

Final Budget
Long Lake Ranch Community Development District
General Fund
Fiscal Year 2015/2016

Chart of Accounts Classification	Budget for 2015/2016
REVENUES	
Special Assessments	
Tax Roll*	\$ 257,196
Off Roll	\$ 348,290
Miscellaneous Revenue	
Miscellaneous	\$ -
TOTAL REVENUES	\$ 605,486
<i>*Allocation of assessments between the Tax Roll and Off Roll are</i>	
EXPENDITURES - ADMINISTRATIVE	
Legislative	
Supervisor Fees	\$ 3,500
Financial & Administrative	
Administrative Services	\$ 4,500
District Management	\$ 17,820
District Engineer	\$ 10,000
Disclosure Report	\$ 6,000
Trustees Fees	\$ 7,000
Financial Consulting Services	\$ 8,600
Accounting Services	\$ 16,080
Auditing Services	\$ 3,700
Arbitrage Rebate Calculation	\$ 650
Travel	\$ -
Public Officials Liability Insurance	\$ 1,456
Legal Advertising	\$ 2,500
Dues, Licenses & Fees	\$ 175
Miscellaneous Fees	\$ 500
Tax Collector /Property Appraiser Fees	\$ 150
Website Fees & Maintenance	\$ 2,700
Legal Counsel	
District Counsel	\$ 25,000
Administrative Subtotal	\$ 110,331
EXPENDITURES - FIELD OPERATIONS	
Security Operations	
Security Camera Maintenance	\$ -
Security Service	\$ 4,800
Electric Utility Services	
Utility Services	\$ 40,000
Street Lights	\$ 55,000
Garbage/Solid Waste Control Services	
Garbage - Recreation Facility	\$ 1,000
Water-Sewer Combination Services	
Utility Services	\$ 8,000
Stormwater Control	
Aquatic Maintenance	\$ 22,000
Mitigation Area Monitoring & Maintenance	\$ 6,500
Stormwater System Maintenance	\$ 1,000

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General Fund
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Chart of Accounts Classification	Budget for 2015/2016
Other Physical Environment	
General Liability Insurance	\$ 1,855
Property Insurance	\$ 10,000
Field Operations	\$ 6,000
Entry & Walls Maintenance	\$ 1,000
Landscape Maintenance	\$ 209,000
Well Maintenance	\$ 6,000
Irrigation Maintenance	\$ -
Irrigation Repairs	\$ 6,600
Janitorial Services	\$ 6,000
Landscape - Mulch	\$ 40,000
Landscape Replacement Plants, Shrubs, Trees	\$ 5,000
Miscellaneous	\$ -
Road & Street Facilities	
Sidewalk Repair & Maintenance	\$ 5,000
Roadway Repair & Maintenance	\$ 5,000
Parks & Recreation	
Management Contract	\$ 30,000
Pool Permits	\$ 500
Maintenance & Repair	\$ 1,500
Facility Supplies	\$ 1,000
Pest Control	\$ 1,200
Pool Service Contract	\$ 10,200
Pool Repairs	\$ 1,000
Dog Waste Station Supplies	\$ 2,000
Telephone Fax, Internet	\$ 3,000
Contingency	
Miscellaneous Contingency	\$ 5,000
Capital Outlay	\$ -
Capital Reserves	\$ -
Field Operations Subtotal	\$ 495,155
TOTAL EXPENDITURES	\$ 605,486
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

Final Budget
Long Lake Ranch Community Development District
Reserve Fund
Fiscal Year 2015/2016

Chart of Accounts Classification	Budget for 2015/2016
REVENUES	
Special Assessments	
Tax Roll*	\$ 20,000
Contributions & Donations from Private Sources	
Developer Contributions	\$ -
TOTAL REVENUES	\$ 20,000
Balance Forward from Prior Year	\$ -
TOTAL REVENUES AND BALANCE FORWARD	\$ 20,000
<i>*Allocation of assessments between the Tax Roll and Off Roll are</i>	
EXPENDITURES	
Contingency	
Capital Reserves	\$ 20,000
TOTAL EXPENDITURES	\$ 20,000
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

Budget Template
Long Lake Ranch Community Development District
Debt Service
Fiscal Year 2015/2016

