

LAGUNA LAKES

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2022

Proposed Budget

August 25, 2021

Laguna Lakes Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Annual Budget

<i>General Fund</i>	<u>Actual</u> <u>FY 2019</u>	<u>Actual</u> <u>FY 2020</u>	<u>Budget</u> <u>FY 2021</u>	<u>Actual</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2021</u>	<u>Proposed</u> <u>Budget</u> <u>FY 2022</u>
<u>Revenues</u>							
001.331390.0000 FEMA Reimbursement	-	-	-	8,735	-	8,735	-
001.361001.0000 Interest - Investments	10,617	4,297	5,000	600	800	1,400	2,000
001.361006.0000 Interest - Tax Collector	227	348	-	292	-	292	300
001.363010.0000 Special Assmnts- Tax Collector	457,986	457,986	457,958	433,672	24,286	457,958	457,958
001.363050.0000 Special Assmnts- Delinquent	292	318	-	10	-	10	-
001.363090.0000 Special Assmnts- Discounts	(16,698)	(16,783)	(18,318)	(16,801)	-	(16,801)	(18,318)
001.369900.0000 Other Miscellaneous Revenues	5,180	742	100	314	60	374	400
Total Revenues	457,604	446,908	444,740	426,822	25,146	451,968	442,340
<u>Expenditures</u>							
<u>Administrative</u>							
001.511001.0000 P/R-Board Of Supervisors	9,800	9,200	11,000	2,800	7,000	9,800	11,000
001.512004.0000 Payroll Fees	809	1,207	1,000	488	650	1,138	1,200
001.521001.0000 Employment Taxes	854	701	842	231	491	722	842
001.531027.0000 Profserv-Mgmt Consulting Serv	51,351	54,135	54,479	22,699	31,779	54,478	56,113
001.531035.0000 Profserv-Property Appraiser	614	614	614	614	-	614	614
001.531038.0000 Profserv-Special Assessment	5,553	5,705	6,492	2,455	3,437	5,892	6,687
001.541006.0000 Postage And Freight	-	516	400	57	100	157	400
001.544001.0000 Rentals - General	-	-	-	450	-	450	-
001.545002.0000 Insurance - General Liability	8,310	8,230	8,600	3,429	5,017	8,446	8,600
001.547001.0000 Printing And Binding	-	-	150	-	100	100	150
001.549001.0000 Miscellaneous Services	-	-	350	-	100	100	350
001.549070.0000 Misc-Assessmnt Collection Cost	459	459	921	459	-	459	460
001.549915.0000 Misc-Web Hosting	-	4,186	1,200	500	700	1,200	1,200
001.551002.1001 Office Supplies	-	-	50	-	-	-	50
Total Administrative	77,750	84,953	86,098	34,182	49,374	83,556	87,666

