

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2022-2023 PROPOSED BUDGET**  
**GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	FY 2022 ADOPTED	FY 2022 ACTUAL THROUGH 03/31/2022	FY 2022 PROJECTED THROUGH 9/30/2022	FY 2022 ACTUAL & PROJECTED TOTAL	FY 2023 PROPOSED	VARIANCE FY 2022 ADOPTED & FY 2023 PROPOSED
<b>REVENUE</b>						
<b>ASSESSMENTS LEVIED:</b>						
ASSESSMENTS LEVIED (NET ON-ROLL):	\$ 1,280,277	\$ 1,260,904	\$ 19,373	\$ 1,280,277	\$ 1,165,951	\$ (114,326)
<b>ADDITIONAL REVENUE:</b>						
TENNIS	-				1,440	1,440
ROOM RENTALS	-				150	150
INTEREST	-	75	58	133	125	125
MISC. REVENUE	-	49,225	720	49,945	-	-
FUND BALANCE FORWARD (removed)	75,000	-	75,000	75,000	-	(75,000)
<b>TOTAL REVENUE</b>	<b>1,355,277</b>	<b>1,310,204</b>	<b>95,151</b>	<b>1,405,355</b>	<b>1,167,666</b>	<b>(187,611)</b>
<b>EXPENDITURES</b>						
<b>ADMINISTRATIVE:</b>						
SUPERVISORS - REGULAR MEETINGS	9,600	4,800	4,800	9,600	9,600	-
SUPERVISORS - WORKSHOPS	-	-	-	-	800	800
PAYROLL TAXES (BOS)	734	367	367	734	734	-
PAYROLL SERVICES FEES	600	300	300	600	600	-
DISTRICT MANAGEMENT	18,530	8,402	10,128	18,530	20,000	1,470
ADMINISTRATIVE	3,610	2,043	1,567	3,610	11,000	7,390
ACCOUNTING	16,850	8,750	8,100	16,850	11,000	(5,850)
ASSESSMENT ROLL PREPERATION	3,850	2,000	1,850	3,850	5,000	1,150
DISSEMINATION AGENT	3,850	-	3,850	3,850	3,000	(850)
MEETING OVERAGES	500	648	(148)	500	-	(500)
DISTRICT COUNSEL	30,000	20,702	9,298	30,000	32,000	2,000
DISTRICT ENGINEER	17,000	3,874	13,126	17,000	13,500	(3,500)
ARBITRAGE REBATE CALCULATION	1,300	500	800	1,300	1,300	-
TRUSTEE FEES	11,152	11,768	(616)	11,152	11,152	-
BANK FEES	150	-	150	150	150	-
AUDITING	6,000	245	5,755	6,000	6,000	-
REGULATORY PERMITS AND FEES	175	175	-	175	175	-
PROPERTY TAXES	250	107	143	250	250	-
LEGAL ADVERTISING	1,500	245	1,255	1,500	1,500	-
WEBSITE HOSTING	2,015	2,164	-	2,164	1,600	(415)
MISC. SERVICE		41,118	-	-	-	-
<b>TOTAL ADMINISTRATIVE</b>	<b>127,666</b>	<b>108,208</b>	<b>60,725</b>	<b>127,815</b>	<b>129,361</b>	<b>1,695</b>
<b>INSURANCE:</b>						
PUBLIC OFFICIALS & GENERAL LIABILITY	5,919	-	-	-	6,674	755
PROPERTY INSURANCE	14,130	18,865	-	18,865	15,954	1,824
<b>TOTAL INSURANCE</b>	<b>20,049</b>	<b>18,865</b>	<b>-</b>	<b>18,865</b>	<b>22,628</b>	<b>2,579</b>

