

**RANCHES AT LAKE MCLEOD
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2023**

**RANCHES AT LAKE MCLEOD
COMMUNITY DEVELOPMENT DISTRICT
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**RANCHES AT LAKE MCLEOD
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget
	Adopted Budget	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Landowner contribution	\$ 87,290	\$ 24,241	\$ 58,827	\$ 83,068	\$ 544,143
Total revenues	<u>87,290</u>	<u>24,241</u>	<u>58,827</u>	<u>83,068</u>	<u>544,143</u>
EXPENDITURES					
Professional & administrative					
Supervisors	-	646	2,153	2,799	5,383
Management/accounting/recording**	48,000	12,000	36,000	48,000	48,000
Legal	15,000	180	14,820	15,000	15,000
Engineering	3,000	-	1,500	1,500	2,000
Audit	5,000	-	-	-	5,000
Arbitrage rebate calculation*	500	-	-	-	500
Dissemination agent*	1,000	-	250	250	1,000
Trustee*	5,000	-	-	-	5,000
Telephone	200	100	100	200	200
Postage	500	-	250	250	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	287	287	574	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,000	-	5,000	5,500
Meeting room rental	-	-	-	-	750
Contingencies/bank charges	500	282	218	500	500
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	210	-	210	210
Total professional & administrative	<u>87,290</u>	<u>19,130</u>	<u>56,533</u>	<u>75,663</u>	<u>92,423</u>
Field operations					
Field operations management	-	-	-	-	24,000
Security	-	-	-	-	48,000
O&M accounting	-	-	-	-	5,000
Property insurance	-	-	-	-	18,000
Holiday decorations	-	-	-	-	500
Pool service	-	-	-	-	13,560
Janitorial	-	-	-	-	19,000
Electrical repairs	-	-	-	-	5,560
General R&M	-	-	-	-	18,000
Office supplies	-	-	-	-	2,400
Miscellaneous/contingency	-	-	-	-	12,000
Utilities					
Water & sewer	-	-	-	-	15,000
Electric - street lights	-	-	-	-	48,600
Electric - amenity	-	-	-	-	6,300
Internet & phone - amenity	-	-	-	-	3,000

**RANCHES AT LAKE MCLEOD
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected	Adopted Budget
	Adopted Budget	Actual through 3/31/2022	Projected through 9/30/2022		
Grounds & waterways					
Contracted landscaping	-	-	-	-	108,000
Landscaping replacement	-	-	-	-	27,000
Mulch	-	-	-	-	15,000
Irrigation repairs	-	-	-	-	12,000
Drainage & retention maintenance	-	-	-	-	7,500
Signage	-	-	-	-	500
Stormwater system maintenance	-	-	-	-	14,000
Lake maintenance & monitoring	-	-	-	-	28,800
Total field operations	-	-	-	-	451,720
Total expenditures	<u>87,290</u>	<u>19,130</u>	<u>56,533</u>	<u>75,663</u>	<u>544,143</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	5,111	2,294	7,405	-
Fund balance - beginning (unaudited)	-	(7,405)	(2,294)	(7,405)	-
Fund balance - ending (projected)	-	-	-	-	-
Assigned					
Working capital	-	-	-	-	-
Unassigned	-	(2,294)	-	-	-
Fund balance - ending	<u>\$ -</u>	<u>\$ (2,294)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Total Number of Units (1,168 Residential plus 17,500 sq ft of Commercial)	1,185.50
Professional & admin amount per unit	\$ 77.96
Operations & maintenance per unit	381.04
Total per unit	\$ 459.00

**RANCHES AT LAKE MCLEOD
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 5,383
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed	
Management/accounting/recording**	48,000
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	15,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	2,000
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	5,000
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation*	500
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent*	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p>	
Trustee	5,000
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages</p>	
Legal advertising	1,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	

EXPENDITURES (continued)

Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	5,500
Meeting room rental	750
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	500
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	

Website hosting & maintenance	705
Website ADA compliance	210

EXPENDITURES (continued)

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DEFINITIONS OF GENERAL FUND EXPENDITURES**

Field operations	
Field operations management	24,000
Security	48,000
O&M accounting	5,000
Property insurance	18,000
Holiday decorations	500
Pool service	13,560
Janitorial	19,000
Electrical repairs	5,560
General R&M	18,000
Office supplies	2,400
Miscellaneous/contingency	12,000
Utilities	
Water & sewer	15,000
Electric - street lights	48,600
Electric - amenity	6,300
Internet & phone - amenity	3,000
Grounds & waterways	
Contracted landscaping	108,000
Landscaping replacement	27,000
Mulch	15,000
Irrigation repairs	12,000
Drainage & retention maintenance	7,500
Signage	500
Stormwater system maintenance	14,000
Lake maintenance & monitoring	28,800
Total expenditures	<u><u>\$544,143</u></u>