

District: LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Thursday, May 26, 2026

Time: 6:00 P.M.

Location: Long Lake Ranch Amenity Center,
19037 Long Lake Ranch Blvd.,
Lutz, FL 33558

[Zoom Link](#)

Phone: 1-305-224-1968

Meeting ID: 939 4671 5244

Passcode: 84856

BUDGET WORKSHOP AGENDA

Per Resolution 2013-35: Nothing herein shall be construed to prohibit the Presiding Officer from maintaining orderly conduct and proper decorum in a public meeting.

For the full agenda packet, please contact: Patricia@havenmgt.com

- I. Call to Order/ Roll Call**
- II. Pledge of Allegiance**
- III. Business Items**

A. Presentation of DRAFT PRELIMINARY Proposed Budget FY 2026-2027

[EXHIBIT 1](#)

IV. Supervisor Requests

Any items and materials listed under Supervisor Requests have been provided solely by the identified Supervisor and have not been reviewed, approved, confirmed for accuracy by District staff or other Supervisors. Materials provided under Supervisor Requests are not approved by the Board prior to inclusion in the agenda, and may not necessarily reflect the position of the Board.

V. Adjournment

EXHIBIT 1

RETURN TO AGENDA

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2027 PROPOSED ANNUAL BUDGET

Long Lake Ranch
COMMUNITY DEVELOPMENT DISTRICT



STATEMENT 1
LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
FY 2027 PROPOSED BUDGET GENERAL FUND (O&M)

	FY 2023 ACTUALS	FY 2024 ACTUAL	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2026 ACTUAL 03.31.2026	FY 2027 PROPOSED	2027 v 2026 VARIANCE
1 REVENUE							
2 ASSESSMENTS LEVIED							
3 ASSESSMENTS LEVIED (NET ON-ROLL)	1,172,505	1,216,193	1,217,790	1,202,714	1,152,047	1,226,768	24,054
4 ASSESSMENTS LEVIED FOR GENERAL FUND TRANSFER TO RESERVES	-	-	300,000	350,000	350,000	350,000	-
5 COLLECTIONS IN EXCESS OF THE ROLL SUBMITTED	-	-	-	-	-	-	-
6 EARLY PAYMENT DISCOUNT	-	-	-	-	-	-	-
7 EXCESS FEES	-	7,081	8,738	-	-	-	-
8 FUND BALANCE FORWARD	-	-	-	76,518	-	76,518	-
9 ASSESSMENTS LEVIED Total	1,172,505	1,223,274	1,526,528	1,629,231	1,502,047	1,653,286	24,054
10 ADDITIONAL REVENUE							
11 TENNIS	1,320	1,200	1,200	6,000	1,500	6,000	-
12 ROOM RENTALS	1,445	540	653	-	-	-	-
13 INTEREST	-	-	34,007	-	44,821	-	-
14 ADVERTISEMENT RENTAL	9,600	-	-	-	-	-	-
15 MISC. REVENUE	997	6,796	5,799	-	14,661	-	-
16 ADDITIONAL REVENUE Total	13,362	8,536	41,659	6,000	60,982	6,000	-
17 REVENUE Total	1,185,867	1,231,810	1,568,187	1,635,231	1,563,029	1,659,286	24,054
18 EXPENDITURES							
19 ADMINISTRATIVE							
20 SUPERVISORS - REGULAR MEETINGS	11,547	8,000	9,600	13,000	4,861	13,000	-
21 SUPERVISORS - WORKSHOPS	1,200	-	-	1,000	-	1,000	-
22 PAYROLL TAXES (BOS)	581	505	933	1,071	306	1,071	-
23 PAYROLL SERVICES FEES	654	600	700	700	250	700	-
24 DISTRICT MANAGEMENT	19,954	20,000	10,000	15,000	5,605	15,000	-
25 ADMINISTRATIVE	11,000	10,788	7,544	5,000	1,452	5,000	-
26 ACCOUNTING	11,057	10,667	7,500	10,000	3,737	10,000	-
27 ASSESSMENT ROLL PREPERATION	5,000	5,000	3,750	5,000	1,869	5,000	-
28 DISSEMINATION AGENT	3,000	4,000	2,250	3,000	1,121	3,000	-
29 MEETING OVRAGES	-	-	-	-	-	-	-
30 DISTRICT COUNSEL	30,812	47,974	51,559	45,000	30,389	45,000	-
31 DISTRICT ENGINEER	4,535	3,520	1,900	10,000	-	10,000	-
32 ARBITRAGE REBATE CALCULATION	1,150	650	1,300	1,500	-	2,000	500
33 TRUSTEE FEES	14,906	8,719	11,811	13,768	7,900	15,000	1,232
34 BANK FEES	52	-	773	150	85	150	-
35 AUDITING	3,950	-	7,850	3,700	-	3,700	-
36 REGULATORY PERMITS AND FEES	175	175	175	175	175	175	-
37 PROPERTY TAXES	375	731	823	250	297	250	-
38 SALES TAX	889	-	-	-	-	-	-
39 LEGAL ADVERTISING	2,303	1,002	1,356	1,500	55	1,500	-
40 WEBSITE HOSTING	1,538	1,672	1,788	2,015	1,538	2,015	-

