

Lakeshore Villages Master Community Development District Proposed Debt Service Budget 2022

Chart of Accounts Classification	Series 2019	Series 2021
<b>Revenues</b>		
Special Assessments		
Net Special Assessments	1,019,484.38	920,706.00
<b>TOTAL REVENUES</b>		
<b>EXPENDITURES</b>		
Administrative		
Financial Administrative		
Debt Service Obligation	1,019,484.38	920,706.00
<b>TOTAL EXPENDITURES</b>	1,019,484.38	920,706.00
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	0.00	0.00

Parish Collection Cost 7.50%

Gross Assessments 2,097,503.11

Budget for 2022
1,940,190.38
1,940,190.38
1,940,190.38
0.00

LAKESHORE VILLAGES MASTER COMMUNITY DEVELOPMENT DISTRICT

2022 Proposed Maintenance Assessment Allocation

Product Type	# of Units	EAU Factor	Total EAUS	% of EAUS	Total Max Annual Assmt per Product	Total Max Annual Assmt per Unit	Total Max Annual W Collection Costs	Total Max Annual W Collection Cost in 2021	Increase/Decrease 21 to 22
Single Family 40'	100.00	0.80	80.00	2.50%	20,882.85	208.83	225.76	194.41	31.35
Single Family 45"	437.00	0.90	393.30	12.30%	102,665.33	234.93	253.98	218.71	35.27
Single Family 50'	1,182.00	1.00	1,182.00	36.96%	308,544.16	261.04	282.20	243.01	39.19
Single Family 60'	1,261.00	1.20	1,513.20	47.32%	394,999.18	313.24	338.64	291.61	47.03
Multi-Family Apartments	84.00	0.35	29.40	0.92%	7,674.45	91.36	98.77	85.05	13.72
<b>Total</b>	<b>3,064.00</b>		<b>3,197.90</b>	<b>100.00%</b>	<b>834,765.97</b>				

NOTE: COLLECTION COST FROM SHERIFF IS 7.5% of assessments levied. Fees from the Property Assessor are included in the maintenance budget.

Tax roll	# Units	Assessment Total Net	Assesment Total W/Collection Costs
Platted Lots/Some Bulk			
40'	100.00	20,882.85	22,576.06
45'	136.00	31,950.77	34,541.37
50'	936.00	244,329.39	264,139.88
60'	1,166.00	365,241.11	394,855.25
Apartments	84.00	7,674.45	8,296.70
<b>Total</b>	<b>2,422.00</b>	<b>670,078.57</b>	<b>724,409.26</b>

Note: Some platted lots may not be on the tax roll available to the District and those will be invoiced to D.R. Horton in bulk.

D.R. Horton  
Unplatted Lots/Bulk Parcel

40'	0.00	0.00	0.00
45'	301.00	70,714.56	76,448.18
50'	246.00	64,214.77	69,421.38
60'	95.00	29,758.07	32,170.88
Apartments	0.00		
<b>Sub Total</b>	<b>642.00</b>	<b>164,687.40</b>	<b>178,040.44</b>
<b>Total Platted abd Bulk</b>	<b>3,064.00</b>	<b>834,765.97</b>	<b>902,449.70</b>

Proposed Total 2022 Assessments W/Debt				
Product Type	# of Units	O&M Assmnt	Debt Assmnt	Total Assmt
Single Family 40'	100.00	225.76	667.00	892.76
Single Family 45'	136.00	253.98	750.00	1,003.98
Single Family 50'	936.00	282.20	833.00	1,115.20
Single Family 60'	1,166.00	338.64	1,000.00	1,338.64
Multi-Family Apartments	84.00	98.77	292.00	390.77
<b>Total</b>	<b>2,422.00</b>			

Proposed Total 2022 Assessments No Debt				
Product Type	# of Units	O&M Assmnt	Debt Assmnt	Total Assmt
Single Family 45'	301.00	253.98	0.00	253.98
Single Family 50'	246.00	282.20	0.00	282.20
Single Family 60'	95.00	338.64	0.00	338.64
<b>Total</b>	<b>642.00</b>			

