



Rizzetta & Company

Paseo

Community Development District

www.paseocdd.org

**Approved Proposed Budget
Fiscal Year 2024/2025**

Table of Contents

	<u>Page</u>
General Fund Budget for Fiscal Year 2024/2025	1
Reserve Fund Budget for Fiscal Year 2024/2025	2
Debt Service Fund Budget for Fiscal Year 2024/2025	3
Assessments Charts for Fiscal Year 2024/2025	4
General Fund Budget Account Category Descriptions	6
Reserve Fund Budget Account Category Descriptions	12
Debt Service Fund Budget Account Category Descriptions	13



Rizzetta & Company

**Proposed Budget
Paseo Community Development District
General Fund
Fiscal Year 2024/2025**

	Chart of Accounts Classification	Actual YTD through 03/31/24	Projected Annual Totals 2023/2024	Annual Budget for 2023/2024	Projected Budget variance for 2023/2024	Budget for 2024/2025	Budget Increase (Decrease) vs 2023/2024	Comments
1								
2	REVENUES							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 30,354	\$ 72,850	\$ 100,000	\$ (27,150)	\$ 72,850	\$ (27,150)	Projected due to FL Class
6	Special Assessments							
7	Tax Roll	\$ 1,923,570	\$ 1,923,570	\$ 1,917,903	\$ 5,667	\$ 1,988,669	\$ 70,766	
8	Other Miscellaneous Revenues							
9	Miscellaneous Revenues	\$ 7,672	\$ 18,413	\$ 10,000	\$ 8,413	\$ 15,000	\$ 5,000	
10								
11	TOTAL REVENUES	\$ 1,961,596	\$ 2,014,832	\$ 2,027,903	\$ (13,071)	\$ 2,076,519	\$ 48,616	
12								
13	TOTAL REVENUES AND BALANCE	\$ 1,961,596	\$ 2,014,832	\$ 2,027,903	\$ (13,071)	\$ 2,076,519	\$ 48,616	
14								
15	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
16								
17	EXPENDITURES - ADMINISTRATIVE							
18								
19	Legislative							
20	Supervisor Fees	\$ 4,000	\$ 11,000	\$ 12,000	\$ 1,000	\$ 12,000	\$ -	\$ 200.00 per meeting per Supervisor for 12 meetings per year.
21	Financial & Administrative							
22	District Management	\$ 50,478	\$ 100,956	\$ 100,957	\$ -	\$ 103,986	\$ 3,029	
23	District Engineer	\$ 9,089	\$ 40,000	\$ 40,000	\$ -	\$ 40,000	\$ -	
24	Disclosure Report	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
25	Trustees Fees	\$ 4,041	\$ 4,041	\$ 4,040	\$ (1)	\$ 4,041	\$ 1	Trustees fees
26	Assessment Roll	\$ 5,624	\$ 5,624	\$ 5,624	\$ -	\$ 5,793	\$ 169	
27	Financial & Revenue Collections	\$ 2,812	\$ 5,624	\$ 5,624	\$ -	\$ 5,793	\$ 169	
28	Accounting Services	\$ 12,855	\$ 25,710	\$ 25,709	\$ (1)	\$ 26,480	\$ 771	
29	Auditing Services	\$ 3,535	\$ 3,825	\$ 3,825	\$ -	\$ 3,600	\$ (225)	As per Grau and Associates Agreement
30	Arbitrage Rebate Calculation	\$ 450	\$ 450	\$ 450	\$ -	\$ 450	\$ -	As per Agreement with AMTEC
31	Miscellaneous Mailings	\$ -	\$ 1,400	\$ 450	\$ (950)	\$ 450	\$ -	
32	Public Officials Liability Insurance	\$ 4,086	\$ 4,086	\$ 4,343	\$ 257	\$ 4,495	\$ 152	As per Equis' estimate
33	Legal Advertising	\$ 454	\$ 454	\$ 400	\$ (54)	\$ 500	\$ 100	
34	Dues, Licenses & Fees							