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41							
42	UTILITIES:						
43	UTILITIES - ELECTRICITY	57,200	42,611	45,082	87,693	100,847	43,647
44	UTILITIES - STREETLIGHTS	159,600	60,833	98,767	159,600	183,540	23,940
45	UTILITIES - WATER/SEWER	33,000	2,312	30,688	33,000	37,950	4,950
46	UTILITIES - SOLID WASTE REMOVAL	960	742	218	960	1,104	144
47	TOTAL UTILITIES	250,760	106,498	174,755	281,253	323,441	72,681
48							
49	SECURITY:						
50	SECURITY MONITORING SERVICES	6,252	2,349	3,903	6,252	-	(6,252)
51	SECURITY REPAIRS & MAINTENANCE	9,000	5,581	3,419	9,000	5,000	(4,000)
52	TOTAL SECURITY	15,252	7,930	7,322	15,252	5,000	(10,252)
53							
54	PHYSICAL ENVIRONMENT:						
55	FIELD SERVICES	4,815	2,083	2,732	4,815	5,051	236
56	FOUNTAIN SERVICE REPAIRS & MAINTENANCE	2,500	-	2,500	2,500	3,500	1,000
57	AQUATIC MAINTENANCE	29,520	12,300	17,220	29,520	29,520	-
58	MITIGATION AREA MONITORING & MAINTENANCE	3,100	650	2,450	3,100	3,100	-
59	AQUATIC PLANT REPLACEMENT	2,500	-	2,500	2,500	2,500	-
60	STORMWATER SYSTEM MAINTENANCE	500	-	500	500	500	-
62	FISH STOCKING	11,100	-	11,100	11,100	11,100	-
63	LAKE & POND MAINTENANCE	2,000	-	2,000	2,000	2,000	-
64	ENTRY & WALLS MAINTENANCE	5,500	-	5,500	5,500	5,500	-
65	LANDSCAPE MAINTENANCE - CONTRACT	183,982	67,425	116,557	183,982	183,982	-
66	LANDSCAPE REPLACEMENT MULCH	60,000	10,850	49,150	60,000	70,000	10,000
67	LANDSCAPE REPALCEMENT ANNUALS	24,000	14,453	9,547	24,000	24,000	-
68	LANDSCAPE REPLACEMENT PLANTS & SHRUBS	45,000	14,780	30,220	45,000	45,000	-
69	TREE TRIMMING & MAINTENANCE	-	-	-	-	16,000	16,000
70	OTHER LANDSCAPE -FIRE ANT TREAT	1,500	-	1,500	1,500	4,500	3,000
71	IRRIGATION REPAIRS & MAINTENANCE	6,000	985	5,015	6,000	6,000	-
72	DECORATIVE LIGHT MAINTENANCE	9,050	8,900	-	8,900	9,050	-
73	FIELD CONTINGENCY	-	-	-	-	22,000	22,000
74	TOTAL PHYSICAL ENVIRONMENT	391,067	132,426	258,491	390,917	443,303	52,236
75							
76	ROAD & STREET FACILITIES						
77	SIDEWALK REPAIR & MAINTENANCE	1,000	-	1,000	1,000	1,000	-
78	ROADWAY REPAIR & MAINTENANCE	1,000	-	1,000	1,000	1,000	-
79	SIGNAGE REPAIR & REPLACEMENT	2,500	3,900	-	3,900	2,500	-
80	TOTAL ROAD & STREET FACILITIES	4,500	3,900	2,000	5,900	4,500	-

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81							
82	PARKS AND RECREATION:						
83	CLUBHOUSE MANAGEMENT	124,353	59,305	65,048	124,353	126,928	2,575
84	POOL MAINTENANCE - CONTRACT	-	-	-	-	27,780	27,780
85	DOG WASTE STATION SUPPLIES	-	-	-	-	5,460	5,460
86	MAINTENANCE & REPAIR	21,000	9,993	11,007	21,000	21,000	-
87	OFFICE SUPPLIES	500	255	245	500	500	-
88	FURNITURE REPAIR/REPLACEMENT	1,500	-	1,500	1,500	1,500	-
89	POOL REPAIRS	1,500	-	1,500	1,500	1,500	-
90	POOL PERMITS	1,000	-	1,000	1,000	1,000	-
91	COMMUNICATIONS (TEL, FAX, INTERNET )	8,090	1,925	6,165	8,090	8,090	-
92	FACILITY A/C & HEATING MAINTENANCE & REPAIRS	2,000	-	2,000	2,000	2,000	-
93	COMPUTER SUPPORT MAINTENANCE & REPAIR	1,000	-	1,000	1,000	1,000	-
94	PLAYGROUND EQUIPMENT & MAINTENANCE	1,000	62	938	1,000	1,000	-
95	ATHLETIC/PARK & COURT/FIELD REPAIRS	5,000	703	4,297	5,000	5,000	-
96	PEST CONTROL	2,460	746	1,714	2,460	2,460	-
97	CLUBHOUSE SUPPLIES	-	10,176	-	10,176	2,500	2,500
98	TOTAL PARKS AND RECREATION	169,403	83,165	96,414	179,579	207,718	38,315
99							-
100	OTHER FINANCING USES - TRANSFER TO RESERVES	231,580	-	231,580	231,580	-	(231,580)
101							
102	PROJECT BUDGET						
103	PRESSURE WASHING	20,000	3,417	16,583	20,000	30,000	10,000
104	CAPITAL OUTLAY	125,000	25,433	99,567	125,000	-	(125,000)
105	TOTAL PROJECT BUDGET	145,000	28,850	116,150	145,000	30,000	(115,000)
106							
107	TOTAL EXPENDITURES	1,355,277	489,842	947,438	1,396,162	1,165,951	(189,326)
108							
109	EXCESS OF REVENUE OVER / (UNDER) EXPENDITURES	-	820,362	(852,286)	9,194	1,715	1,715
110							
111	FUND BALANCE						
112	FUND BALANCE - BEGINNING	276,740	322,778	1,143,140	290,854	300,047	23,307
113	NET CHANGE IN FUND BALANCE	-	820,362	(852,286)	9,194	1,715	
114	FUND BALANCE - ENDING	\$ 276,740	\$ 1,143,140	\$ 290,854	\$ 300,047	\$ 301,762	\$ 25,022
115							
116	ANALYSIS OF FUND BALANCE						
117	ASSIGNED FOR OPERATING CAPITAL - 2 MOS	201,740	201,740	(201,740)	(201,740)	194,325	(7,415)
118	DECREASE FOR FUND BALANCE FORWARD	75,000	-	-	-	-	(75,000)
119	TRANSFER OUT OF GENERAL FUND TO CAPITAL RESERVE FUND	-	-	-	-	-	-
120	UNASSIGNED	-	941,400	492,594	501,787	107,437	107,437
121	FUND BALANCE - ENDING	\$ 276,740	\$ 1,143,140	\$ 290,854	\$ 300,047	\$ 301,762	\$ 25,022