Total Anticipated Lots 3,064.00

**Lakeshore Village Master Community Development District  
Fiscal Year 2022 (January 1, 2022 through December 31, 2022) Budget**

Chart of Accounts Classification	2021 Budget	Actual YTD 7/31/2021	Projected 2021 Totals	2022 Budget	Comments
<b>REVENUES</b>					
INTEREST EARNINGS		34.00	45.00		
Interest Earnings					
<b>SPECIAL ASSESSMENTS</b>					
Tax Roll	717,514.35	717,514.00	717,514.00	834,765.97	Increase of 16.7% as proposed
Direct Billed Assessments					
<b>CONTRIBUTION &amp; DONATIONS BY PRIVATE SOURCES</b>					
Developer Contribution			0.00		
Reimbursement from Bond Issuance					
<b>TOTAL REVENUES</b>	<b>717,514.35</b>	<b>717,548.00</b>	<b>717,514.00</b>	<b>834,765.97</b>	
<b>EXPENDITURES - ADMINISTRATIVE</b>					
Legislative					
Supervisor Fees	1,800.00	675.00	1,200.00	1,500.00	\$75.00 per supervisor per meeting by statute
Financial Administration					
District Management/Admin Services	16,200.00	9,450.00	16,200.00	16,200.00	Pete Williams & Associates, LLC
District Engineer	10,000.00	18,264.00	30,000.00	10,000.00	20k for Engineers Report for Bonds Reimbursable
Dissemination Agent	5,000.00	5,000.00	6,000.00	6,000.00	Increased 1k for 2021 Bond Issue
Trustee Fees	6,000.00	0.00	6,000.00	12,000.00	Required trust accounts/Hancock Bank
Assessment Roll	10,000.00	0.00	10,000.00	10,000.00	Rizzetta and Co, Inc.
Direct Manual Billing					
Financial & Revenue Collection					
Accounting	20,000.00	10,957.00	20,000.00	20,000.00	Rizzetta and Co, Inc.
Auditing	5,000.00	32,000.00	35,000.00	14,700.00	
Arbitrage Rebate Calculation	1,000.00	0.00	1,000.00	1,000.00	required for bond transaction
Public Officials Liability Insurance	5,000.00	5,229.00	5,229.00	6,000.00	Potential for increase
Legal Advertising/Noticing	600.00	296.00	3,000.00	600.00	Large bills in 2020 from Bond Issuance
Bank Fees	100.00	0.00	0.00	100.00	
Dues, Licenses, Fees	500.00	0.00	0.00	500.00	
Miscellaneous Expense	0.00	0.00	0.00	0.00	
Tax Collector/Tax Assessor	1,246.00	757.00	2,000.00	2,422.00	Property Assessor tax roll fee estimate
Property Taxes					
Website Hosting/Design/Maintenance, etc					
Legal Counsel					
District Counsel	5,000.00	4,664.00	6,200.00	6,500.00	Offices of Ross Lagarde
			0.00		