35	Tax Collector /Property Appraiser Fees	\$ 1,146	\$ 1,146	\$ 1,146	\$ -	\$ 1,146	\$ -	Department of Economic Opportunity Special District Filing Fee. Current actual includes permit fees for entry.
36	Website Hosting, Maintenance, Backup (and	\$ 4,469	\$ 8,938	\$ 3,840	\$ (5,098)	\$ 3,840	\$ -	Lee County Property Appraiser Fees \$ 1.00 per parcel. ADASC Agreement \$1200, Technology Services \$ 2,640.00
37	Legal Counsel							
38	District Counsel	\$ 15,332	\$ 30,664	\$ 49,350	\$ 18,686	\$ 51,324	\$ 1,974	
39								
40	Administrative Subtotal	\$ 123,546	\$ 249,093	\$ 262,933	\$ 13,840	\$ 269,073	\$ 6,140	
41								
42	EXPENDITURES - FIELD OPERATIONS							
43								
44	Security Operations							
45	Access System	\$ 5,213	\$ 10,426	\$ 34,300	\$ 23,874	\$ 29,880	\$ (4,420)	TEM Agreements Kiosk Lease, Visitor Management Cloud Software, and overnight remote quad fees
46	Guard & Gate Facility	\$ 30,769	\$ 61,538	\$ 35,000	\$ (26,538)	\$ 35,000	\$ -	Gate repairs
47	Guardhouse Maintenance	\$ 3,664	\$ 7,328	\$ 11,272	\$ 3,944	\$ 11,272	\$ -	Rodent Services \$ 40.00 per quarter plus cleaning services \$ 916 per month. Quarterly pest control \$ 30.00 plus allowance for supplies
48	Misc. Operating Supplies	\$ 47	\$ 94	\$ 1,820	\$ 1,726	\$ 1,820	\$ -	Supplies needed for guardhouse toner, paper, etc.
49	Security Services and Patrols	\$ 63,018	\$ 126,036	\$ 130,152	\$ 4,116	\$ 139,268	\$ 9,115	120 hours per week with Weiser Security Services plus holiday pay
50	Electric Utility Services							
51	Utility - Entry Gate System	\$ 7,922	\$ 15,844	\$ 15,500	\$ (344)	\$ 16,600	\$ 1,100	Based on AVG Actual
52	Utility - Trash Compactor	\$ 211	\$ 422	\$ 520	\$ 98	\$ 520	\$ -	Based on AVG Actual
53	Utility - Fountains	\$ 40,803	\$ 81,606	\$ 90,000	\$ 8,394	\$ 90,000	\$ -	Based on AVG Actual
54	Utility - Irrigation	\$ 29,353	\$ 58,706	\$ 35,000	\$ (23,706)	\$ 65,000	\$ 30,000	Based on 12 month AVG Actual
55	Utility - Street Lights	\$ 11,387	\$ 22,774	\$ 21,200	\$ (1,574)	\$ 24,000	\$ 2,800	Based on AVG Actual
56	Garbage/Solid Waste Control Services							
57	Garbage - Recreation Facility	\$ 30,978	\$ 61,956	\$ 72,575	\$ 10,619	\$ 65,000	\$ (7,575)	Compactor at \$ 333.90 per month plus trash collection costs.
58	Stormwater Control							
59	Fountain Services Repairs & Maintenance	\$ 19,602	\$ 39,204	\$ 32,300	\$ (6,904)	\$ 34,000	\$ 1,700	
60	Fountain Maintenance Contract							
61	Aquatic Maintenance	\$ 14,207	\$ 28,414	\$ 29,552	\$ 1,138	\$ 29,552	\$ 225	Quarterly Maintenance @ \$ 2,200 per quarter plus pressure washing at \$ 425 per quarter. As per new agreement with Superior for entry fountain
62	Water Use/Quality Monitoring	\$ 66	\$ 132	\$ 12,660	\$ 12,528	\$ 11,084	\$ (1,576)	0 Solitude Agreement including increase of 4%
63	Lake/Pond Bank Maintenance	\$ 3,950	\$ 7,900	\$ 5,000	\$ (2,900)	\$ -	\$ (5,000)	Johnson Engineer Water Use Permit/Monitoring and Reporting Included in asset items.