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**O&M CONTRACT SUMMARY**

	FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
1	EXPENDITURES			
2	ADMINISTRATIVE			
3	SUPERVISORS - REGULAR MEETINGS	BOARD OF SUPERVISORS (BOS)	9,600.00	PER MEETING. 4 BOARD MEMBERS @ 200 EACH (ESTIMATE 12 MEETINGS)
4	SUPERVISORS - WORKSHOPS	BOARD OF SUPERVISORS	800.00	PER MEETING. 4 BOARD MEMBERS @ 200 EACH (ESTIMATE 1 MEETING)
5	PAYROLL TAXES (BOS)	FICA & FUTA	734.40	PAYROLL TAXED AT 7.65% (Board Of Supervisors)
6	PAYROLL SERVICE FEES	INNOVATIVE	600.00	APPROXIMATES \$50 PER PAY PERIOD & YE PROCESSING OF \$50
7	DISTRICT MANAGEMENT	DPFG	20,000.00	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. (DPFG is proposing a 4.2% increase total CPI increase for all services in FY2023)
8	ADMINISTRATIVE	DPFG	11,000.00	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
9	ACCOUNTING	DPFG	11,000.00	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	ASSESSMENT ROLL PREPARATION	DPFG	5,000.00	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.
11	DISSEMINATION AGENT	DPFG	3,000.00	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
12	MEETING OVERCHARGES	VARIOUS	-	Miscellaneous items for administrative - such as meeting overtime
13	DISTRICT COUNSEL	KUTAK ROCK	32,000.00	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.
14	DISTRICT ENGINEER	JOHNSON ENGINEERING	13,500.00	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.
15	ARBITRAGE REBATE CALCULATION	LLS TAX SOLUTIONS	1,300.00	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.
16	TRUSTEE FEES	US BANK	11,152.00	Confirmed amount with U.S. Bank - Trustee for outstanding Series and for the oversight of the various trust accounts related to the Series outstanding bonds. The trustee is chosen as part of the bond issuance process.
17	BANK FEES	VARIOUS	150.00	AMOUNT IS FOR MISC ITEMS SUCH AS PRINTED CHECKS OR ANY RETURNED DEPOSITS
18	AUDITING	GRAU	6,000.00	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 out for RFP
19	REGULATORY AND PERMIT FEES	FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITIES	175.00	STATUTORILY FIXED
20	TAX COLLECTOR	PASCO COUNTY GOVERNMENT	250.00	Property tax related to 2042 Lake Waters Place and 19037 Long Lake Ranch Blvd.
21	LEGAL ADVERTISEMENTS	VARIOUS PUBLICATIONS	1,500.00	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.
22	WEBSITE HOSTING	CAMPUS SUITE	1,600.00	Campus Suite to provide website and hosting, and the remediation of 750 pages of documents. \$1,537.50 An additional \$25 for annual domain registration. Costs associated with ongoing audits and website remediation for ADA compliance

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	FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
23	<b>TOTAL ADMINISTRATIVE</b>		<b>129,361.40</b>	
24	<b>INSURANCE</b>			
25	PUBLIC OFFICIALS & GENERAL LIABILITY	Florida Insurance Alliance (FIA)	6,674.00	The District will incur expenditures for public officials and General Liability insurance
26	PROPERTY INSURANCE	Florida Insurance Alliance (FIA)	15,954.00	The District has insurance expenditures related to insuring assets owned by the District. Insurance Carrier is Florida Insurance Alliance (FIA) and Egis is the agent.
27	<b>TOTAL INSURANCE</b>		<b>22,628.00</b>	
28	<b>UTILITIES</b>			
29	UTILITIES - ELECTRICITY	DUKE ENERGY	100,847.45	(Estimates for Utilities are up 15% )
30	UTILITIES - STREETLIGHTS	DUKE ENERGY	183,540.00	(Estimates for Utilities are up 15% )
31	UTILITIES - WATER/SEWER	PASCO COUNTY UTILITIES	37,950.00	Water and swer services for 0 Community Center and 18981 Long Lake Ranch Blvd. (Estimates for Utilities are up 15% )
32	UTILITIES - SOLID WASTE REMOVAL	COUNTY SANITATION	1,104.00	Solid waste disposal services (Estimates for Utilities are up 15% )
33	<b>TOTAL UTILITIES</b>		<b>323,441.45</b>	
34	<b>SECURITY</b>			
35	SECURITY MONITORING SERVICES	SECURITEAM	-	Removed
36	SECURITY MISCELLANEOUS EXPENSE (EQUIPMENT REPAIRS & MAINT, ACCESS CARDS)	SECURITY REPAIRS & MAINTENANCE	5,000.00	VARIOUS REPAIRS & MAINTENANCE TO THE EXISTING HARDWARE INFRASTRUCTURE
37	<b>TOTAL SECURITY</b>		<b>5,000.00</b>	
38	<b>PHYSICAL ENVIRONMENT</b>			
39	FIELD SERVICES	DPFG	5,050.50	Services include oversight of field services maintenance, including managing vendor contracts relating to District facilities and landscape/irrigation maintenance (DPFG proposed CPI increase of 5% for Field Services)
40	FOUNTAIN SERVICE REPAIRS & MAINTENANCE	STEADFAST ENVIRONMENTAL	3,500.00	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 celaning - \$1,920. Added additional for parts for repair if needed
41	AQUATIC MAINTENANCE	GHS ENVIRONMENTAL	29,520.00	Aquatic weed control in the 26 ponds/floodplain areas
42	MITIGATION AREA MONITORING & MAINTENANCE	FLORIDA NATIVES NURSERY	3,100.00	Mitigation Maintenance & Compliance Monitoring
43	AQUATIC PLANT REPLACEMENT	GHS ENVIRONMENTAL	2,500.00	Plantings to increase the overall health of the pond while also providing for erosion stabilization
44	STORMWATER SYSTEM MAINTENANCE	MISCELLANEOUS	500.00	AS NEEDED FOR REPAIRS