	FY 2023 ACTUALS	FY 2024 ACTUAL	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2026 ACTUAL 03.31.2026	FY 2027 PROPOSED	2027 v 2026 VARIANCE
41 MISC. SERVICE	-	-	2,542	-	567	500	500
42 ADMINISTRATIVE Total	124,678	124,003	124,154	131,829	60,207	134,061	2,232
43 INSURANCE							
44 PUBLIC OFFICIALS, GENERAL LIABILITY & PROPERTY INSURANCE	21,029	29,610	31,032	34,313	32,118	31,641	(2,672)
45 INSURANCE Total	21,029	29,610	31,032	34,313	32,118	31,641	(2,672)
46 UTILITIES							
47 UTILITIES - ELECTRICITY	59,622	50,748	52,679	61,200	14,650	62,424	1,224
48 UTILITIES - STREETLIGHTS	130,434	98,356	99,718	117,300	26,164	119,646	2,346
49 UTILITIES - WATER/SEWER	9,029	18,626	14,092	18,000	7,146	18,360	360
50 UTILITIES - SOLID WASTE ASSESSMENT	-	815	-	1,530	221	1,530	-
51 UTILITIES - SOLID WASTE REMOVAL	2,490	1,275	1,599	2,040	721	2,040	-
52 UTILITIES Total	201,575	169,820	168,088	200,070	48,902	204,000	3,930
53 SECURITY							
54 SECURITY REPAIRS & MAINTENANCE	1,906	3,026	3,352	7,500	145	7,500	-
55 SECURITY Total	1,906	3,026	3,352	7,500	145	7,500	-
56 COMMUNITY MAINTENANCE							
57 FIELD SERVICES	5,051	5,034	3,750	5,000	2,084	5,000	-
58 FOUNTAIN SERVICE REPAIRS & MAINTENANCE	4,159	14,423	4,428	5,000	2,432	6,000	1,000
59 AQUATIC MAINTENANCE	31,980	29,520	37,120	29,520	9,840	29,520	-
60 MITIGATION AREA MONITORING & MAINTENANCE	-	-	-	3,100	-	3,100	-
61 AQUATIC PLANT REPLACEMENT	-	-	-	2,750	-	3,500	750
62 STORMWATER SYSTEM MAINTENANCE	-	-	-	-	-	-	-
63 MIDGE FLY TREATMENTS	-	-	-	-	-	-	-
64 FISH STOCKING	3,506	-	-	12,000	-	12,000	-
65 LAKE & POND MAINTENANCE	1,500	-	-	5,000	-	5,000	-
66 ENTRY & WALLS MAINTENANCE & POWERWASHING	-	300	-	2,500	-	2,500	-
67 LANDSCAPE MAINTENANCE - CONTRACT	161,929	164,100	167,493	180,920	84,512	180,920	-
68 LANDSCAPE REPLACEMENT MULCH - CONTRACT	61,250	57,117	49,500	72,000	58,250	72,000	-
69 LANDSCAPE REPLACEMENT ANNUALS - CONTRACT	38,178	32,724	8,181	39,996	16,362	39,996	-
70 LANDSCAPE REPLACEMENT PLANTS & SHRUBS	56,492	45	12,142	90,760	-	90,760	-
71 TREE TRIMMING & MAINTENANCE	675	40,500	63,550	45,000	12,125	45,000	-
72 OTHER LANDSCAPE -FIRE ANT TREAT	4,475	-	5,000	4,500	-	5,000	500
73 IRRIGATION REPAIRS & MAINTENANCE	6,146	9,834	6,781	15,000	6,264	15,000	-
74 DECORATIVE LIGHT MAINTENANCE	4,000	9,000	38,469	15,000	19,234	21,735	6,735
75 VOLUNTEER SUPPLIES	-	-	-	-	-	-	-
76 PRESSURE WASHING	30,450	30,510	32,250	37,000	-	37,000	-
77 FIELD CONTINGENCY	21,463	26,589	20,060	30,627	3,053	31,674	1,047
78 COMMUNITY MAINTENANCE Total	431,254	419,696	448,724	595,673	214,156	605,705	10,032
79 ROAD & STREET FACILITIES				vvccc			
80 SIDEWALK REPAIR & MAINTENANCE	-	294	-	1,000	-	1,000	-
81 ROADWAY REPAIR & MAINTENANCE	7,200	-	-	2,500	-	2,500	-
82 SIGNAGE REPAIR & REPLACEMENT	516	4,768	-	20,000	-	20,000	-
83 ROAD & STREET FACILITIES Total	7,716	5,062	-	23,500	-	23,500	-

