



Lakeside Plantation

Community Development District

Adopted Budget

FY 2022



**Lakeside Plantation
Community Development District**

Table of Contents

General Fund - Income Statement	Pages 1-2
General Fund - Narrative	Pages 3-9
Capital Reserve Fund - Income Statement	Page 10
Debt Service Fund - Income Statement	Page 11
Series 1999 Bond Amortization	Page 12

**Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2022
General Fund**

Description	Adopted		Adopted		Total			Adopted Budget FY22
	Budget FY2020	Actuals as of 09/30/20	Budget FY2021	Actuals as of 07/31/21	Projected Next 2 Months	Projected 9/30/21	Budget FY22	
Revenues:								
Tennis Club	\$ 20,000	\$ 13,240	\$ 20,000	\$ 12,099	\$ 2,000	\$ 14,099	\$ 20,000	
Activities	\$ 10,000	\$ 4,942	\$ 10,000	\$ 1,080	\$ -	\$ 1,080	\$ 10,000	
Clubhouse Rentals	\$ 5,000	\$ 800	\$ 5,000	\$ 200	\$ 200	\$ 400	\$ 5,000	
Miscellaneous	\$ 1,500	\$ 593	\$ 1,500	\$ 106	\$ -	\$ 106	\$ 1,500	
Interest Earnings	\$ 50	\$ 38	\$ 50	\$ 24	\$ 15	\$ 39	\$ 50	
Operation & Maintenance Assessments	\$ 686,794	\$ 699,069	\$ 686,794	\$ 662,389	\$ 24,405	\$ 686,794	\$ 751,261	
Beginning Fund Balance	\$ 19,346	\$ -	\$ 28,257	\$ 44,672	\$ -	\$ 44,672	\$ -	
Total Revenues	\$ 742,690	\$ 718,682	\$ 751,602	\$ 720,571	\$ 26,620	\$ 747,190	\$ 787,811	
Administrative:								
Supervisor Fees	\$ 11,000	\$ 8,200	\$ 11,000	\$ 8,000	\$ 2,000	\$ 10,000	\$ 11,000	
District Manager	\$ 38,246	\$ 38,246	\$ 38,246	\$ 31,872	\$ 6,374	\$ 38,247	\$ 39,393	
District Counsel	\$ 25,000	\$ 22,855	\$ 25,750	\$ 14,865	\$ 4,000	\$ 18,865	\$ 25,750	
District Engineer	\$ 10,000	\$ 13,388	\$ 14,000	\$ 8,286	\$ 1,500	\$ 9,786	\$ 14,000	
Disclosure Report	\$ 1,000	\$ 1,000	\$ 1,000	\$ 933	\$ 167	\$ 1,100	\$ 1,000	
Trustee Fees	\$ 4,400	\$ 5,168	\$ 4,771	\$ 7,951	\$ -	\$ 7,951	\$ 4,771	
Audit Fees	\$ 3,700	\$ 3,185	\$ 3,185	\$ 3,185	\$ -	\$ 3,185	\$ 3,350	
Postage, Phone, Faxes, Copies	\$ 1,500	\$ 898	\$ 1,500	\$ 836	\$ 500	\$ 1,336	\$ 1,500	
General Liability Insurance	\$ 6,000	\$ 5,792	\$ 6,371	\$ 6,081	\$ -	\$ 6,081	\$ 6,689	
