865,000
11/1/2041	-	6.000%	25,950	25,950	314,550	865,000
5/1/2042	270,000	6.000%	25,950	295,950		595,000
11/1/2042	-	6.000%	17,850	17,850	313,800	595,000
5/1/2043	290,000	6.000%	17,850	307,850		305,000
11/1/2043	-	6.000%	9,150	9,150	317,000	305,000
5/1/2044	305,000	6.000%	9,150	314,150	314,150	-
Total	**$ 3,765,000**		**$ 2,855,681**	**$ 6,620,681**	**$ 6,620,681**	

Max Annual DS: 317,500

Footnote:
Data herein for the CDD's budgetary process purposes only.

STATEMENT 4.2
LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
SERIES 2015A-1 CAPITAL IMPROVEMENT REVENUE BOND
AMORTIZATION SCHEDULE

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
						2,920,000
11/1/2021		6.000%	89,769	89,769	89,769	2,920,000
5/1/2022	55,000	6.000%	89,769	144,769		2,865,000
11/1/2022	-	6.000%	88,119	88,119	232,888	2,865,000
5/1/2023	60,000	6.000%	88,119	148,119		2,805,000
11/1/2023	-	6.000%	86,319	86,319	234,438	2,805,000
5/1/2024	65,000	6.000%	86,319	151,319		2,740,000
11/1/2024	-	6.000%	84,369	84,369	235,688	2,740,000
5/1/2025	65,000	6.000%	84,369	149,369		2,675,000
11/1/2025	-	6.000%	82,419	82,419	231,788	2,675,000
5/1/2026	70,000	6.000%	82,419	152,419		2,605,000
11/1/2026	-	6.000%	80,319	80,319	232,738	2,605,000
5/1/2027	75,000	6.000%	80,319	155,319		2,530,000
11/1/2027	-	6.000%	78,069	78,069	233,388	2,530,000
5/1/2028	80,000	6.000%	78,069	158,069		2,450,000
11/1/2028	-	6.000%	75,669	75,669	233,738	2,450,000
5/1/2029	85,000	6.000%	75,669	160,669		2,365,000
11/1/2029	-	6.000%	73,119	73,119	233,788	2,365,000
5/1/2030	90,000	6.000%	73,119	163,119		2,275,000
11/1/2030	-	6.000%	70,419	70,419	233,538	2,275,000
5/1/2031	95,000	6.000%	70,419	165,419		2,180,000
11/1/2031	-	6.000%	67,569	67,569	232,988	2,180,000
5/1/2032	100,000	6.000%	67,569	167,569		2,080,000
11/1/2032	-	6.000%	64,569	64,569	232,138	2,080,000
5/1/2033	110,000	6.000%	64,569	174,569		1,970,000
11/1/2033	-	6.000%	61,269	61,269	235,838	1,970,000
5/1/2034	115,000	6.000%	61,269	176,269		1,855,000
11/1/2034	-	6.000%	57,819	57,819	234,088	1,855,000
5/1/2035	120,000	6.000%	57,819	177,819		1,735,000
11/1/2035	-	6.250%	54,219	54,219	232,038	1,735,000
5/1/2036	130,000	6.250%	54,219	184,219		1,605,000
11/1/2036	-	6.250%	50,156	50,156	234,375	1,605,000
5/1/2037	135,000	6.250%	50,156	185,156		1,470,000
11/1/2037	-	6.250%	45,938	45,938	231,094	1,470,000
5/1/2038	145,000	6.250%	45,938	190,938		1,325,000
11/1/2038	-	6.250%	41,406	41,406	232,344	1,325,000
5/1/2039	155,000	6.250%	41,406	196,406		1,170,000
11/1/2039	-	6.250%	36,563	36,563	232,969	1,170,000
5/1/2040	165,000	6.250%	36,563	201,563		1,005,000
11/1/2040	-	6.250%	31,406	31,406	232,969	1,005,000
5/1/2041	175,000	6.250%	31,406	206,406		830,000
11/1/2041		6.250%	25,938	25,938	232,344	830,000
5/1/2042	190,000	6.250%	25,938	215,938		640,000
11/1/2042	-	6.250%	20,000	20,000	235,938	640,000
5/1/2043	200,000	6.250%	20,000	220,000		440,000
11/1/2043	-	6.250%	13,750	13,750	233,750	440,000
5/1/2044	215,000	6.250%	13,750	228,750		225,000
11/1/2044		6.250%	7,031	7,031	235,781	225,000
5/1/2045	225,000	6.250%	7,031	232,031	232,031	-
Total	**$ 2,920,000**		**$ 2,772,438**	**$ 5,692,438**	**$ 5,692,438**	

Max Annual DS: 235,938

Footnote:
SECURITY REPAIRS & MAINTENANCE

STATEMENT 4.3
LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016A-1 CAPITAL IMPROVEMENT REVENUE BOND
AMORTIZATION SCHEDULE