	FY 2023 ACTUALS	FY 2024 ACTUAL	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2026 ACTUAL 03.31.2026	FY 2027 PROPOSED	2027 v 2026 VARIANCE
84 AMENITY MAINTENANCE							
85 CLUBHOUSE MANAGEMENT	115,745	123,162	134,315	141,296	63,241	145,535	4,239
86 SEASONAL POOL ATTENDANTS	-	-	-	9,800	-	10,094	294
87 CELL PHONE FOR ATTENDANTS	-	-	-	100	-	100	-
88 POOL MAINTENANCE - CONTRACT	27,780	24,025	38,400	40,000	19,260	40,000	-
89 DOG WASTE STATION SUPPLIES	1,252	314	-	3,000	-	3,000	-
90 AMENITY MAINTENANCE & REPAIR	19,274	715	18,656	21,000	6,333	21,000	-
91 OFFICE SUPPLIES	265	1,920	98	1,200	-	1,200	-
92 FURNITURE REPAIR/REPLACEMENT	-	420	-	1,750	-	1,750	-
93 POOL REPAIRS	2,474	10,399	9,138	2,000	17,485	7,500	5,500
94 POOL PERMITS	561	560	611	1,000	-	1,000	-
95 COMMUNICATIONS (TEL, FAX, INTERNET)	3,973	4,111	5,239	5,000	1,674	5,500	500
96 FACILITY A/C & HEATING MAINTENANCE & REPAIRS	1,433	-	390	2,000	-	2,000	-
97 COMPUTER SUPPORT MAINTENANCE & REPAIR	721	-	-	1,000	-	1,000	-
98 PARK & PLAYGROUND MAINTENANCE & REPAIRS	1,795	1,507	809	6,600	-	6,600	-
99 PEST CONTROL	1,200	1,330	1,070	3,600	614	3,600	-
100 CLUBHOUSE JANITORIAL SUPPLIES	181	9,768	2,266	3,000	-	3,000	-
101 AMENITY MAINTENANCE Total	176,654	178,231	210,992	242,346	108,607	252,879	10,533
102 PROJECT BUDGET							
103 CAPITAL OUTLAY	149,034	3,015	-	50,000	-	50,000	-
104 PROJECT BUDGET Total	149,034	3,015	-	50,000	-	50,000	-
105 EXPENDITURES Total	1,113,846	932,463	986,342	1,285,231	464,135	1,309,286	24,055
106 OTHER SOURCES/USES							
107 OTHER FINANCING USES - TRANSFER TO RESERVES							
108 TRANSFER IN	-	-	-	-	-	-	-
109 TRANSFER TO DEBT SERVICE	-	-	-	-	-	-	-
110 TRANSFER TO RESERVE FUND - FINANCING SOURCES TO RESERVE	95,544	-	300,000	350,000	-	350,000	-
111 TRANSFER TO RESERVE FUND - RESERVE EXPENDITURES	102,550	-	-	-	-	-	-
112 COUNTY COLLECTION COSTS	-	-	-	-	-	-	-
113 OTHER FINANCING USES - TRANSFER TO RESERVES Total	198,094	-	300,000	350,000	-	350,000	-
114 OTHER SOURCES/USES Total	198,094	-	300,000	350,000	-	350,000	-
115 EXCESS OF REVENUE OVER / (UNDER) EXPENDITURES	79,027	299,347	281,845	(0)	1,098,894	(0)	(0)
116 FUND BALANCE							
117 FUND BALANCE - BEGINNING (Audited for FY 24 YE)	126,616	449,370	740,347	1,022,192		1,022,192	
118 FUND BALANCE AUDIT ADJUSTMENT	243,725	(8,370)	-	-		-	
119 NET CHANGE IN FUND BALANCE	79,027	299,347	281,845	-		-	
120 FUND BALANCE Total	449,370	740,347	1,022,192	1,022,192		1,022,192	-
121 ANALYSIS OF FUND BALANCE							
122 NON SPENADBALE	68,743	73,519	65,857	65,857		68,743	
123 ASSIGNED FOR OPERATING CAPITAL	194,329	303,029	210,242	210,242		210,242	
124 UNASSIGNED	186,298	363,799	458,837	382,320		379,434	
125 USE OF FUND BALANCE FORWARD	-	-	-	76,518		76,518	
126 ASSIGNED PROJECTS	-	-	287,256	287,256		287,256	
127 ASSIGNED - ASSET RESERVES	-	-	-	-		-	
128 ANALYSIS OF FUND BALANCE Total	449,370	740,347	1,022,192	1,022,192		1,022,192	-