64	Preserve/Wetland Monitoring & Maintenance	\$ 14,285	\$ 28,570	\$ 46,130	\$ 17,560	\$ 46,130	\$ -	Earth Tech Environmental agreement \$ 20,000 plus Native Vegetation Trimming Once a year at \$ 26,130
65	Other Physical Environment							
66	General Liability Insurance	\$ 7,018	\$ 7,018	\$ 8,110	\$ 1,092	\$ 8,394	\$ 284	As per Equis' estimate
67	Property Insurance	\$ 34,122	\$ 34,122	\$ 32,892	\$ (1,230)	\$ 37,865	\$ 4,973	As per Equis' estimate
68	Entry & Walls Maintenance							
69	Landscape Maintenance							
70	Irrigation Repairs/Maint.	\$ 173,810	\$ 305,710	\$ 319,096	\$ 13,386	\$ 319,096	\$ -	As per Agreement with Pinnacle. Includes cost of servicing Pet Stations and all Esperanza CDD parcels.
71	Hurricane Related Expenses	\$ 18,393	\$ 36,786	\$ 30,000	\$ (6,786)	\$ 36,690	\$ 6,690	Est. for repairs plus pump station maintenance contract
72	Landscape - Mulch	\$ 3,240	\$ 3,240	\$ -	\$ (3,240)	\$ -	\$ -	
73	Landscape Replacement Plants, Shrubs, Trees	\$ 40,762	\$ 26,784	\$ 53,568	\$ 26,784	\$ 55,711	\$ 2,143	As per Southeast Spreading Proposal 4% Increase Included
74	Landscape - Annual Flower Replacement	\$ 28,521	\$ 57,042	\$ 40,000	\$ (17,042)	\$ 40,000	\$ -	
75	Landscape - Annual Flower Replacement	\$ 1,420	\$ 8,400	\$ 8,000	\$ (400)	\$ 8,000	\$ -	Switch to perennials per Board
76	Landscape Pest Control	\$ 2,577	\$ 5,154	\$ 77,880	\$ 72,726	\$ 72,756	\$ (5,124)	OTC Injections as per Pinnacle bid.
77	Landscape Inspection Services	\$ 5,700	\$ 11,400	\$ 11,200	\$ (200)	\$ 12,600	\$ 1,400	
78	Field Manager/Staffing Costs	\$ 44,844	\$ 89,688	\$ 80,389	\$ (9,299)	\$ 92,316	\$ 11,927	
79	Road & Street Facilities							
80	Gate Phone	\$ 4,212	\$ 8,424	\$ 9,288	\$ 864	\$ 9,000	\$ (288)	Gate/Field Manager Phone/Kiosk Internet
81	Street Light Decorative Light Maintenance	\$ 19,533	\$ 39,066	\$ 15,000	\$ (24,066)	\$ 12,000	\$ (3,000)	
82	Sidewalk Repair & Maintenance	\$ 9,287	\$ 18,574	\$ 40,000	\$ 21,426	\$ 40,000	\$ -	For discussion with Board
83	Street Sign Repair & Replacement							
84	Roadway Repair & Maintenance	\$ 7,650	\$ 15,300	\$ 5,000	\$ (10,300)	\$ 5,000	\$ -	Included in asset items.
85	Street/Sidewalk Cleaning							
86	Parks & Recreation							
87	Misc. Maintenance and Repair	\$ 4,306	\$ 8,612	\$ 5,000	\$ (3,612)	\$ 8,100	\$ 3,100	Annual pressure washing of sidewalks and cut outs
88	Contingency							
89	Capital Projects - See list	\$ 113,104	\$ 226,208	\$ 230,160	\$ 3,952	\$ 230,160	\$ -	Holiday Décor and Misc Repairs
90	Capital Projects - Sod Replacement							
91	Capital Projects - Asset Review Projects	\$ 29,601	\$ 145,000	\$ 161,307	\$ 16,307	\$ 161,307	\$ -	To be discussed
92	Field Operations Subtotal	\$ 823,575	\$ 1,597,478	\$ 1,764,971	\$ 167,493	\$ 1,807,446	\$ 42,475	
93								
94	Contingency for County TRIM Notice							
95								
96	TOTAL EXPENDITURES	\$ 947,121	\$ 1,846,571	\$ 2,027,904	\$ 181,333	\$ 2,076,519	\$ 48,615	
97								
98	EXCESS OF REVENUES OVER	\$ 1,014,475	\$ 168,261	\$ (1)	\$ 168,262	\$ -	\$ 1	