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45	MIDFE FLY TREATMENTS	GHS ENVIRONMENTAL	-	AS NEEDED
46	FISH STOCKING	GHS ENVIRONMENTAL	11,100.00	MOSQUITO FISH STOCKING
47	LAKE & POND MAINTENANCE	MISCELLANEOUS	2,000.00	MISCELLANEOUS RELATED TO THE MAINTENANCE OF PONDS & LAKES
48	ENTRY & WALLS MAINTENANCE	MISCELLANEOUS	5,500.00	MISCELLANEOUS REPAIRS NEEDED FOR WALLS AND ENTRY WAYS
49	LANDSCAPE MAINTENANCE - CONTRACT	RED TREE	183,982.00	\$13,675/month through August 2023, \$14,358.75/month beginning September 1, 2023. BASE CONTRACT PROVIDES FOR MOWING, EDGING, SHRUB CARE, TREE MAINTENANCE, IRRIGATION INSPECTION AND FERTILIZATIONS
50	LANDSCAPE REPLACEMENT MULCH	RED TREE	70,000.00	MULCH - \$30,000 PER APPLICATION FOR 800 CY. ADDITIONAL MULCH NEEDS INCREASED BY 700 CY
51	LANDSCAPE REPLACEMENT ANNUALS	RED TREE	24,000.00	ANNUALS ARE ESTIMATED AT \$1.65 EACH WITH 4 ROTATIONS
52	LANDSCAPE REPLACEMENT PLANTS & SHRUBS	RED TREE	45,000.00	ADDITIONAL AMOUNTS APPROPRIATED FOR THE REPLACEMENT OF PLANT ASSETS
53	TREE TRIMMING & MAINTENANCE	RED TREE	16,000.00	ANNUAL TREE TRIMMING AND MAINTENANCE
54	OTHER LANDSCAPE-FIRE ANT TREAT	RED TREE	4,500.00	AS NEEDED FOR THE TREATMENT OF FIRE ANTS
55	IRRIGATION REPAIRS & MAINTENANCE	RED TREE	6,000.00	ESTIMATED FOR PARTS & LABOR TO REPAIR THE IRRIGATION SYSTEM
56	DECORATIVE LIGHT MAINTENANCE	ILLUMINATION HOLIDAY LIGHTING	9,050.00	HOLIDAY LIGHTING FOR 12 ENTRY MONUMENTS - \$7,200 AND MAIN ENTRANCE at 54 and SunLake - \$1,850
57	FIELD CONTINGENCY	CONTINGENCY	22,000.00	FOR MISCELLANEOUS UNBUDGETED EXPENSES
58	<b>TOTAL PHYSICAL ENVIROMENT</b>		<b>443,302.50</b>	
59	<b>ROAD &amp; STREET FACILITIES</b>			
60	SIDEWALK REPAIR & MAINTENANCE	MISCELLANEOUS	1,000.00	REPAIRS FOR ANY SIDEWALK RELATED ISSUES
61	ROADWAY REPAIR & MAINTENANCE	MISCELLANEOUS	1,000.00	REPAIRS FOR ANY ROADWAY ISSUES
62	SIGNAGE REPAIR & REPLACEMENT	MISCELLANEOUS	2,500.00	REPAIRS FOR ANY STREET SIGNS
63	<b>TOTAL ROAD &amp; STREET FACILITIES</b>		<b>4,500.00</b>	
64	<b>PARKS AND RECREATION</b>			
65	CLUBHOUSE MANAGEMENT	VESTA PROPERTY MANAGEMENT	126,928.00	Clubhouse Manager= \$73,678, facility attendant/janitorial= \$16,850, Part time Maintenance Tech=36,400
66	POOL MAINTENANCE - CONTRACT	VESTA PROPERTY MANAGEMENT	27,780.00	SERVICE TO BE PERFORMED 3X WEEKLY FOR 2 POOLS, ALL CHEMICALS ARE INCLUDED. INCLUDED IN THE VESTA CONTRACT