Legal Advertising	\$ 1,500	\$ 2,164	\$ 1,700	\$ 1,012	\$ 600	\$ 1,612	\$ 2,000	
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ 286	\$ -	\$ 286	\$ 175	
Other Current Charges	\$ 1,900	\$ 1,185	\$ 1,900	\$ 1,841	\$ 400	\$ 2,241	\$ 1,900	
Property Insurance	\$ 8,700	\$ 8,968	\$ 9,865	\$ 9,863	\$ -	\$ 9,863	\$ 10,849	
Information Technology	\$ 2,500	\$ 1,299	\$ 1,300	\$ 833	\$ 167	\$ 1,000	\$ 1,250	
Website Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800	
Total Administrative	\$ 115,621	\$ 112,524	\$ 120,763	\$ 95,846	\$ 15,708	\$ 111,554	\$ 124,427	
Operations:								
Personnel Services (Management Contract)	\$ 174,706	\$ 174,704	\$ 179,945	\$ 147,778	\$ 29,991	\$ 177,769	\$ 196,544	
Road & Sidewalk Repairs & Maintenance	\$ 2,500	\$ -	\$ 2,500	\$ 29	\$ 500	\$ 529	\$ 2,500	
Common Area Renewal & Maintenance	\$ 5,000	\$ 214	\$ 5,000	\$ -	\$ 1,000	\$ 1,000	\$ 5,000	
Street Light/Decorative Light	\$ 5,000	\$ -	\$ 5,000	\$ 745	\$ 1,000	\$ 1,745	\$ 5,000	
Landscape Maintenance - Contract	\$ 91,860	\$ 91,860	\$ 91,860	\$ 76,550	\$ 15,310	\$ 91,860	\$ 114,500	
Landscape Maintenance - Other	\$ 5,000	\$ 3,866	\$ 5,000	\$ 3,765	\$ 500	\$ 4,265	\$ 5,000	
Mulch	\$ 10,740	\$ -	\$ 10,740	\$ 9,200	\$ -	\$ 9,200	\$ 10,740	
Irrigation Maintenance	\$ 3,000	\$ 3,670	\$ 4,500	\$ 233	\$ 500	\$ 733	\$ 4,500	
Lake Maintenance	\$ 14,000	\$ 11,592	\$ 14,000	\$ 10,626	\$ 1,932	\$ 12,558	\$ 15,000	
Electric Utility Services - Entrance Feature	\$ 9,000	\$ 5,980	\$ 9,000	\$ 4,379	\$ 700	\$ 5,079	\$ 9,000	
Water Utility Services - Entrance Feature	\$ 4,000	\$ 349	\$ 4,000	\$ 3,098	\$ 80	\$ 3,178	\$ 1,600	
Repairs & Maintenance - Entrance Feature	\$ 3,000	\$ 2,498	\$ 3,000	\$ 2,715	\$ 500	\$ 3,215	\$ 3,000	
Miscellaneous Tools & Equipment	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 250	\$ 250	\$ 1,000	
Landscape Inspection Services	\$ 3,420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Traffic Enforcement	\$ 2,500	\$ -	\$ 2,500	\$ -	\$ -	\$ -	\$ -	
Total Operations	\$ 334,726	\$ 294,733	\$ 338,045	\$ 259,117	\$ 52,263	\$ 311,380	\$ 373,384	

**Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2022
General Fund**

Description	Adopted		Adopted Budget FY2021	Total			Adopted Budget FY22
	Budget FY2020	Actuals as of 09/30/20		Actuals as of 07/31/21	Projected Next 2 Months	Projected 9/30/21	
Clubhouse:							
Activities	\$ 20,000	\$ 12,317	\$ 20,000	\$ 2,985	\$ 1,000	\$ 3,985	\$ 20,000
License/Fees	\$ 1,200	\$ 788	\$ 1,200	\$ 1,737	\$ 250	\$ 1,987	\$ 1,200
General Supplies	\$ 10,000	\$ 9,052	\$ 10,000	\$ 2,780	\$ 1,000	\$ 3,780	\$ 10,000
Maintenance	\$ 14,000	\$ 16,000	\$ 14,000	\$ 22,694	\$ 4,000	\$ 26,694	\$ 14,000
Office Supplies	\$ 3,500	\$ 1,065	\$ 3,500	\$ 906	\$ 500	\$ 1,406	\$ 3,500
Public Communication	\$ 1,500	\$ 1,208	\$ 1,500	\$ 497	\$ 250	\$ 747	\$ 1,500
Pest Control	\$ 600	\$ 600	\$ 600	\$ 150	\$ 300	\$ 450	\$ 600
Security	\$ 1,500	\$ 804	\$ 1,500	\$ 900	\$ 500	\$ 1,400	\$ 1,500
Security Patrol	\$ 30,273	\$ 20,720	\$ 30,274	\$ 13,158	\$ 3,360	\$ 16,518	\$ 25,000
AED	\$ 300	\$ 481	\$ 500	\$ 116	\$ 150	\$ 266	\$ 500
Telephone & Internet Services	\$ 5,500	\$ 5,275	\$ 5,500	\$ 4,821	\$ 900	\$ 5,721	\$ 5,500
Janitorial Supplies	\$ 3,000	\$ 2,531	\$ 3,250	\$ 1,097	\$ 500	\$ 1,597	\$ 3,250
Electric Utility Services - Clubhouse	\$ 14,000	\$ 9,885	\$ 14,000	\$ 10,195	\$ 1,800	\$ 11,995	\$ 14,000
Gas Utility	\$ 250	\$ 146	\$ 250	\$ 313	\$ 32	\$ 345	\$ 250
Garbage Collection	\$ 2,100	\$ 2,023	\$ 2,100	\$ 1,509	\$ 336	\$ 1,845	\$ 2,100
Water Utility Services - Clubhouse	\$ 4,400	\$ 3,107	\$ 4,400	\$ 2,232	\$ 332	\$ 2,564	\$ 4,400
Electric Utility Services - Pool	\$ 16,000	\$ 10,396	\$ 16,000	\$ 9,059	\$ 2,000	\$ 11,059	\$ 16,000
Pool Cleaning	\$ 9,720	\$ 9,310	\$ 9,720	\$ 6,200	\$ 1,700	\$ 7,900	\$ 10,200
Pool Maintenance - Other	\$ 10,000	\$ 10,068	\$ 10,000	\$ 7,467	\$ 1,500	\$ 8,967	\$ 10,000
Tennis Courts - Maintenance	\$ 5,000	\$ 6,221	\$ 5,000	\$ 9,286	\$ 1,000	\$ 10,286	\$ 5,000
Tennis Courts - Programs	\$ 3,500	\$ -	\$ 3,500	\$ -	\$ 1,000	\$ 1,000	\$ -
Water Utility Services -Pool	\$ 6,000	\$ 5,508	\$ 6,000	\$ 4,258	\$ 1,000	\$ 5,258	\$ 6,000
Total Clubhouse	\$ 162,343	\$ 127,504	\$ 162,794	\$ 102,358	\$ 23,410	\$ 125,768	\$ 154,500
Other Expenditures:							
Transfer Out - Capital Reserve Fund (CY)	\$ 130,000	\$ 158,450	\$ 130,000	\$ 130,000	\$ -	\$ 130,000	\$ 135,500
Total Other Expenditures	\$ 130,000	\$ 158,450	\$ 130,000	\$ 130,000	\$ -	\$ 130,000	\$ 135,500
Total Expenditures	\$ 742,690	\$ 693,211	\$ 751,601	\$ 587,321	\$ 91,381	\$ 678,701	\$ 787,811
Excess Revenue (Expenditures)	\$ (0)	\$ 25,472	\$ 0	\$ 133,250	\$ (64,761)	\$ 68,489	\$ (0)

* Reflects beginning fund balance less FY22 operating reserves of \$132,000.

Development	Units	ERU	Gross Per Unit	Gross Assessments
Single Family	243	1.00	\$ 1,247	\$ 303,114
Multi Family	236	0.68	\$ 842	\$ 198,708
Villas	192	0.80	\$ 998	\$ 191,598
Commercial	10	8.09	\$ 10,085	\$ 105,793
Subtotal: Gross Assessments				\$ 799,214
Less Discounts (6%)				\$ (47,953)
Net Annual Assessment	681			\$ 751,261

Lakeside Plantation
Community Development District
General Fund Budget
Fiscal Year 2022

REVENUES:

Tennis Club

Represents fees collected by onsite management company related to various tennis programs operated by the District. The programs consist of tennis lessons, clinics, tournaments, etc. The amounts are based upon historical results and future projections.

Activities

Represents fees collected by onsite management company related to various activities operated by the District. The Activities include, but not limited to swim lessons, clinics, summer camps, winter camps, fitness training, holiday parties, etc. The budgeted amounts are based upon historical results and future projections.