**Proposed Budget
Paseo Community Development District
Reserve Fund
Fiscal Year 2024/2025**

	Chart of Accounts Classification	Actual YTD through 03/31/24	Projected Annual Totals 2023/2024	Annual Budget for 2023/2024	Projected Budget variance for 2023/2024	Budget for 2024/2025	Budget Increase (Decrease) vs 2023/2024	Comments
1								
2	REVENUES							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 15,037	\$ 20,049	\$ -	\$ 20,049	\$ 27,150	\$ 27,150	
6	Special Assessments							
7	Tax Roll*	\$ 310,939	\$ 310,939	\$ 310,939	\$ -	\$ 222,850	\$ (88,089)	As per Reserve Study
8								
9	TOTAL REVENUES	\$ 325,976	\$ 330,988	\$ 310,939	\$ -	\$ 222,850	\$ (88,089)	
10								
11	TOTAL REVENUES AND BALANCE FORWARD	\$ 325,976	\$ 330,988	\$ 310,939	\$ -	\$ 222,850	\$ (88,089)	
12								
13	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
14								
15	EXPENDITURES							
16								
17	Contingency							
18	Capital Reserves	\$ -	\$ 310,939	\$ 310,939	\$ -	\$ 250,000	\$ (60,939)	
19	Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
20								
21	TOTAL EXPENDITURES	\$ -	\$ 310,939	\$ 310,939	\$ -	\$ 250,000	\$ (60,939)	
22								
23	EXCESS OF REVENUES OVER EXPENDITURES	\$ 325,976	\$ 20,049	\$ -	\$ -	\$ (27,150)	\$ (27,150)	

Paseo Community Development District

Debt Service

Fiscal Year 2024/2025

Chart of Accounts Classification	Series 2018	Budget for 2024/2025
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$771,656.91	\$771,656.91
TOTAL REVENUES	\$771,656.91	\$771,656.91
EXPENDITURES		
Administrative		
Debt Service Obligation	\$771,656.91	\$771,656.91
Administrative Subtotal	\$771,656.91	\$771,656.91
TOTAL EXPENDITURES	\$771,656.91	\$771,656.91
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Lee County Collection Early Payment Discounts (4%):

4.00%

GROSS ASSESSMENTS

\$803,809.28

Notes:

Tax Roll Early Payment Discount for Lee County is 4.0% of Tax Roll.

Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less any Prepaid Assessments Received

PASEO COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2024/2025 O&M Budget:		\$2,211,518.59	2023/2024 O&M Budget:	\$2,228,842.49
Early Payment Discount:	4%	\$92,146.61	2024/2025 O&M Budget:	\$2,211,518.59
Tax Collector Fee (\$1.84 per parcel):		\$2,108.64		
2024/2025 Total:		\$2,305,773.83	Total Difference:	-\$17,323.90

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2023/2024	2024/2025	\$	%
Multi-Family	Series 2018 Debt Service	\$524.34	\$524.34	\$0.00	0.00%
	Operations/Maintenance	\$1,706.90	\$1,687.76	-\$19.14	-1.00%
	Capital Project Assessment ⁽¹⁾	\$355.83	\$355.83	\$0.00	0.00%
	Total	\$2,587.07	\$2,567.93	-\$19.14	-1.00%
Single Family	Series 2018 Debt Service	\$1,048.67	\$1,048.67	\$0.00	0.00%
	Operations/Maintenance	\$1,605.97	\$1,596.64	-\$9.33	-1.00%
	Capital Project Assessment ⁽¹⁾	\$355.83	\$355.83	\$0.00	0.00%
	Total	\$3,010.47	\$3,001.14	-\$9.33	0.00%
Villa	Series 2018 Debt Service	\$1,048.67	\$1,048.67	\$0.00	0.00%
	Operations/Maintenance	\$1,605.97	\$1,596.64	-\$9.33	-1.00%
	Capital Project Assessment ⁽¹⁾	\$355.83	\$355.83	\$0.00	0.00%
	Total	\$3,010.47	\$3,001.14	-\$9.33	0.00%

⁽¹⁾ Capital Project Assessment covers budgeted expenses associated with capital projects planned for Fiscal Year 2024-2025.