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67	DOG WASTE STATION SUPPLIES	VESTA PROPERTY MANAGEMENT	5,460.00	10 Stations, twice weekly remove all waste from every receptacle within the community. Bags are included. Replace trash can liners. Included in the VESTA amenity contract
68	MAINTENANCE REPAIR	MISCELLANEOUS	21,000.00	As needed for the repair & maintenance
69	OFFICE SUPPLIES	MISCELLANEOUS	500.00	Office Supplies for the facility
70	FURNITURE REPAIR/REPLACEMENT	MISCELLANEOUS	1,500.00	AS NEEDED FOR FURNITURE REPAIR & MAINTENANCE
71	POOL MAINTENANCE & REPAIRS	PROTEUS POOLS	1,500.00	ADDITIONAL SERVICE REPAIRS FOR THE POOLS
72	POOL PERMIT	STATE OF FLORIDA DEPARTMENT OF HEALTH	1,000.00	ESTIMATED
73	COMMUNICATIONS (TEL, CELL, INT )	FRONTIER	8,090.00	Service for business internet, business voice and business tv. Additionally for Sirius Subscription - \$350. Service provided at 2042 Lake Waters Place and 18981 Liong Lake Blvd.
74	FACILITY A/C & HEATING MAINTENANCE & REPAIRS	AS NEEDED	2,000.00	As needed for repairs to HVAC system
75	COMPUTER SUPPORT MAINTENANCE & REPAIR	AS NEEDED	1,000.00	As needed repairs for the repairs of the computer system
76	PLAYGROUND EQUIPMENT & MAINTENANCE	AS NEEDED	1,000.00	As needed for repairs of playground equipment
77	ATHLETIC/PARK & COURT/FIELD REPAIRS	AS NEEDED	5,000.00	As needed for repairs to the athletic park
78	PEST CONTROL	NVIROTECH	2,460.00	Pursuant to contract for pest control services
79	CLUBHOUSE SUPPLIES		2,500.00	
80	<b>TOTAL PARKS AND RECREATION</b>		<b>207,718.00</b>	
81	<b>PROJECT BUDGET</b>			
82	PRESSURE WASHING		30,000.00	
83	CAPITAL OUTLAY			
84	<b>TOTAL PROJECT BUDGET</b>		<b>30,000.00</b>	

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**CAPITAL RESERVE FUND (CRF)**

	<b>FY 2022 ADOPTED</b>	<b>FY 2023 PROPOSED</b>	<b>VARIANCE FY 22 - FY 23</b>
1 <b>REVENUES</b>			
2   SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ -	\$ 200,000	\$ 200,000
3   INTEREST & MISCELLANEOUS	-	-	-
4 <b>TOTAL REVENUES</b>	<b>-</b>	<b>200,000</b>	<b>200,000</b>
5			
6 <b>EXPENDITURES</b>			
7   CAPITAL IMPROVEMENT PLAN (CIP)	-	72,276	72,276
8   CONTINGENCY	-	7,228	7,228
9 <b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>79,504</b>	<b>79,504</b>
10			
11 <b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>120,496</b>	<b>120,496</b>
12			
13 <b>OTHER FINANCING SOURCES &amp; USES</b>			
14   TRANSFER IN FROM GENERAL FUND	231,580	-	(231,580)
15 <b>TOTAL OTHER FINANCING SOURCES &amp; USES</b>	<b>231,580</b>	<b>-</b>	<b>(231,580)</b>
16			
17 <b>NET CHANGE IN FUND BALANCE</b>	<b>231,580</b>	<b>120,496</b>	<b>(111,084)</b>
18			
19 <b>FUND BALANCE</b>			
20   FUND BALANCE - BEGINNING	669,449	901,029	231,580
21   NET CHANGE IN FUND BALANCE	231,580	120,496	(111,084)
22 <b>FUND BALANCE - ENDING</b>	<b>\$ 901,029</b>	<b>\$ 1,021,525</b>	<b>\$ 120,496</b>
23			
24 <b>ANALYSIS OF FUND BALANCE</b>			
25   Committed: Future Capital Improvements	651,029	771,525	120,496
26   Assigned: Working capital	250,000	250,000	-
27 <b>FUND BALANCE - ENDING</b>	<b>\$ 901,029</b>	<b>\$ 1,021,525</b>	<b>\$ 120,496</b>



**LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022-2023 PROPOSED BUDGET  
CAPITAL IMPROVEMENT PLAN (CIP)**

	Priority	Description	Budgeted Cost
1		2023 Fencing Project(s)	
2		Pool Furniture	20,000
3		Landscape Reinvestment Projects-2023	
4		LLR Blvd Island 1 (Option 1)	30,650
5		LLR Blvd Island 2 (Option 3)	21,626
Total Capital Projects for FY 2023			<b>\$ 72,276.00</b>