Clubhouse Rentals

The District allows members of the public to rent the Clubhouse for various functions such as birthday parties, anniversaries, weddings, etc. The budgeted amounts are based upon historical results and future projections.

Miscellaneous

Represents estimated income the District may receive that is not accounted for in other categories.

Interest Earnings

The District receives interest earnings from funds held in the various operating accounts.

Operation & Maintenance Assessments

The District adopts an annual operating budget that is funded primarily by operation and maintenance assessments levied on assessable property within the District. The assessments are levied based upon benefit received by the property from the goods and services provided by the District. The levied operation and maintenance assessments are certified for collection to the county tax collector to be placed on property owners November 1st Sarasota County Property Tax Bill.

EXPENDITURES:

Administrative:

Supervisors Fees

The Florida Statutes allows each supervisor to be paid per meeting, for the time devoted to District business and board meetings. The amount is based upon 5 supervisors attending 11 meetings for the fiscal year.

District Manager

The District has contracted with Governmental Management Services - Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

Lakeside Plantation
Community Development District

General Fund Budget
Fiscal Year 2022

District Counsel

Requirements for legal services are estimated at an annual expenditure as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, contract preparation and review, etc. The District has a contract with Hopping, Green & Sams.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Report

As part of the reporting requirements of the Series 1999, Capital Improvement Revenue Bonds, the District has contracted with Prager & Co., LLC to act as Dissemination Agent. The Dissemination Agent files Annual Reports and various other notices to the Municipal Securities Rulemaking Board (EMMA) as a requirement of the Securities Exchange Commission rule 15c2-12(b)(5).

Trustee Fees

The District will pay annual trustee fees to US Bank as trustee for the Series 1999A, Capital Improvement Revenue Bonds issued.

Audit Fees

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Faxes, Copies

Mailing of agenda packages, overnight deliveries, vendor checks, and any other necessary correspondence. Also includes telephone, facsimile, and copy machine services.

General Liability Insurance

The District's general liability and public officials' liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to government agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation. This is in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Dues, Licenses & Fees

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Other Current Charges

Bank charges and any other miscellaneous expenses that are incurred during the fiscal year.

Lakeside Plantation
Community Development District

General Fund Budget
Fiscal Year 2022

Property Insurance

The District has a property insurance policy with Florida Insurance Alliance. FIA specializes in providing insurance coverage to government agencies. The following represents the structures covered under that policy: clubhouse, pool, tennis courts, equipment shed, gazebo, pool pavilion, guard shack, water fountains, and street lights.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Administration

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Operations:

Personnel Services (Management Contract)

The District currently has an agreement with Vesta Property Services to provide Amenity Center Management Services, Facility Maintenance Services, Resident Directory Maintenance and Programming Services for the clubhouse. The various services and compensation are further detailed in the agreement.

Road & Sidewalk Repairs & Maintenance

Represents various repair and maintenance cost associated with the roadways and sidewalks owned and maintained by the District.

Common Area Renewal & Maintenance

Miscellaneous expenses incurred for common areas throughout the District other than clubhouse area.

Street Light/Decorative Light

This item is to maintain the decorative light fixtures throughout the community.

Landscape Maintenance - Contract

The District contracts with Bloomings Land and Turf Management, Inc. to provide landscape maintenance for all the common areas of the community. This fee does not include replacement material or irrigation repairs.

Landscape Maintenance - Other

The District incurs landscape expenses that are not covered under the landscape maintenance contract with Blooming's Land and Turf Management, Inc.

Mulch

Represents the replacement of mulch in the landscape beds and the playground.