PASEO COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,754,531.59	TRASH COMPACTOR ASSESSMENT ⁽¹⁾		\$65,520.00	CAPITAL PROJECT ASSESSMENT		\$391,467.00
EARLY PAYMENT DISCOUNTS	4.0%	\$73,105.48	EARLY PAYMENT DISCOUNTS @	4.0%	\$2,730.00	EARLY PAYMENT DISCOUNTS @	4.0%	\$16,311.13
TAX COLLECTOR FEE (\$1.84/PARCEL)		\$2,108.64						
TOTAL O&M ASSESSMENT		<u>\$1,829,745.71</u>	TOTAL TRASH COMPACTOR ASSESSMENT		<u>\$68,250.00</u>	TOTAL CAPITAL PROJECT ASSESSMENT		<u>\$407,778.13</u>

UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				ALLOCATION OF TRASH COMPACTOR ASSESSMENT ⁽¹⁾				ALLOCATION OF CAPITAL PROJECT ASSESSMENT ⁽²⁾				PER LOT ANNUAL ASSESSMENT				
LOT SIZE	O&M	SERIES 2018 DEBT SERVICE ⁽³⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL TRASH COMP.	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL CAPITAL PROJ.	O&M	CAPITAL PROJ. ASSESSMENT	SERIES 2018 DEBT SERVICE ⁽³⁾	TOTAL ⁽⁴⁾	
Multi-Family (A-1)	271	268	1.00	271.00	23.65%	\$432,688.56	1.00	271.00	36.18%	\$24,693.93	1.00	271.00	23.65%	\$96,429.21	\$1,687.76	\$355.83	\$524.34	\$2,567.93	
Multi-Family (A-2)	478	477	1.00	478.00	41.71%	\$763,192.36	1.00	478.00	63.32%	\$43,556.07	1.00	478.00	41.71%	\$170,085.47	\$1,687.76	\$355.83	\$524.34	\$2,567.93	
Single Family (A-1)	137	134	1.00	137.00	11.95%	\$218,739.23	0.00	0.00	0.00%	\$0.00	1.00	137.00	11.95%	\$48,748.34	\$1,596.64	\$355.83	\$1,048.67	\$3,001.14	
Single Family (A-2)	184	184	1.00	184.00	16.06%	\$293,781.16	0.00	0.00	0.00%	\$0.00	1.00	184.00	16.06%	\$65,472.23	\$1,596.64	\$355.83	\$1,048.67	\$3,001.14	
Villa (A-2)	76	76	1.00	76.00	6.63%	\$121,344.39	0.00	0.00	0.00%	\$0.00	1.00	76.00	6.63%	\$27,042.88	\$1,596.64	\$355.83	\$1,048.67	\$3,001.14	
	1146	1139		1146.00	100.00%	\$1,829,745.71		749.00	100.00%	\$68,250.00		1146.00	100.00%	\$407,778.13					

LESS: Lee County Collection Costs (\$1.84 per parcel / line) and Early Payment Discounts (4%):		(\$75,214.12)	LESS: Lee County Collection Costs (\$1.84 per parcel / line) and Early Payment Discounts (4%):		(\$2,730.00)	LESS: Lee County Collection Costs (\$1.84 per parcel / line) and Early Payment Discounts (4%):		(\$16,311.13)
Net Revenue to be Collected:		<u>\$1,754,531.59</u>			<u>\$65,520.00</u>			<u>\$391,467.00</u>

⁽¹⁾ Reflects the number of total lots with Series 2018 debt outstanding.

⁽²⁾ Only the Multi-Family units have access to the trash compactor, therefore are the only units benefiting from that service.

⁽³⁾ Annual debt service assessment per lot adopted in connection with the Series 2018 bond issues. Annual assessment includes principal, interest, Lee County collection costs and early payment discounts.

⁽⁴⁾ Annual assessment that will appear on November 2024 Lee County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.



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Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These service include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).



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Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.



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Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.



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Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.



Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



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DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