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
						2,725,000
5/1/2023	65,000	4.000%	63,100	128,100		2,660,000
11/1/2023	-	4.000%	61,800	61,800	189,900	2,660,000
5/1/2024	65,000	4.000%	61,800	126,800		2,595,000
11/1/2024	-	4.000%	60,500	60,500	187,300	2,595,000
5/1/2025	70,000	4.000%	60,500	130,500		2,525,000
11/1/2025	-	4.000%	59,100	59,100	189,600	2,525,000
5/1/2026	75,000	4.000%	59,100	134,100		2,450,000
11/1/2026	-	4.625%	57,600	57,600	191,700	2,450,000
5/1/2027	75,000	4.625%	57,600	132,600		2,375,000
11/1/2027	-	4.625%	55,866	55,866	188,466	2,375,000
5/1/2028	80,000	4.625%	55,866	135,866		2,295,000
11/1/2028	-	4.625%	54,016	54,016	189,881	2,295,000
5/1/2029	85,000	4.625%	54,016	139,016		2,210,000
11/1/2029	-	4.625%	52,050	52,050	191,066	2,210,000
5/1/2030	85,000	4.625%	52,050	137,050		2,125,000
11/1/2030	-	4.625%	50,084	50,084	187,134	2,125,000
5/1/2031	90,000	4.625%	50,084	140,084		2,035,000
11/1/2031	-	4.625%	48,003	48,003	188,088	2,035,000
5/1/2032	95,000	4.625%	48,003	143,003		1,940,000
11/1/2032	-	4.625%	45,806	45,806	188,809	1,940,000
5/1/2033	100,000	4.625%	45,806	145,806		1,840,000
11/1/2033	-	4.625%	43,494	43,494	189,300	1,840,000
5/1/2034	105,000	4.625%	43,494	148,494		1,735,000
11/1/2034	-	4.625%	41,066	41,066	189,559	1,735,000
5/1/2035	110,000	4.625%	41,066	151,066		1,625,000
11/1/2035	-	4.625%	38,522	38,522	189,588	1,625,000
5/1/2036	115,000	4.625%	38,522	153,522		1,510,000
11/1/2036	-	4.750%	35,863	35,863	189,384	1,510,000
5/1/2037	120,000	4.750%	35,863	155,863		1,390,000
11/1/2037	-	4.750%	33,013	33,013	188,875	1,390,000
5/1/2038	125,000	4.750%	33,013	158,013		1,265,000
11/1/2038		4.750%	30,044	30,044	188,056	1,265,000
5/1/2039	135,000	4.750%	30,044	165,044		1,130,000
11/1/2039	-	4.750%	26,838	26,838	191,881	1,130,000
5/1/2040	140,000	4.750%	26,838	166,838		990,000
11/1/2040	-	4.750%	23,513	23,513	190,350	990,000
5/1/2041	145,000	4.750%	23,513	168,513		845,000
11/1/2041		4.750%	20,069	20,069	188,581	845,000
5/1/2042	155,000	4.750%	20,069	175,069		690,000
11/1/2042	-	4.750%	16,388	16,388	191,456	690,000
5/1/2043	160,000	4.750%	16,388	176,388		530,000
11/1/2043	-	4.750%	12,588	12,588	188,975	530,000
5/1/2044	170,000	4.750%	12,588	182,588		360,000
11/1/2044		4.750%	8,550	8,550	191,138	360,000
5/1/2045	175,000	4.750%	8,550	183,550	183,550	185,000
11/1/2045		4.750%	4,394	4,394	4,394	185,000
5/1/2046	185,000	4.750%	4,394	189,394	189,394	-
Total	**$2,725,000**		**$ 1,821,425**	**$ 4,546,425**	**$ 4,546,425**	

Max Annual DS: 191,881

Footnote:
Data herein for the CDD's budgetary process purposes only.

STATEMENT 5
LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025-2026 PROPOSED BUDGET ASSESSMENT ALLOCATION

% in Expenditures *(excl. Reserves)*	13.07%	% in Expenditures *(excl. Reserves)*	86.93%	100.00%
O&M ADMIN BUDGET		**O&M FIELD BUDGET & RESERVES TRANSFER**		
NET O&M ADMIN BUDGET	**$165,142.39**	**NET O&M FIELD BUDGET**	**$1,098,414.00**	
Less: % of Cforward	**-$6,534.82**	**Less: % of Cforward**	**-$43,465.18**	
Less: Tennis Revenue		**Less: Tennis Revenue**	**-$1,440.00**	
		NET RESERVES TRANSFER	**$350,000.00**	
SUBTOTAL NET:	**$158,607.57**	**SUBTOTAL NET:**	**$1,403,508.82**	**$1,562,116.39**
COUNTY COLLECTION COSTS	$3,374.63	COUNTY COLLECTION COSTS	$29,861.89	$33,236.52
EARLY PAYMENT DISCOUNT	$6,749.26	EARLY PAYMENT DISCOUNT	$59,723.78	$66,473.04
GROSS O&M ADMIN ASSESSMENT	**$168,731.45**	**GROSS O&M FIELD & RESERVES ASSESSMENT**	**$1,493,094.49**	**$1,661,825.94**