STATEMENT 2
LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
FY 2027 PROPOSED BUDGET - RESERVES ALLOCATION

	FY 2024 ACTUAL	FY 2025 BUDGET	FY 2026	FY 2027 PROPOSED	VARIANCE FY25 TO FY26
1 REVENUES					
2 ALL REVENUES					
3 ASSESSMENTS LEVIED (NET ON-ROLL):	301,009	-	-	-	-
4 EXCESS FEES	-	-	-	-	-
5 INTEREST & MISCELLANEOUS	97,674	-	-	-	-
6 ALL REVENUES Total	398,683	-	-	-	-
7 EXPENDITURES					
8 CLUBHOUSE					
9 CLUBHOUSE Total	-	-	-	-	-
10 ENTRY AREAS					
11 ENTRY AREAS Total	-	-	-	-	-
12 GROUNDS					
13 FENCING AND CAMERAS	-	-	-	-	-
14 FLOORING	-	-	-	-	-
15 GROUNDS Total	-	-	-	-	-
16 MAIL AREAS					
17 MAIL AREAS Total	-	-	-	-	-
18 MAIN POOL AREA					
19 MAIN POOL	68,390	-	100,000	-	100,000
20 MAIN POOL AREA Total	68,390	-	100,000	-	100,000
21 RECREATION					
22 RECREATION Total	-	-	-	-	-
23 STREETS AND PARKING AREAS					
24 STREETS AND PARKING AREAS Total	-	-	-	-	-
25 WALLS AND FENCING					
26 WALLS AND FENCING Total	-	-	-	-	-
27 EXPENDITURES Total	68,390	-	100,000	-	100,000
28 OTHER SOURCES/(USES)					
29 OTHER FINANCING SOURCES & USES					
30 TRANSFER IN (OUT) FROM GENERAL FUND	(331,026)	300,000	350,000	350,000	50,000
31 CAPITAL IMPROVEMENT PLAN (CIP)	-	-	-	-	-
32 INCREASE IN RESERVE FUND BALANCE	-	-	-	-	-
33 OTHER FINANCING SOURCES & USES Total	(331,026)	300,000	350,000	350,000	50,000
34 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(733)	300,000	250,000	350,000	(50,000)
35					
36 FUND BALANCE					
37 FUND BALANCE - BEGINNING - AUDITED FOR FY 23	1,283,785	1,283,052	1,583,052	1,833,052	
38 NET CHANGE IN FUND BALANCE	(733)	300,000	250,000	350,000	
39 FUND BALANCE Total	1,283,052	1,583,052	1,833,052	2,183,052	