Chart of Accounts Classification	2021 Budget	Actual YTD 7/31/2021	Projected 2021 Totals	2022 Budget	Comments
<b>ADMINISTRATIVE - SUB-TOTAL</b>	87,446.00	87,292.00	141,829.00	107,522.00	
<b>EXPENDITURES - FIELD OPERATIONS</b>					
<b>LAW ENFORCEMENT</b>					
Security					
Gate House/Shack					
<b>ELECTRIC UTILITY</b>					
Electric					
General					
Guard Shack					
Levee Pumps	52,000.00	62,939.00	107,895.43	100,000.00	
Club Facility					
<b>WATER/SEWER UTILITY</b>					
Water					
General Water	15,500.00	2,017.00	3,457.71	3,200.00	General/Gurad Shack/Pump Station etc.
Irrigation					
Pump Station Water	0.00	0.00		0.00	
Club Facility					
Sewer					
General Sewer					
Club Facility					
<b>FUEL UTILITY</b>					
Gas/Propane/Diesel					
Gasoline/Diesel					
Diesel Fuel (Levee Pumps)	6,000.00	4,620.00	19,000.00	21,000.00	Diesel fuel for Auxillary pump motors
<b>STORMWATER CONTROL/LEVEE</b>					
General Stormwater					
Aquatic Treatment					
General Levee					
Levee Structure Repairs	12,000.00	0.00		12,000.00	Erosion repair
Levee Pumping Equipment					
Diesel Motors/Pump/Repair/Maintenance	50,000.00	40,854.00	55,000.00	50,000.00	water evacuation pumps
Motor Exhaust Repair					
Diesel Fuel Tansk					
Motor Controls/Generator					
Maintenance Inspections/General Maintenance					
Pump Station Assessment	8,500.00	6,600.00	8,500.00	8,500.00	Performed by Amarillo Gear Service
General Maintenance/Pump Station Operators					

Chart of Accounts Classification	2021 Budget	Actual YTD 7/31/2021	Projected 2021 Totals	2022 Budget	Comments
<b>Category Description</b>					<b>Comments</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Personnel					
Total Anticipated Wages	62,000.00	25,155.00	43,122.86	50,000.00	Maximum Total Cost (pump station work)
FICA	4,743.00	1,924.00	3,298.29	3,825.00	7.65% of Total Wages
State Unemployment Tax	954.80	115.00	477.40	477.40	6.2% of first \$7,700 in wages
Federal Unemployment Tax	840.00	42.00	420.00	420.00	6% of first \$7,000 in wages
Worker's Compensation	6,000.00	2,092.00	3,586.29	3,500.00	\$7.00 per \$100 in wages
Payroll Administration/Governmental Filings (ADP)	3,950.70	2,676.00	4,587.43	3,950.70	\$151.95 per payroll period
Field Supervision Maintenance		19,620.00	33,634.29	33,000.00	Outside Contractor
Landscaping					
Landscape Maintenance/Road/Right-of-ways/Entries	127,155.28	85,806.00	140,000.00	150,000.00	Based on Contract adding also new areas.
Mulch	49,582.20	28,923.00	28,923.00	49,582.50	Based on Contract
Annuals Planting	4,881.32	2,847.00	4,881.32	4,881.32	Based on Contract
Turf Spray/Fer/Pest Control	31,956.64	18,641.00	18,641.00	31,956.64	Based on Contract
Landscape Maintenance/Levee/Pump Station Yard	25,969.32	15,149.00	25,969.32	25,969.32	Based on Contract
Ornamental Tree Trimming	21,156.80	12,341.00	21,157.00	21,156.80	Based on Contract
Irrigation System Maintenance	15,153.20	10,540.00	15,153.20	15,153.20	Based on Contract
Insurance					
General Liability/Property & Casualty	9,000.00	11,128.00	11,128.00	12,500.00	Estimated
Building Maintenance			0.00		
Barn/Shop/Yard Maintenance					
<b>ROAD &amp; STREET FACILITIES</b>					
Road Maintenance/Repair	45,000.00	0.00		45,000.00	General Maintenance Estimate
Lakeshore Blvd East Road Repair					
Street Light/Decorative Light Maintenance	3,000.00	0.00	0.00	3,000.00	estimated after major repairs 2019
<b>CONTINGENCY</b>	36,554.00	15,639.00	26,809.71	40,000.00	Unanticipated expenses
General Contingency					
<b>FIELD OPERATIONS - SUB-TOTAL</b>	591,897.26	369,668.00	575,642.24	689,072.88	
Reimburse Devellper Contribution	38,171.09			38,171.09	190,855.45 divided over 5 years
<b>TOTAL EXPENDITURES</b>	717,514.35	456,960.00	717,471.24	834,765.97	