Chart of Accounts Classification	Series 2014A-1	Series 2014A-2	Budget for 2015/2016
REVENUES			
Special Assessments			
Net Special Assessments ⁽¹⁾	\$320,901.25	\$201,976.19	\$522,877.45
TOTAL REVENUES	\$320,901.25	\$201,976.19	\$522,877.45
EXPENDITURES			
Administrative			
Financial & Administrative			
Bank Fees			\$0.00
Debt Service Obligation	\$320,901.25	\$201,976.19	\$522,877.45
Administrative Subtotal	\$320,901.25	\$201,976.19	\$522,877.45
TOTAL EXPENDITURES	\$320,901.25	\$201,976.19	\$522,877.45
EXCESS OF REVENUES OVER EXPENDITURES	0		0

Pasco County Collection Costs and Early Payment Discounts

6.0%

Gross assessments

\$ 555,779.60

(1) Maximum Annual Debt Service less Prepaid Assessments received.

Notes:

Tax Roll Collection Costs for Pasco County are 6% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

Long Lake Ranch Community Development District

FISCAL YEAR 2015/2016 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2015/2016 O&M Budget	\$625,486.00
Pasco County 6% Collection Cost:	\$39,924.64
2015/2016 Total:	<u>\$665,410.64</u>

2014/2015 O&M Budget	\$244,764.00
2015/2016 O&M Budget	\$625,486.00
Total Difference:	<u><u>\$380,722.00</u></u>

	<u>PER UNIT ANNUAL ASSESSMENT</u>		<u>Proposed Increase / Decrease</u>	
	<u>2014/2015</u>	<u>2015/2016</u>	<u>\$</u>	<u>%</u>
Series 2014A-1 Debt Service - Townhome/Attached (Platted)	\$637.76	\$637.76	\$0.00	0.00%
Series 2014A-2 Debt Service - Townhome/Attached (Platted)	\$337.40	\$337.40	\$0.00	0.00%
Operations/Maintenance - Townhome/Attached (Platted)	\$287.17	\$708.55	\$421.38	146.74%
Total	<u>\$1,262.33</u>	<u>\$1,683.71</u>	<u>\$421.38</u>	<u>33.38%</u>
Series 2014A-1 Debt Service - Single Family 45' (Platted)	\$850.34	\$850.34	\$0.00	0.00%
Series 2014A-2 Debt Service - Single Family 45' (Platted)	\$1,139.77	\$1,139.77	\$0.00	0.00%
Operations/Maintenance - Single Family 45' (Platted)	\$304.91	\$775.57	\$470.66	154.36%
Total	<u>\$2,295.02</u>	<u>\$2,765.68</u>	<u>\$470.66</u>	<u>20.51%</u>
Series 2014A-1 Debt Service - Single Family 55' (Platted)	\$1,062.93	\$1,062.93	\$0.00	0.00%
Series 2014A-2 Debt Service - Single Family 55' (Platted)	\$1,365.01	\$1,365.01	\$0.00	0.00%
Operations/Maintenance - Single Family 55' (Platted)	\$313.78	\$809.08	\$495.30	157.85%
Total	<u>\$2,741.72</u>	<u>\$3,237.02</u>	<u>\$495.30</u>	<u>18.07%</u>
Series 2014A-1 Debt Service - Single Family 65' (Platted)	\$1,169.22	\$1,169.22	\$0.00	0.00%
Series 2014A-2 Debt Service - Single Family 65' (Platted)	\$1,696.54	\$1,696.54	\$0.00	0.00%
Operations/Maintenance - Single Family 65' (Platted)	\$322.64	\$842.59	\$519.95	161.15%
Total	<u>\$3,188.40</u>	<u>\$3,708.35</u>	<u>\$519.95</u>	<u>16.31%</u>
Series 2014A-1 Debt Service - Single Family 55' (Future Dev.)	\$0.00	\$0.00	\$0.00	0.00%
Series 2014A-2 Debt Service - Single Family 55' (Future Dev.)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Single Family 55' (Future Dev.)	\$313.78	\$809.08	\$495.30	157.85%
Total	<u>\$313.78</u>	<u>\$809.08</u>	<u>\$495.30</u>	<u>157.85%</u>
Series 2014A-1 Debt Service - Single Family 65' (Future Dev.)	\$0.00	\$0.00	\$0.00	0.00%
Series 2014A-2 Debt Service - Single Family 65' (Future Dev.)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Single Family 65' (Future Dev.)	\$322.64	\$842.59	\$519.95	161.15%
Total	<u>\$322.64</u>	<u>\$842.59</u>	<u>\$519.95</u>	<u>161.15%</u>