STATEMENT 3

**LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
BUDGET DESCRIPTIONS / CONTRACTS SUMMARY**

18	EXPENDITURES	VENDOR / PROVIDER	AMOUNT TOTAL
19	ADMINISTRATIVE		
20	SUPERVISORS - REGULAR MEETINGS Per meeting. 5 Board members @ 200 each (estimate 13 meetings).	BOARD OF SUPERVISORS (BOS)	13,000
21	SUPERVISORS - WORKSHOPS Per meeting. 5 Board members @ 200 each (estimate 1 meeting).	BOARD OF SUPERVISORS (BOS)	1,000
22	PAYROLL TAXES (BOS) Payroll taxed at 7.65% (Board of supervisors).	FICA & FUTA	1,071
23	PAYROLL SERVICES FEES Approximates \$50 per pay period & ye processing of \$50.	ENGAGE	700
24	DISTRICT MANAGEMENT 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.	HAVEN	15,000
25	ADMINISTRATIVE 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.	HAVEN	5,000
26	ACCOUNTING 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.	HAVEN	10,000
27	ASSESSMENT ROLL PREPERATION 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.	HAVEN	5,000
28	DISSEMINATION AGENT 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.	HAVEN	3,000
29	MEETING OVERTAGES Miscellaneous items for administrative - such as meeting overtime.	HAVEN	-
30	DISTRICT COUNSEL 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.	KUTAK ROCK	45,000
31	DISTRICT ENGINEER 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.	STANTEC	10,000
32	ARBITRAGE REBATE CALCULATION 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.	LLS TAX SOLUTIONS	2,000
33	TRUSTEE FEES 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.	US BANK TRUST, N.A.	15,000
34	BANK FEES Amount is for misc. items such as printed checks or any returned deposits.	SOUTHSTATE	150
35	AUDITING 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.	BERGER TOOMBS	3,700
36	REGULATORY PERMITS AND FEES Statutorily fixed.	FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITIES	175
37	PROPERTY TAXES Property tax related to 2042 Lake Waters Place and 19037 Long Lake Ranch Blvd.	PASCO COUNTY	250
39	LEGAL ADVERTISING 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.	VARIOUS PUBLICATIONS	1,500
40	WEBSITE HOSTING Costs associated with ongoing audits and website remediation for ADA compliance.	SCHOOLSTATUS	2,015
	MISC. SERVICE Miscellaneous expenditures related to administrative costs		500
42	ADMINISTRATIVE Total		134,061