Key	
C	Critical
E	Essential
RES	Reserve Study
R	Requested

**LONG LAKE RANCH CDD  
FISCAL YEAR 2022-2023 PROPOSED BUDGET  
RESERVE STUDY-TARGETED GOAL ANALYSIS**

<b>Fiscal Calendar Year</b>	<b>Annual Assessment</b>	<b>Annual Interest</b>	<b>Annual Expenses</b>	<b>Net Change in Fund Balance Gain / (Use)</b>	<b>Net Reserve Funds</b>	<b>% Funded</b>	<b>Fully Funded Balance</b>
2023	\$237,600	\$5,121	\$30,587	\$207,013	\$1,127,270	78%	\$1,440,725
2024	\$243,540	\$6,195	\$67,237	\$176,303	\$1,309,768	80%	\$1,639,314
2025	\$249,629	\$7,122	\$36,870	\$212,759	\$1,529,648	85%	\$1,811,199
2026	\$255,869	\$8,235	\$401,644	-\$145,775	\$1,392,109	69%	\$2,024,156
2027	\$262,266	\$7,562	\$193,326	\$68,940	\$1,468,611	78%	\$1,877,292
2028	\$268,823	\$7,960	\$72,978	\$195,845	\$1,672,416	86%	\$1,947,497
2029	\$275,543	\$8,994	\$8,373	\$267,170	\$1,948,580	91%	\$2,149,152
2030	\$282,432	\$10,391	\$25,785	\$256,647	\$2,215,618	91%	\$2,427,891
2031	\$289,493	\$11,742	\$588,313	-\$298,820	\$1,928,540	71%	\$2,701,750
2032	\$296,730	\$10,324	\$82,106	\$214,624	\$2,153,487	89%	\$2,414,337
2033	\$304,148	\$11,465	\$16,799	\$287,349	\$2,452,302	93%	\$2,644,920

ADMIN BUDGET		FIELD BUDGET		CAPITAL RESERVE FUND (CRF)	
NET O&M ADMIN BUDGET	\$151,989.40	NET O&M FIELD BUDGET	\$1,036,589.95	NET CAPITAL RESERVE FUND	\$200,000.00
COUNTY COLLECTION COSTS	\$3,233.82	COUNTY COLLECTION COSTS	\$22,055.11	COUNTY COLLECTION COSTS	\$4,255.32
EARLY PAYMENT DISCOUNT	\$6,467.63	EARLY PAYMENT DISCOUNT	\$44,110.21	EARLY PAYMENT DISCOUNT	\$8,510.64
<b>GROSS O&amp;M ADMIN ASSESSMENT</b>	<b>\$161,690.85</b>	<b>GROSS O&amp;M FIELD ASSESSMENT</b>	<b>\$1,102,755.27</b>	<b>GROSS CRF ASSESSMENT</b>	<b>\$212,765.96</b>

UNIT SIZE & PHASE	PER UNIT ANNUAL ASSESSMENT <sup>(2)</sup>					FY 2022 PER LOT	VARIANCE FY22 VS FY23 PER LOT	% VARIANCE
	TOTAL O&M PER LOT	SERIES 2014A-1 DEBT SERVICE	SERIES 2015A-1 DEBT SERVICE	SERIES 2016 DEBT SERVICE	PROPOSED TOTAL PER UNIT <sup>(3)</sup>			
PHASES 1 & 2								
TOWNHOME/ATTACHED	\$1,554.87	\$637.76			\$2,192.63	\$2,072.48	\$120.15	5.8%
SINGLE FAMILY 45'	\$1,715.42	\$850.34			\$2,565.76	\$2,432.10	\$133.66	5.5%
SINGLE FAMILY 55'	\$1,795.69	\$1,062.93			\$2,858.62	\$2,718.21	\$140.41	5.2%
SINGLE FAMILY 65'	\$1,875.97	\$1,169.22			\$3,045.19	\$2,898.02	\$147.16	5.1%
PHASE 3								
TOWNHOME/ATTACHED	\$1,554.87		\$637.76		\$2,192.63	\$2,072.48	\$120.15	5.8%
SINGLE FAMILY 45'	\$1,715.42		\$850.34		\$2,565.76	\$2,432.10	\$133.66	5.5%
SINGLE FAMILY 55'	\$1,795.69		\$1,062.93		\$2,858.62	\$2,718.21	\$140.41	5.2%
SINGLE FAMILY 65'	\$1,875.97		\$1,169.22		\$3,045.19	\$2,898.02	\$147.16	5.1%
PHASE 4								
SINGLE FAMILY 45'	\$1,715.42			\$850.04	\$2,565.46	\$2,431.80	\$133.66	5.5%
SINGLE FAMILY 55'	\$1,795.69			\$1,062.55	\$2,858.24	\$2,717.83	\$140.41	5.2%
SINGLE FAMILY 65'	\$1,875.97			\$1,168.80	\$3,044.77	\$2,897.60	\$147.16	5.1%

<sup>(3)</sup> Annual assessments that will appear on the November, 2022 Pasco County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).