Laguna Lakes Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Annual Budget

<i>General Fund</i>	<u>Actual</u> <u>FY 2019</u>	<u>Actual</u> <u>FY 2020</u>	<u>Budget</u> <u>FY 2021</u>	<u>Actual</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2021</u>	<u>Proposed</u> <u>Budget</u> <u>FY 2022</u>
<u>Administrative - Regulatory / Compliance</u>							
001.531002.0000 Profserv-Arbitrage Rebate	1,000	500	500	500	-	500	500
001.531012.0000 Profserv-Dissemination Agent	-	-	1,000	-	1,000	1,000	1,000
001.531013.0000 Profserv-Engineering	-	425	2,500	325	500	825	2,500
001.531023.0000 Profserv-Legal Services	3,728	2,711	3,000	852	1,500	2,352	3,000
001.531045.0000 Profserv-Trustee Fees	7,487	-	4,500	4,327	-	4,327	4,500
001.532002.0000 Auditing Services	3,175	3,525	3,400	-	3,400	3,400	3,695
001.548002.0000 Legal Advertising	-	2,388	2,000	576	1,100	1,676	2,000
001.554007.0000 Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative - Regulatory / Compliance	15,565	9,724	17,075	6,755	7,500	14,255	17,370
<u>Field</u>							
001.531016.0000 Profserv-Field Management	12,754	13,105	13,531	5,638	7,893	13,531	13,937
001.546001.0000 R&M-General	2,141	12,632	6,000	-	3,500	3,500	5,000
001.549069.0000 Misc-Hurricane	135	-	-	-	-	-	-
Total Field	15,030	25,737	19,531	5,638	11,393	17,031	18,937
<u>Perimeter & Wall</u>							
001.546064.0000 R&M-Mulch	11,557	11,628	13,000	12,592	-	12,592	13,000
001.546070.0000 R&M-Plant Replacement	21,276	26,541	3,000	13,182	500	13,682	2,500
001.546071.0000 R&M-Wall	39,985	-	20,000	-	2,200	2,200	2,500
Total Perimeter & Wall	72,818	38,169	36,000	25,774	2,700	28,474	18,000
<u>Irrigation Services</u>							
001.534073.0000 Contracts-Irrigation	29,890	29,760	25,800	14,800	15,050	29,850	29,850
001.543001.0000 Utility - Water	41,245	48,722	38,000	20,254	28,356	48,610	50,000
001.543006.0000 Electricity - Irrigation	13,702	13,883	14,000	6,164	8,167	14,331	14,500
001.546114.0000 R&M-Irrigation	9,672	8,234	15,000	8,016	5,000	13,016	15,000
001.563006.0000 Improvements-Irrigation	1,393	-	8,192	-	1,000	1,000	5,000
001.568091.0000 Reserve Additions - Irrigation	-	-	75,000	-	75,000	75,000	-
Total Irrigation Services	95,902	100,599	175,992	49,234	132,573	181,807	114,350

Laguna Lakes Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Annual Budget

<i>General Fund</i>	<u>Actual</u> <u>FY 2019</u>	<u>Actual</u> <u>FY 2020</u>	<u>Budget</u> <u>FY 2021</u>	<u>Actual</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2021</u>	<u>Proposed</u> <u>Budget</u> <u>FY 2022</u>
<u>Lakes & Ponds</u>							
001.534023.0000 Contracts-Fountain	1,584	1,584	1,500	792	792	1,584	1,600
001.534084.1002 Contracts-Lake & Wetland	15,060	15,035	12,300	8,860	8,120	16,980	14,000
001.543020.0000 Electricity - Fountains	20,488	16,451	21,510	7,785	10,899	18,684	20,000
001.546032.0000 R&M-Fountain	3,820	15,957	10,000	2,514	3,520	6,034	8,348
001.546042.0000 R&M-Lake	40,749	25,259	36,000	3,502	5,000	8,502	10,000
001.546132.0000 R&M-Lake Erosion	-	52,072	-	-	60,000	60,000	60,000
Total Lakes & Ponds	81,701	126,358	81,310	23,453	88,331	111,784	113,948
<u>Capital Expenditures & Projects</u>							
001.564043.0000 Capital Outlay	5,933	-	28,734	4,895	5,000	21,657	72,069
Total Capital Expenditures & Projects	5,933	-	28,734	4,895	5,000	21,657	72,069
Total Expenditures	364,699	385,540	444,740	149,931	296,871	458,564	442,340
Excess Revenue Over (Under) Expenditures	92,905	61,368	-	276,891	(271,725)	(6,596)	-
 <i>Beginning Fund Balance</i>	 73,129	 166,031	 227,399			 227,399	 220,803
<i>Ending Fund Balance</i>	166,031	227,399	227,399			220,803	220,803