18	EXPENDITURES	VENDOR / PROVIDER	AMOUNT TOTAL
43	INSURANCE		
44	PUBLIC OFFICIALS, GENERAL LIABILITY & PROPERTY INSURANCE	EGIS	
	The district will incur expenditures for public officials and general liability insurance.		31,641
45	INSURANCE Total		31,641
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. Multi year increae from Duke approved in FY 24 of approximately 2% thru FY 27		62,424
48	UTILITIES - STREETLIGHTS	DUKE ENERGY	
	Duke energy bills. Multi year increase from Duke established in FY 24 thru FY27		119,646
49	UTILITIES - WATER/SEWER	PASCO COUNTY UTILITIES	
	Water and sewer services for the Community center and 18981 Long Lake Ranch Blvd. (Estimates for utilities are up 2% over prior year).		18,360
50	UTILITIES - SOLID WASTE ASSESSMENT	PASCO COUNTY TAX COLLECTOR	
	Annual charges for waste collection and disposal services, including community-wide trash and recycling assessments levied by the local government.		1,530
51	UTILITIES - SOLID WASTE REMOVAL	COASTAL WASTE	
	Solid waste disposal services.		2,040
52	UTILITIES Total		204,000
53	SECURITY		
	SECURITY MONITORING SERVICES		
	Removed.		-
54	SECURITY REPAIRS & MAINTENANCE		
	Various repairs & maintenance to the existing hardware infrastructure.	AS NEEDED	7,500
55	SECURITY Total		7,500
56	COMMUNITY MAINTENANCE		
57	FIELD SERVICES	HAVEN	
	Services include oversight of field services maintenance, including managing vendor contracts relating to district facilities and landscape/irrigation maintenance.		5,000
58	FOUNTAIN SERVICE REPAIRS & MAINTENANCE	BLUE WATER	
	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 - \$750 qterly. Added additional for parts for repair if needed.		6,000
59	AQUATIC MAINTENANCE	GHS ENVIRONMENTAL	
	Aquatic weed control in the 26 ponds/floodplain areas. Confirmed with vendor no increase for FY 27		29,520
60	MITIGATION AREA MONITORING & MAINTENANCE		
	Mitigation maintenance & compliance monitoring.		3,100
	AQUATIC PLANT REPLACEMENT & FISH STOCKING	GHS ENVIRONMENTAL	
	Plantings to increase the overall health of the pond while also providing for erosion stabilization		3,500
62	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.		-
63	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.		-
64	FISH STOCKING	GHS ENVIRONMENTAL	
	Mosquito fish stocking.		12,000
65	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, as needed outside of monthly aquatic maintenance		5,000
66	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
67	LANDSCAPE MAINTENANCE - CONTRACT	RED TREE	
	This is for core service to include general maintenance, fertilization, pest control and irrigation.		180,920
68	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. This is for 2x annually if needed		72,000
69	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
70	LANDSCAPE REPLACEMENT PLANTS & SHRUBS	RED TREE	
	Additional amounts appropriated for the replacement of plant assets.		90,760
71	TREE TRIMMING & MAINTENANCE	RED TREE	
	Annual tree trimming and maintenance. Red tree second year of trimming contract is at \$43,350.		45,000
72	OTHER LANDSCAPE -FIRE ANT TREAT	RED TREE	
	As needed for the treatment of fire ants.		5,000
73	IRRIGATION REPAIRS & MAINTENANCE	RED TREE	
	Estimated for parts & labor to repair the irrigation system.		15,000
74	DECORATIVE LIGHT MAINTENANCE	TBD	
	Holiday lighting for 12 entry monuments. Final payment for year 4 of 4 . Includes additional amont of \$5,000 for wreaths etc.		21,735
75	VOLUNTEER SUPPLIES		

18	EXPENDITURES	VENDOR / PROVIDER	AMOUNT TOTAL
	Funding for materials and supplies used by community volunteers during events, cleanup efforts, or other resident-led improvement initiatives.		-