**LONG LAKE RANCH CDD  
FISCAL YEAR 2022-2023 PROPOSED BUDGET  
DEBT SERVICE REQUIREMENTS**

Chart of Accounts	Series 2014A-1	Series 2015A-1	Series 2016	FY 2022-2023 Budget
<b>REVENUES</b>				
NET SPECIAL ASSESSMENTS <sup>(1)</sup>	\$ 318,994	\$ 235,938	\$ 193,169	\$ 748,100
<b>TOTAL REVENUES</b>	<b>318,994</b>	<b>235,938</b>	<b>193,169</b>	<b>748,100</b>
<b>EXPENDITURES</b>				
DEBT SERVICE REQUIREMENT				
5/1/2023				
INTEREST	115,763	88,119	63,434	267,316
PRINCIPAL	90,000	60,000	65,000	215,000
11/1/2023				
INTEREST	113,231	86,319	62,134	261,684
<b>TOTAL EXPENDITURES</b>	<b>318,994</b>	<b>234,438</b>	<b>190,569</b>	<b>744,000</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>	<b>\$ 1,500</b>	<b>\$ 2,600</b>	<b>\$ 4,100</b>
DEBT SERVICE RESERVE FUND	509,453	222,026	174,681	906,160
<b>FUND BALANCE ENDING</b>	<b>\$ 509,453</b>	<b>\$ 223,526</b>	<b>\$ 177,281</b>	<b>\$ 910,260</b>

Net Debt Service Assessments  
Pasco County Collection Costs (2%) and Early Payment Discounts (4%)  
**Gross Debt Service Assessments**

748,100
6%
<b>\$ 795,851</b>

<sup>(1)</sup> Maximum Annual Debt Service (MADS) less any prepaid assessments received.

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2022-2023 PROPOSED BUDGET**  
**SERIES 2014A-1 CAPITAL IMPROVEMENT REVENUE BOND AMORTIZATION SCHEDULE**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
						3,955,000
11/1/2021		5.625%	118,153	118,153	118,153	3,955,000
5/1/2022	85,000	5.625%	118,153	203,153		3,870,000
11/1/2022	-	5.625%	115,763	115,763	318,916	3,870,000
5/1/2023	90,000	5.625%	115,763	205,763		3,780,000
11/1/2023	-	5.625%	113,231	113,231	318,994	3,780,000
5/1/2024	90,000	5.625%	113,231	203,231		3,690,000
11/1/2024	-	6.000%	110,700	110,700	313,931	3,690,000
5/1/2025	100,000	6.000%	110,700	210,700		3,590,000
11/1/2025	-	6.000%	107,700	107,700	318,400	3,590,000
5/1/2026	105,000	6.000%	107,700	212,700		3,485,000
11/1/2026	-	6.000%	104,550	104,550	317,250	3,485,000
5/1/2027	110,000	6.000%	104,550	214,550		3,375,000
11/1/2027	-	6.000%	101,250	101,250	315,800	3,375,000
5/1/2028	120,000	6.000%	101,250	221,250		3,255,000
11/1/2028	-	6.000%	97,650	97,650	318,900	3,255,000
5/1/2029	125,000	6.000%	97,650	222,650		3,130,000
11/1/2029	-	6.000%	93,900	93,900	316,550	3,130,000
5/1/2030	135,000	6.000%	93,900	228,900		2,995,000
11/1/2030	-	6.000%	89,850	89,850	318,750	2,995,000
5/1/2031	140,000	6.000%	89,850	229,850		2,855,000
11/1/2031	-	6.000%	85,650	85,650	315,500	2,855,000
5/1/2032	150,000	6.000%	85,650	235,650		2,705,000
11/1/2032	-	6.000%	81,150	81,150	316,800	2,705,000
5/1/2033	160,000	6.000%	81,150	241,150		2,545,000
11/1/2033	-	6.000%	76,350	76,350	317,500	2,545,000
5/1/2034	170,000	6.000%	76,350	246,350		2,375,000
11/1/2034	-	6.000%	71,250	71,250	317,600	2,375,000
5/1/2035	180,000	6.000%	71,250	251,250		2,195,000

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2022-2023 PROPOSED BUDGET**  
**SERIES 2014A-1 CAPITAL IMPROVEMENT REVENUE BOND AMORTIZATION SCHEDULE**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
11/1/2035	-	6.000%	65,850	65,850	317,100	2,195,000
5/1/2036	190,000	6.000%	65,850	255,850		2,005,000
11/1/2036	-	6.000%	60,150	60,150	316,000	2,005,000
5/1/2037	200,000	6.000%	60,150	260,150		1,805,000
11/1/2037	-	6.000%	54,150	54,150	314,300	1,805,000
5/1/2038	215,000	6.000%	54,150	269,150		1,590,000
11/1/2038	-	6.000%	47,700	47,700	316,850	1,590,000
5/1/2039	230,000	6.000%	47,700	277,700		1,360,000
11/1/2039	-	6.000%	40,800	40,800	318,500	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	-
<b>Total</b>	<b>\$ 3,955,000</b>		<b>\$ 3,444,694</b>	<b>\$ 7,399,694</b>	<b>\$ 7,399,694</b>	