	UNITS ASSESSED				**ALLOCATION OF ADMIN O&M ASSESSMENT**					**ALLOCATION OF FIELD O&M ASSESSMENT**				
UNIT SIZE & PHASE	O&M	SERIES 2014A-1 DEBT SERVICE [1]	SERIES 2015A-1 DEBT SERVICE [1]	SERIES 2016 DEBT SERVICE [1]	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL ADMIN O&M	ADMIN O&M PER LOT	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL FIELD O&M	FIELD O&M PER LOT
PHASES 1 & 2														
TOWNHOME/ATTACH	116	116			1.00	116.0	13.65%	$23,026.88	$198.51	0.85	98.6	12.03%	$179,666.97	$1,548.85
SINGLE FAMILY 45'	86	86			1.00	86.0	10.12%	$17,071.65	$198.51	0.95	81.7	9.97%	$148,872.13	$1,731.07
SINGLE FAMILY 55'	144	142			1.00	144.0	16.94%	$28,585.09	$198.51	1.00	144.0	17.57%	$262,393.95	$1,822.18
SINGLE FAMILY 65'	35	35			1.00	35.0	4.12%	$6,947.77	$198.51	1.05	36.8	4.48%	$66,965.12	$1,913.29
PHASE 3														
TOWNHOME/ATTACH	83		83		1.00	83.0	9.76%	$16,476.13	$198.51	0.85	70.6	8.61%	$128,554.82	$1,548.85
SINGLE FAMILY 45'	28		28		1.00	28.0	3.29%	$5,558.21	$198.51	0.95	26.6	3.25%	$48,469.99	$1,731.07
SINGLE FAMILY 55'	110		110		1.00	110.0	12.94%	$21,835.83	$198.51	1.00	110.0	13.42%	$200,439.83	$1,822.18
SINGLE FAMILY 65'	49		49		1.00	49.0	5.76%	$9,726.87	$198.51	1.05	51.5	6.28%	$93,751.17	$1,913.29
PHASE 4														
SINGLE FAMILY 45'	61			60	1.00	61.0	7.18%	$12,108.96	$198.51	0.95	58.0	7.07%	$105,595.35	$1,731.07
SINGLE FAMILY 55'	62			62	1.00	62.0	7.29%	$12,307.47	$198.51	1.00	62.0	7.57%	$112,975.17	$1,822.18
SINGLE FAMILY 65'	76			75	1.00	76.0	8.94%	$15,086.58	$198.51	1.05	79.8	9.74%	$145,409.98	$1,913.29
	850	379	270	197		850.0	100.00%	**$168,731.45**			819.4	100.00%	**$1,493,094.49**	

	PER UNIT ANNUAL ASSESSMENT, GROSS [2]							
UNIT SIZE & PHASE	TOTAL O&M & RES PER LOT	SERIES 2014A-1 DEBT SERVICE	SERIES 2015A-1 DEBT SERVICE	SERIES 2016 DEBT SERVICE	**PROPOSED TOTAL PER UNIT [3]**	**FY 2025 TOTAL PER UNIT**	**CHANGE, $$**	**CHANGE, %**
PHASES 1 & 2								
TOWNHOME/ATTACH	$1,747.36	$637.76			**$2,385.12**	**$2,330.87**	**$54.25**	**2.3%**
SINGLE FAMILY 45'	$1,929.58	$850.34			**$2,779.92**	**$2,718.36**	**$61.56**	**2.3%**
SINGLE FAMILY 55'	$2,020.69	$1,062.93			**$3,083.62**	**$3,018.41**	**$65.21**	**2.2%**
SINGLE FAMILY 65'	$2,111.80	$1,169.22			**$3,281.02**	**$3,212.15**	**$68.86**	**2.1%**
PHASE 3								
TOWNHOME/ATTACH	$1,747.36		$637.76		**$2,385.12**	**$2,330.87**	**$54.25**	**2.3%**
SINGLE FAMILY 45'	$1,929.58		$850.34		**$2,779.92**	**$2,718.36**	**$61.56**	**2.3%**
SINGLE FAMILY 55'	$2,020.69		$1,062.93		**$3,083.62**	**$3,018.41**	**$65.21**	**2.2%**
SINGLE FAMILY 65'	$2,111.80		$1,169.22		**$3,281.02**	**$3,212.15**	**$68.86**	**2.1%**
PHASE 4								
SINGLE FAMILY 45'	$1,929.58			$850.04	**$2,779.62**	**$2,718.06**	**$61.56**	**2.3%**
SINGLE FAMILY 55'	$2,020.69			$1,062.55	**$3,083.24**	**$3,018.03**	**$65.21**	**2.2%**
SINGLE FAMILY 65'	$2,111.80			$1,168.80	**$3,280.60**	**$3,211.73**	**$68.86**	**2.1%**

(1) Reflects the total number of lots with Series 2014A-1, 2015A-1 and 2016 debt outstanding.

(2) Annual debt service assessments per unit adopted in connection with the Series 2014A-1 2015A-1 & 2016 bond issuances. Annual Debt Service Assessments include principal, interest, Pasco County collection costs and early payment discounts.

(3) Annual assessments that will appear on the November, 2025 Pasco County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).