Long Lake Ranch Community Development District

FISCAL YEAR 2015-2016 O&M ASSESSMENT SCHEDULE

ALLOCATION OF O&M ASSESSMENT

LOT SIZE	UNITS ASSESSED ⁽¹⁾			EAU	TOTAL ADMINISTRATIVE BUDGET				TOTAL FIELD BUDGET				TOTAL SERIES 2014A-1 DEBT SERVICE ASSESSMENT	TOTAL SERIES 2014A-2 DEBT SERVICE ASSESSMENT	PER UNIT ASSESSMENTS				
	O&M	Series 2014A-1 Debt Service ⁽²⁾	Series 2014A-2 Debt Service ⁽²⁾		TOTAL EAU	% TOTAL EAU	ADMIN PER PARCEL	ADMIN PER LOT	TOTAL EAU	% TOTAL EAU	FIELD PER PARCEL	FIELD PER LOT			O&M	SERIES 2014A-1 DEBT SERVICE ⁽³⁾	SERIES 2014A-2 DEBT SERVICE ⁽³⁾	TOTAL ⁽⁴⁾	
Phases I - 5																			
Townhome/Attached	199	116	116	0.85	199.00	23.55%	\$27,641.78	\$138.90	169.15	20.68%	\$113,360.44	\$569.65	\$73,980.16	\$39,138.40	\$708.55	\$637.76	\$337.40	\$1,683.71	
Single Family 45'	114	86	72	0.95	114.00	13.49%	\$15,834.99	\$138.90	108.30	13.24%	\$72,580.17	\$636.67	\$73,129.24	\$82,063.44	\$775.57	\$850.34	\$1,139.77	\$2,765.68	
Single Family 55'	254	144	66	1.00	254.00	30.06%	\$35,281.47	\$138.90	254.00	31.06%	\$170,224.96	\$670.18	\$153,061.92	\$90,090.66	\$809.08	\$1,062.93	\$1,365.01	\$3,237.02	
Single Family 65'	84	35	2	1.05	84.00	9.94%	\$11,667.89	\$138.90	88.20	10.79%	\$59,109.61	\$703.69	\$40,922.70	\$3,393.08	\$842.59	\$1,169.22	\$1,696.54	\$3,708.35	
Total - Phases I - 5	651	381	256																
Future Development																			
Single Family 55'	112	0	0	1.00	112.00	13.25%	\$15,557.18	\$138.90	112.00	13.70%	\$75,059.82	\$670.18	\$0.00	\$0.00	\$809.08	\$0.00	\$0.00	\$809.08	
Single Family 65'	82	0	0	1.05	82.00	9.70%	\$11,390.08	\$138.90	86.10	10.53%	\$57,702.24	\$703.69	\$0.00	\$0.00	\$842.59	\$0.00	\$0.00	\$842.59	
Total - Future Development	194	0	0																
	845	381	256		845.00	100.00%	\$117,373.40		817.75	100.00%	\$548,037.23		\$341,094.02	\$214,685.58					
LESS: Pasco County Collection Costs and Early Payment Discounts							(\$7,042.40)				(\$32,882.23)		(\$20,192.77)	(\$12,709.39)					
Net Revenue to be Collected							\$110,331.00				\$515,155.00		\$320,901.25	\$201,976.19					

⁽¹⁾ Reflects fourteen 45', seventy-eight 55', and thirty-three 65' Series 2014A-2 prepayments received.

⁽²⁾ Reflects the number of total lots with Series 2014 debt outstanding. Series 2014 Assessments expected to be absorbed by Phases I and II.

⁽³⁾ Annual debt service assessment per lot adopted in connection with the Series 2014 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discounts.

⁽⁴⁾ Annual assessment that will appear on November 2015 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.