Max Annual DS: 318,994

**Footnote:**

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

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2022-2023 PROPOSED BUDGET**  
**SERIES 2015A-1 CAPITAL IMPROVEMENT REVENUE BOND AMORTIZATION SCHEDULE**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>	<b>Bonds Outstanding</b>
						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

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2022-2023 PROPOSED BUDGET**  
**SERIES 2015A-1 CAPITAL IMPROVEMENT REVENUE BOND AMORTIZATION SCHEDULE**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>	<b>Bonds Outstanding</b>
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	-
<b>Total</b>	<b>\$ 2,920,000</b>		<b>\$ 2,772,438</b>	<b>\$ 5,692,438</b>	<b>\$ 5,692,438</b>	

Max Annual DS: 235,938

**Footnote:**

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



**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2022-2023 PROPOSED BUDGET**  
**SERIES 2016 CAPITAL IMPROVEMENT REVENUE BOND AMORTIZATION SCHEDULE**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
						2,805,000
11/1/2021		4.000%	64,734	64,734	64,734	2,805,000
5/1/2022	65,000	4.000%	64,734	129,734		2,740,000
11/1/2022	-	4.000%	63,434	63,434	193,169	2,740,000
5/1/2023	65,000	4.000%	63,434	128,434		2,675,000
11/1/2023	-	4.000%	62,134	62,134	190,569	2,675,000
5/1/2024	70,000	4.000%	62,134	132,134		2,605,000
11/1/2024	-	4.000%	60,734	60,734	192,869	2,605,000
5/1/2025	70,000	4.000%	60,734	130,734		2,535,000
11/1/2025	-	4.000%	59,334	59,334	190,069	2,535,000
5/1/2026	75,000	4.000%	59,334	134,334		2,460,000
11/1/2026	-	4.625%	57,834	57,834	192,169	2,460,000
5/1/2027	75,000	4.625%	57,834	132,834		2,385,000
11/1/2027	-	4.625%	56,100	56,100	188,934	2,385,000
5/1/2028	80,000	4.625%	56,100	136,100		2,305,000
11/1/2028	-	4.625%	54,250	54,250	190,350	2,305,000
5/1/2029	85,000	4.625%	54,250	139,250		2,220,000
11/1/2029	-	4.625%	52,284	52,284	191,534	2,220,000
5/1/2030	90,000	4.625%	52,284	142,284		2,130,000
11/1/2030	-	4.625%	50,203	50,203	192,488	2,130,000
5/1/2031	90,000	4.625%	50,203	140,203		2,040,000
11/1/2031	-	4.625%	48,122	48,122	188,325	2,040,000
5/1/2032	95,000	4.625%	48,122	143,122		1,945,000
11/1/2032	-	4.625%	45,925	45,925	189,047	1,945,000
5/1/2033	100,000	4.625%	45,925	145,925		1,845,000
11/1/2033	-	4.625%	43,613	43,613	189,538	1,845,000
5/1/2034	105,000	4.625%	43,613	148,613		1,740,000
11/1/2034	-	4.625%	41,184	41,184	189,797	1,740,000
5/1/2035	110,000	4.625%	41,184	151,184		1,630,000
11/1/2035	-	4.625%	38,641	38,641	189,825	1,630,000
5/1/2036	115,000	4.625%	38,641	153,641		1,515,000

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2022-2023 PROPOSED BUDGET**  
**SERIES 2016 CAPITAL IMPROVEMENT REVENUE BOND AMORTIZATION SCHEDULE**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
11/1/2036	-	4.750%	35,981	35,981	189,622	1,515,000
5/1/2037	120,000	4.750%	35,981	155,981		1,395,000
11/1/2037	-	4.750%	33,131	33,131	189,113	1,395,000
5/1/2038	125,000	4.750%	33,131	158,131		1,270,000
11/1/2038		4.750%	30,163	30,163	188,294	1,270,000
5/1/2039	135,000	4.750%	30,163	165,163		1,135,000
11/1/2039	-	4.750%	26,956	26,956	192,119	1,135,000
5/1/2040	140,000	4.750%	26,956	166,956		995,000
11/1/2040	-	4.750%	23,631	23,631	190,588	995,000
5/1/2041	145,000	4.750%	23,631	168,631		850,000
11/1/2041		4.750%	20,188	20,188	188,819	850,000
5/1/2042	155,000	4.750%	20,188	175,188		695,000
11/1/2042	-	4.750%	16,506	16,506	191,694	695,000
5/1/2043	160,000	4.750%	16,506	176,506		535,000
11/1/2043	-	4.750%	12,706	12,706	189,213	535,000
5/1/2044	170,000	4.750%	12,706	182,706		365,000
11/1/2044		4.750%	8,669	8,669	191,375	365,000
5/1/2045	180,000	4.750%	8,669	188,669	188,669	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	-
<b>Total</b>	<b>\$2,805,000</b>		<b>\$ 2,021,706</b>	<b>\$ 4,826,706</b>	<b>\$ 4,826,706</b>	

Max Annual DS: 193,169

**Footnote:**

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