18	EXPENDITURES	VENDOR / PROVIDER	AMOUNT TOTAL
76	PRESSURE WASHING Scheduled cleaning of sidewalks, walls, entryways, and other hard surfaces throughout the community to remove dirt, mold, and mildew buildup.		37,000
77	FIELD CONTINGENCY For miscellaneous unbudgeted expenses.		31,674
78	COMMUNITY MAINTENANCE Total		605,705
79	ROAD & STREET FACILITIES		
80	SIDEWALK REPAIR & MAINTENANCE Repairs for any sidewalk related issues.	MISCELLANEOUS	1,000
81	ROADWAY REPAIR & MAINTENANCE Repairs for any roadway issues.	MISCELLANEOUS	2,500
82	SIGNAGE REPAIR & REPLACEMENT Repairs for any street signs.	MISCELLANEOUS	20,000
83	ROAD & STREET FACILITIES Total		23,500
84	AMENITY MAINTENANCE		
85	CLUBHOUSE MANAGEMENT Clubhouse manager, General Maintenance 25hrs/week , Facility attendant/janitorial weekends, 1% Management fee (incl Seasonal Attendant line 86)	HAVEN	145,535
86	SEASONAL POOL ATTENDANTS Part time - hourly individuals to work from memorial day to labor day - 15 weeks for 28 hours per week.	HAVEN	10,094
87	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
88	POOL MAINTENANCE - CONTRACT Service to be performed 3x weekly for 2 pools, all chemicals are included.	COOPER POOLS	40,000
89	DOG WASTE STATION SUPPLIES 10 Stations, twice weekly remove all waste from every receptacle within the community. Bags are included. Replace trash can liners.	HAVEN	3,000
90	AMENITY MAINTENANCE & REPAIR As needed for the repair & maintenance.	MISCELLANEOUS	21,000
91	OFFICE SUPPLIES Office supplies for the facility.	MISCELLANEOUS	1,200
92	FURNITURE REPAIR/REPLACEMENT As needed for furniture repair & maintenance.	MISCELLANEOUS	1,750
93	POOL REPAIRS Additional service repairs for the pools.	TBD	7,500
94	POOL PERMITS Estimated.	STATE OF FLORIDA DEPARTMENT OF HEALTH	1,000
95	COMMUNICATIONS (TEL, FAX, INTERNET) Service for business internet, business voice and business tv. Service provided at 2042 Lake Waters Place and 18981 Long Lake Blvd.	FRONTIER	5,500
96	FACILITY A/C & HEATING MAINTENANCE & REPAIRS As needed for repairs to HVAC system.	AS NEEDED	2,000
97	COMPUTER SUPPORT MAINTENANCE & REPAIR As needed repairs for the repairs of the computer system.	AS NEEDED	1,000
98	PARK & PLAYGROUND MAINTENANCE & REPAIRS As needed for repairs to the athletic park.	AS NEEDED	6,600
99	PEST CONTROL Pursuant to contract for pest control services.	TURNER PEST CONTROL	3,600
100	CLUBHOUSE JANITORIAL SUPPLIES Purchase of cleaning products, paper goods, and other consumables needed to maintain cleanliness and hygiene within the clubhouse facilities.		3,000
101	AMENITY MAINTENANCE Total		252,879
102	PROJECT BUDGET		
103	CAPITAL OUTLAY Budget allocation for large-scale or one-time capital improvement projects, such as renovations, infrastructure upgrades, or major equipment purchases.		50,000
104	PROJECT BUDGET Total		50,000
	EXPENDITURES BEFORE OTHER FINANCING SOURCES & USES		1,309,286
106	OTHER SOURCES/USES		
107	OTHER FINANCING USES - TRANSFER TO RESERVES		
110	TRANSFER TO RESERVE FUND - FINANCING SOURCES TO RESERVE Allocation of funds from the general operating budget to the reserve fund to ensure long-term financial stability. These transfers support future capital repairs, replacements, and unforeseen expenses, preserving community assets without requiring special assessments.		350,000
113	OTHER FINANCING USES - TRANSFER TO RESERVES Total		350,000
114	OTHER SOURCES/USES Total		350,000
	TOTAL EXPENDITURES AFTER OTHER FINANCING SOURCES & USES		1,659,286