Lakeside Plantation
Community Development District
 General Fund Budget
 Fiscal Year 2022

Irrigation Maintenance

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

Lake Maintenance

The District currently has a management contract with Solitude Lake Management to maintain the lakes throughout the community that provides storm water management. The monthly and annual amounts are as follows:

Vendor	Location	Monthly	Annual
Solitude	Various Lakes	\$ 1,024	\$ 12,288
Contingency			\$ 2,712
Total			\$ 15,000

Electric Utility Services - Entrance Feature

The following chart represents estimated costs for electricity in the entrance feature provided by Florida Power & Light:

Account #	Location	Monthly	Annual
43123-154658	2200 Plantation Blvd #FNTN	\$ 600	\$ 7,200
Contingency			\$ 1,800
Total			\$ 9,000

Water Utility Services - Entrance Feature

The following chart represents estimated costs for water at the entrance feature paid to North Port Utilities:

Account #	Location	Monthly	Annual
43123-154658	2200 Plantation Blvd	\$ 50	\$ 600
Contingency			\$ 1,000
Total			\$ 1,600

Repairs & Maintenance - Entrance Feature

Represents cost associated with the repairs and maintenance of the entrance features throughout the District.

Miscellaneous Tools & Equipment

The District will incur miscellaneous cost to purchase tools, small equipment and/or rental of equipment in order to properly maintain the common areas of the District.

Clubhouse:

Activities

The District's facility manager will coordinate and provide various activities throughout the year. The amount represents the cost of supplies, entertainment, and refreshments.

Lakeside Plantation
Community Development District
 General Fund Budget
 Fiscal Year 2022

License/Fees

Various permits and license for the clubhouse are required by the regulatory organizations. The amount represents the estimated cost for those items.

General Supplies

Estimated cost of supplies purchased for operating and maintaining the clubhouse not budgeted in other line items.

Maintenance

This item is for the monthly maintenance and repairs of the clubhouse facility.

Office Supplies

Represents the cost of daily supplies required by the District to facilitate operations.

Public Communication

The District subscribes to local newspaper, Wall Street Journal, etc.

Pest Control

The District contracts to have Arrow Environmental Services provide pest control services at and around clubhouse and other facilities.

Location	Quarterly	Annual
2200 Platation Blvd	\$ 150	\$ 600
Total		\$ 600

Security

This item is for the alarm system and monitoring of the clubhouse. Monitoring services are provided by Security Alarm Corp.

Account #	Location	Quarterly	Annual
2564 & 2582	2200 Plantation Blvd	\$ 147	\$ 588
Contingency			\$ 912
Total			\$ 1,500

Security Patrol

Represents the estimated cost for hiring security guards to patrol the amenity center.

AED

Estimated cost to purchase, maintain and operate the AED machines.

Telephone & Internet Services

The following represents the telephone and internet services for the Clubhouse paid to Comcast, as well as pool telephone dispatch services provided by Kings III of America, LLC.

Lakeside Plantation
Community Development District
 General Fund Budget
 Fiscal Year 2022

Janitorial Supplies

The District's clubhouse management company provides janitorial services under their management agreement however the supplies are purchased directly by the District. The amount represents the estimated cost of those supplies.

Electric Utility Services - Clubhouse

The following chart represents estimated costs for electricity in the clubhouse provided by Florida Power & Light:

Account #	Location	Monthly	Annual
57421-67439	2200 Plantation Blvd #CLBHS	\$ 1,000	\$ 12,000
Contingency			\$ 2,000
Total			\$ 14,000

Gas Utility

The following chart represents estimated costs for gas in the clubhouse provided by TECO:

Account #	Location	Monthly	Annual
10332096	2200 Plantation Blvd POOL	\$ 12	\$ 144
Contingency			\$ 106
Total			\$ 250

Garbage Collection

The following chart represents estimated costs for garbage collection at the clubhouse provided by North Port Solid Waste:

Account #	Location	Monthly	Annual
54883-159826	2200 Plantation Blvd SWD	\$ 168	\$ 2,016
Contingency			\$ 84
Total			\$ 2,100

Water Utility Services - Clubhouse

The following chart represents estimated costs for water in the clubhouse provided by North Port Utilities:

Account #	Location	Monthly	Annual
43123-156052	2200 Plantation Blvd	\$ 200	\$ 2,400
Contingency			\$ 2,000
Total			\$ 4,400

Lakeside Plantation
Community Development District
 General Fund Budget
 Fiscal Year 2022

Electric Utility Services - Pool

The following chart represents estimated costs for electricity at the pool provided by Florida Power & Light:

Account #	Location	Monthly	Annual
84595-15071	2200 Plantation Blvd #POOL	\$ 1,100	\$ 13,200
	Contingency		\$ 2,800
Total			\$ 16,000

Pool Cleaning

The District has contracted with Dart Pool Solutions to provide monthly cleaning services to it's pool.