Laguna Lakes Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Annual Budget

Series 2017 Debt Service Fund

	<u>Actual</u> <u>FY 2019</u>	<u>Actual</u> <u>FY 2020</u>	<u>Budget</u> <u>FY 2021</u>	<u>Actual</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2021</u>	<u>Proposed</u> <u>Budget</u> <u>FY 2022</u>
<u>Revenues</u>							
203.361001.0000 Interest - Investments	1,269	565	400	4	163	167	400
203.361006.0000 Interest - Tax Collector	213	327	-	274	(274)	-	-
203.363010.0000 Special Assessments - Tax Collector	429,756	429,756	429,784	406,940	22,844	429,784	429,784
203.363050.0000 Special Assessments - Delinquent	274	298	-	9	-	9	-
203.363090.0000 Special Assessments - Discounts	(15,669)	(15,749)	(17,191)	(15,765)	-	(15,765)	(17,191)
Total Revenues	415,843	415,197	412,993	391,462	22,733	414,195	412,993
<u>Expenditures</u>							
<u>Administrative</u>							
203.549070.0000 Misc-Assessment Collection Cost	431	431	431	431	-	431	431
Total Administrative	431	431	431	431	-	431	431
<u>Debt Service</u>							
203.571001.0000 Principal Debt Retirement	249,587	257,948	266,589	-	266,589	266,589	275,519
203.572001.0000 Interest Expense	159,560	151,221	142,557	71,279	71,279	142,558	133,626
Total Debt Service	409,147	409,169	409,146	71,279	337,868	409,147	409,145
<u>Other Sources/Uses</u>							
Total Other Sources/Uses	-	-	-	-	-	-	-
Total Expenses	409,578	409,600	409,577	71,710	337,868	409,578	409,576
Excess Revenue Over (Under) Expenditures	6,265	5,597	3,416	319,752	(315,135)	4,617	3,417

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Fiscal Year 2022 Annual Budget

ALLOCATION OF FUND BALANCES

AVAILABLE FUNDS

Beginning Fund Balance	220,803
Net Change in Fund Balance	-
Reserves - Additions	-

Total Funds Available (Estimated) - 09/30/2022	220,803
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ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance			
Deposits	500		
		Subtotal	500

Assigned Fund Balances	FY 2021 Balances	FY 2022 Adjustments	Total
Reserves - Operating	50,000		50,000
Reserves - Irrigation	135,000		135,000

Total Allocation of Available Funds	185,500
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Total Unassigned Fund Balance	\$ 35,303
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Laguna Lakes Community Development District
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Fiscal Year 2022 Annual Budget

ASSESSMENTS

Unit Type	Operations & Maintenance FY 2021	Operations & Maintenance FY 2022	Change	Debt Service FY 2021	Debt Service FY 2022	Change	Total FY 2021	Total FY 2022	Change
Single Family 70'	745.86	745.86	0%	972.99	972.99	0%	1,718.85	1,718.85	0%
Single Family 50'	745.86	745.86	0%	819.36	819.36	0%	1,565.22	1,565.22	0%
Single Family 40'	745.86	745.86	0%	742.55	742.55	0%	1,488.41	1,488.41	0%
Multi-Family Unit	745.86	745.86	0%	512.11	512.11	0%	1,257.97	1,257.97	0%

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DEBT SERVICE

Payment Date	Rate	Payment For		Total Payment	Annual Debt Service
		Principal	Interest		
2021-11-01			66,813	66,813	
2022-05-01	3.35%	275,520	66,813	342,333	409,146
2022-11-01			62,198	62,198	
2023-05-01	3.35%	284,750	62,198	346,948	409,146
2023-11-01			57,429	57,429	
2024-05-01	3.35%	294,289	57,429	351,718	409,146
2024-11-01			52,499	52,499	
2025-05-01	3.35%	304,148	52,499	356,647	409,146
2025-11-01			47,405	47,405	
2026-05-01	3.35%	314,336	47,405	361,741	409,146
2026-11-01			42,140	42,140	
2027-05-01	3.35%	324,867	42,140	367,006	409,146
2027-11-01			36,698	36,698	
2028-05-01	3.35%	335,750	36,698	372,448	409,146
2028-11-01			31,074	31,074	
2029-05-01	3.35%	346,997	31,074	378,072	409,146
2029-11-01			25,262	25,262	
2030-05-01	3.35%	358,622	25,262	383,884	409,146
2030-11-01			19,255	19,255	
2031-05-01	3.35%	370,636	19,255	389,891	409,146
2031-11-01			13,047	13,047	
2032-05-01	3.35%	383,052	13,047	396,099	409,146
2032-11-01			6,631	6,631	
2033-05-01	3.35%	395,884	6,631	402,515	409,146
		\$ 3,988,849	\$ 920,906	\$ 4,909,755	\$ 4,909,755