

Budget Template
Zephyr Ridge Community Development District
General Fund
Fiscal Year 2015/2016

	Chart of Accounts Classification	Budget for 2015/2016
1		
2	REVENUES	
3		
4	Special Assessments	
5	Tax Roll*	\$ -
6	Off Roll*	\$ 156,425
7		
8	TOTAL REVENUES	\$ 156,425
9		
10	Balance Forward from Prior Year	\$ -
11		
12	TOTAL REVENUES AND BALANCE FORWARD	\$ 156,425
13		
14	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to</i>	
15		
16	EXPENDITURES - ADMINISTRATIVE	
17		
18	Legislative	
19	Supervisor Fees	\$ -
20	Financial & Administrative	
21	Administrative Services	\$ 4,500
22	District Management	\$ 22,700
23	District Engineer	\$ 5,000
24	Disclosure Report	\$ 5,000
25	Trustees Fees	\$ 3,500
26	Tax Collector Fees	\$ 150
27	Financial Consulting Services	\$ 8,600
28	Accounting Services	\$ 15,000
29	Auditing Services	\$ 5,000
30	Arbitrage Rebate Calculation	\$ 650
31	Public Officials Liability Insurance	\$ 6,000
32	Legal Advertising	\$ 3,000
33	Bank Fees	\$ 100
34	Dues, Licenses & Fees	\$ 175
35	Legal Counsel	
36	District Counsel	\$ 10,000
37		
38	Administrative Subtotal	\$ 89,375
39		
40	EXPENDITURES - FIELD OPERATIONS	
41		
42	Electric Utility Services	
43	Utility Services	\$ 7,000
44	Stormwater Control	
45	Lake/Pond Bank Maintenance	\$ 3,500
46	Aquatic Maintenance	\$ 3,000
47	Other Physical Environment	
48	General Liability Insurance	\$ 1,000
49	Property Insurance	\$ 1,050
50	Entry & Walls Maintenance	\$ 3,000
51	Landscape Maintenance	\$ 32,000
52	Ornamental Lighting & Maintenance	\$ 2,000
53	Well & Irrigation Maintenance	\$ 3,500
54	Irrigation Maintenance	\$ -
55	Irrigation Repairs	\$ 1,000
56	Contingency	
57	Miscellaneous Contingency	\$ 10,000
58		
59	Field Operations Subtotal	\$ 67,050
60		
61	Contingency for County TRIM Notice	
62		
63	TOTAL EXPENDITURES	\$ 156,425
64		
65	EXCESS OF REVENUES OVER EXPENDITURES	\$ -

Budget Template
Zephyr Ridge Community Development District
Debt Service
Fiscal Year 2015/2016

Chart of Accounts Classification	Series 2006A	Series 2006B	Budget for 2015/2016
REVENUES			
Special Assessments			
Net Special Assessments ⁽¹⁾	\$0.00	\$0.00	\$0.00
TOTAL REVENUES	\$0.00	\$0.00	\$0.00
EXPENDITURES			
Administrative			
Financial & Administrative			
Bank Fees			0
Debt Service Obligation	\$0.00	\$0.00	\$0.00
Administrative Subtotal	\$0.00	\$0.00	\$0.00
TOTAL EXPENDITURES	\$0.00	\$0.00	\$0.00
EXCESS OF REVENUES OVER EXPENDITURES	0	0	0

Pasco County Collection Costs and Early Payment Discounts: 6.0%

Gross assessments **\$0.00**

Notes:

Tax Roll Collection Costs for Pasco County is 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Certain lands do not reflect assessments due to transfer of ownership to SPE.

Zephyr Ridge Community Development District

FISCAL YEAR 2015/2016 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2015/2016 O&M Budget	\$156,425.00
Pasco Co. 6% Collection Cost:	\$9,984.57
2015/2016 Total:	<u>\$166,409.57</u>

2014/2015 O&M Budget	\$138,425.00
2015/2016 O&M Budget	\$156,425.00
Total Difference:	<u>\$18,000.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2014/2015	2015/2016	\$	%
Debt Service - Apartments ⁽¹⁾	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Apartments	\$95.85	\$108.31	\$12.46	13.00%
Total	\$95.85	\$108.31	\$12.46	13.00%
Debt Service - Single Family 55' ⁽²⁾	\$863.07	\$863.07	\$0.00	0.00%
Operations/Maintenance - Single Family 55'	\$383.40	\$433.26	\$49.86	13.00%
Total	\$1,246.47	\$1,296.33	\$49.86	4.00%
Debt Service - Single Family 65' ⁽²⁾	\$1,019.99	\$1,019.99	\$0.00	0.00%
Operations/Maintenance - Single Family 65'	\$453.11	\$512.03	\$58.92	13.00%
Total	\$1,473.10	\$1,532.02	\$58.92	4.00%
Debt Service - Single Family 80' ⁽²⁾	\$1,255.37	\$1,255.37	\$0.00	0.00%
Operations/Maintenance - Single Family 80'	\$557.56	\$630.06	\$72.50	13.00%
Total	\$1,812.93	\$1,885.43	\$72.50	4.00%
Debt Service - Commercial ⁽¹⁾	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Commercial	\$76.68	\$86.65	\$9.97	13.00%
Total	\$76.68	\$86.65	\$9.97	13.00%

⁽¹⁾ Not encumbered by the Series 2006A bonds

⁽²⁾ Certain lands do not reflect assessments due to transfer of ownership to SPE.

ZEPHYR RIDGE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2015/2016 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	\$156,425.00
COLLECTION COSTS @ 6.0%	<u>\$9,984.57</u>
TOTAL O&M ASSESSMENT	<u><u>\$166,409.57</u></u>

LOT SIZE	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT				TOTAL SERIES 2006A DEBT SERVICE ASSESSMENT	PER LOT ANNUAL ASSESSMENT		
	SERIES 2006A		EAU FACTOR	TOTAL	% TOTAL	TOTAL		O&M	DEBT	TOTAL ⁽³⁾
	O&M	DEBT SERVICE ⁽¹⁾		EAU's	EAU's	O&M BUDGET			SERVICE ⁽²⁾	
Apartments	208	0	0.25	52.00	13.54%	\$22,529.44	\$0.00	\$108.31	\$0.00	\$108.31
Single Family 55'	172	172	1.00	172.00	44.78%	\$74,520.46	\$148,448.04	\$433.26	\$863.07	\$1,296.33
Single Family 65'	115	115	1.18	135.91	35.38%	\$58,883.66	\$117,298.85	\$512.03	\$1,019.99	\$1,532.02
Single Family 80'	7	7	1.45	10.18	2.65%	\$4,410.40	\$8,787.59	\$630.06	\$1,255.37	\$1,885.43
Commercial	70	0	0.20	14.00	3.64%	\$6,065.62	\$0.00	\$86.65	\$0.00	\$86.65
	<u>572</u>	<u>294</u>		<u>384.09</u>	<u>100.00%</u>	<u>\$166,409.57</u>	<u>\$274,534.48</u>			
LESS: Pasco County Collection Costs and Early Payment Discounts						<u>(\$9,984.57)</u>	<u>(\$16,472.07)</u>			
Net Revenue to be Collected						<u><u>\$156,425.00</u></u>	<u><u>\$258,062.41</u></u>			

⁽¹⁾ Reflects the number of total lots with Series 2006A debt outstanding. Certain lands do not reflect assessments due to transfer of ownership to SPE.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2006A bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discounts.

⁽³⁾ Annual assessment that will appear on November 2015 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.