Location	Monthly	Annual
2200 Platation Blvd	\$ 810	\$ 9,720
Total		\$ 9,720

Pool Maintenance - Other

Represents miscellaneous pool maintenance costs incurred during the fiscal year.

Tennis Courts - Maintenance

Represents cost associated with maintaining the tennis courts.

Water Utility Services - Pool

The following chart represents estimated costs for water at the tennis courts provided by North Port Utilities:

Account #	Location	Monthly	Annual
43123-154656	2200 Plantation Blvd #POOL	\$ 450	\$ 5,400
	Contingency		\$ 600
Total			\$ 6,000

Other Expenditures:

Transfer Out - Capital Reserve Fund (Current Year)

In December 2010, the District had Reserve Advisor's prepare a long-term reserve study completed that detailed the projected funding and spending requirements through fiscal year ending 2040. The amount represents the recommended funding requirements for the fiscal year in order to properly maintain the capital infrastructure owned by the District. The expenditures will be detailed and recorded in the Capital Reserve Fund.

**Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2022
Series 1999 Debt Service Fund**

Description	Adopted Budget FY2021	Actuals as of 07/31/21	Projected Next 2 Months	Total Projected 9/30/21	Adopted Budget FY22
Revenues:					
Assessments - On Roll	\$ 175,905	\$ 169,308	\$ 6,598	\$ 175,905	\$ 175,905
Assessments - Direct	\$ 8,842	\$ 8,842	\$ -	\$ 8,842	\$ 8,842
Assessments - Prepayments	\$ -	\$ 2,757	\$ -	\$ 2,757	\$ -
Interest Income	\$ -	\$ 7	\$ 5	\$ 12	\$ -
Beginning Fund Balance (1)	\$ 65,611	\$ 48,300	\$ -	\$ 48,300	\$ 49,212
Total Revenues	\$ 250,359	\$ 229,214	\$ 6,603	\$ 235,817	\$ 233,959
Expenditures:					
Interest- 11/1	\$ 48,303	\$ 48,303	\$ -	\$ 48,303	\$ 45,175
Special Call- 5/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Principal- 5/1	\$ 85,000	\$ 85,000	\$ -	\$ 85,000	\$ 95,000
Interest- 5/1	\$ 48,303	\$ 48,303	\$ -	\$ 48,303	\$ 45,175
Total Expenditures	\$ 181,605	\$ 186,605	\$ -	\$ 186,605	\$ 185,350
Excess Revenue (Expenditures)	\$ 68,754	\$ 42,609	\$ 6,603	\$ 49,212	\$ 48,609
					\$ 41,874

(1) Beginning Fund Balance is net of reserve funds of \$76,558

Interest Payment 11/1/2022

Debt Service Assessments				
Product Type	FY 2020	FY 2021	FY 2022	Increase / (Decrease)
Commercial	\$3,287	\$3,287	\$3,287	\$0
Multi-Family	\$0	\$0	\$0	\$0
Single-Family	\$410	\$410	\$410	\$0
Villa	\$328	\$328	\$328	\$0

**Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2022
Series 1999 Bonds**

Period Ending	Principal	Annual Principal	Interest Rate	Interest	Annual Debt
11/01/21	1,300,000		6.950%	45,175.00	45,175.00
05/01/22	1,300,000	95,000	6.950%	45,175.00	
11/01/22	1,205,000		6.950%	41,873.75	182,048.75
05/01/23	1,205,000	100,000	6.950%	41,873.75	
11/01/23	1,105,000		6.950%	38,398.75	180,272.50
05/01/24	1,105,000	105,000	6.950%	38,398.75	
11/01/24	1,000,000		6.950%	34,750.00	178,148.75
05/01/25	1,000,000	115,000	6.950%	34,750.00	
11/01/25	885,000		6.950%	30,753.75	180,503.75
05/01/26	885,000	125,000	6.950%	30,753.75	
11/01/26	760,000		6.950%	26,410.00	182,163.75
05/01/27	760,000	130,000	6.950%	26,410.00	
11/01/27	630,000		6.950%	21,892.50	178,302.50
05/01/28	630,000	140,000	6.950%	21,892.50	
11/01/28	490,000		6.950%	17,027.50	178,920.00
05/01/29	490,000	150,000	6.950%	17,027.50	
11/01/29	340,000		6.950%	11,815.00	178,842.50
05/01/30	340,000	165,000	6.950%	11,815.00	
11/01/30	175,000		6.950%	6,081.25	182,896.25
05/01/31	175,000	175,000	6.950%	6,081.25	181,081.25
		1,300,000		548,355	1,848,355

**Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2022
Capital Reserve Fund**

Description	Adopted Budget FY2021	Actuals as of 07/31/21	Projected Next 2 Months	Total Projected 9/30/21	Adopted Budget FY22
Revenues:					
Transfer In - Capital Reserve Fund (CY)	\$ 130,000	\$ 130,000	\$ -	\$ 130,000	\$ 135,500
Interest Earnings	\$ -	\$ 210	\$ 70	\$ 280	\$ -
Carry Forward Surplus	\$ 438,337	\$ 376,306	\$ -	\$ 376,306	\$ 441,419
Total Revenues	\$ 568,337	\$ 506,516	\$ 70	\$ 506,586	\$ 576,919
Expenditures:					
Clubhouse Exterior Building Elements	\$ 52,983	\$ -	\$ -	\$ -	\$ -
Property Site Elements	\$ 29,453	\$ 41,700	\$ -	\$ 41,700	\$ 3,878
Clubhouse Renewal/Replacement	\$ -	\$ 23,466	\$ -	\$ 23,466	\$ -
Total Expenditures	\$ 82,436	\$ 65,167	\$ -	\$ 65,167	\$ 3,878
Excess Revenue (Expenditures)	\$ 485,901	\$ 441,349	\$ 70	\$ 441,419	\$ 573,041

Reserve Study Funding Plan (Next 5 Years)

	<u>Funding</u>	<u>Expenses</u>	<u>Planned Balance</u>	<u>Budgeted Balance</u>	<u>Variance</u>
Fiscal Year 2022	132,000	3,878	597,347	573,041	(24,306)
Fiscal Year 2023	134,000	135,587	602,919		
Fiscal Year 2024	136,000	87,400	659,046		
Fiscal Year 2025	138,000	62,521	742,886		
Fiscal Year 2026	140,100	175,796	715,890		

Lakeside Plantation Community Development District

FY 2022 Operations and Maintenance Methodology

Equivalent Residential Unit Allocation

Assessments per Unit - Net and Gross

Land Use / Product Type	ERU per Unit	Current Platted Units	Future Planned Units	Total Units	Total ERU's	%	FY 2021 Budget Allocation	FY 2022 Per Unit Net Assessment	FY 2022 Per Unit Gross Assessment	FY 2021 Per Unit Gross Assessment	Increase Per Unit Gross Assessment
Single Family	1	243	0	243	243	37.93%	\$284,927.51	\$1,172.54	\$1,247.38	\$1,134.31	\$113.07
Multi Family	0.675	236	0	236	159.3	24.86%	\$186,785.81	\$791.47	\$841.98	\$765.66	\$76.32
Villas	0.8	192	0	192	153.6	23.97%	\$180,102.33	\$938.03	\$997.91	\$907.45	\$90.46
Commercial	8.085	10.49	0	10.49	84.81165	13.24%	\$99,445.15	\$9,480.00	\$10,085.10	\$9,170.90	\$914.20
Total		<u>681.49</u>	<u>0</u>	<u>681.49</u>	<u>640.71</u>	100.00%	<u>\$751,261</u>				

FY 2022 Budget:

Administrative	\$124,427
Operations	\$373,384
Clubhouse	\$154,500
Capital Reserve	\$135,500
Less: Other Income	-\$36,550
	<u>\$751,261</u>