

**STATEMENT 1**  
**CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT**  
**FY 2021 PROPOSED BUDGET - GENERAL FUND (O&M)**

	FY 2020	FY 2021	VARIANCE
<b>I. REVENUE</b>			
GENERAL FUND REVENUE /(a)	\$ 153,643	\$ 222,689	\$ 69,046
INTEREST			
<b>TOTAL REVENUE</b>	<b>153,643</b>	<b>222,689</b>	<b>69,046</b>
<b>II. EXPENDITURES</b>			
<b>GENERAL ADMINISTRATIVE</b>			
SUPERVISORS COMPENSATION (3 Supervisors- 6 Meetings)	7,200	3,600	(3,600)
PAYROLL TAXES	551	275	(276)
PAYROLL PROCESSING	660	660	-
MANAGEMENT CONSULTING SERVICES	21,000	21,000	-
CONSTRUCTION ACCOUNTING SERVICES	9,000	3,500	(5,500)
PLANNING, COORDINATING & CONTRACT SERVICES	36,000	36,000	-
ADMINISTRATIVE SERVICES	3,600	3,600	-
BANK FEES	300	300	-
AUDITING SERVICES	2,800	2,800	-
TRAVEL PER DIEM	-	525	525
INSURANCE (increase for amneity going live)	5,500	12,000	6,500
REGULATORY AND PERMIT FEES	175	175	-
LEGAL ADVERTISEMENTS	4,000	4,000	-
ENGINEERING SERVICES	5,500	5,500	-
LEGAL SERVICES	5,500	5,500	-
PERFORMANCE & WARRANTY BOND PREMIUM	-	-	-
WEBSITE HOSTING	720	1,400	680
ADMINISTRATIVE CONTINGENCY	-	2,500	2,500
<b>TOTAL GENERAL ADMINISTRATIVE</b>	<b>102,506</b>	<b>103,335</b>	<b>829</b>
<b>DEBT ADMINISTRATION:</b>			
DISSEMINATION AGENT	5,000	5,000	-
TRUSTEE FEES	5,387	7,004	1,617
ARBITRAGE	750	750	-
<b>TOTAL DEBT ADMINISTRATION</b>	<b>11,137</b>	<b>12,754</b>	<b>1,617</b>

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	FY 2020	FY 2021	VARIANCE
<b>PHYSICAL ENVIRONMENT EXPENDITURES</b>			
SECURITY	-	-	-
COMPREHENSIVE FIELD SERVICES	15,000	3,750	(11,250)
STREETPOLE LIGHTING (3/4 year for 40 lights)	-	22,000	22,000
ELECTRICITY (IRRIGATION & POND PUMPS) - 1 well	-	1,500	1,500
WATER (well)	-	-	-
LANDSCAPING MAINTENANCE	-	18,000	18,000
LANDSCAPE REPLINISHMENT	-	-	-
IRRIGATION MAINTENANCE	-	2,000	2,000
ELECTRICAL IRRIGATION PUMP	-	1,500	1,500
POND MAINTENANCE (2 ponds coming on line)	-	12,000	12,000
CONTINGENCY FOR PHYSICAL ENVIRONMENT	25,000	25,000	-
<b>TOTAL PHYSICAL ENVIRONMENT EXPENDITURES</b>	<b>40,000</b>	<b>85,750</b>	<b>45,750</b>
<b>AMENITY CENTER OPERATIONS (1/4 Year)</b>			
POOL MAINTENANCE	-	2,700	2,700
POOL MAINTENANCE & REPAIRS	-	1,250	1,250
POWER WASH AMENITY CENTER	-	1,500	1,500
POOL PERMITS	-	275	275
AMENITY CENTER CLEANING & MAINT	-	900	900
AMENITY CENTER INTERNET	-	1,500	1,500
PLAYGROUND & TOT LOT MAINTENANCE	-	500	500
AMENITY CENTER ELECTRIC	-	2,400	2,400
AMENITY CENTER WATER	-	1,800	1,800
AMENITY MANAGEMENT SERVICES	-	1,800	1,800
AMENITY CENTER CAMERAS	-	975	975
PEST CONTROL	-	250	250
AMENITY CONTINGENCY	-	5,000	5,000
<b>TOTAL AMENITY CENTER OPERATIONS</b>	<b>-</b>	<b>20,850</b>	<b>20,850</b>
<b>TOTAL EXPENDITURES</b>	<b>153,643</b>	<b>222,689</b>	<b>69,046</b>
<b>III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>			
FUND BALANCE - BEGINNING	-	-	-
<b>FUND BALANCE - ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

FOOTNOTE: (1) Revenue collections from County tax collector and/or budget funding agreement as needed only based on actual expenditures. Draws upon budget funding agreement can only be based on actual expenditures.

**STATEMENT 2  
CHAPARRAL OF PALM BAY CDD  
FY 2021 PROPOSED GENERAL FUND BUDGET  
O&M ASSESSMENT ALLOCATION**

**A. ERU Assignment**

Approx Lot Width	Assigned ERU	Lot Count	Total ERU	% ERU
TH	0.60	75	45.00	6.5%
40'	0.80	306	244.80	35.3%
50'	1.00	403	403.00	58.2%
<b>total</b>		<b>784</b>	<b>692.80</b>	<b>100.0%</b>

**B. Expenditures (O&M Assessment)**

<b>Total Expenditures (net)</b>	\$ 222,689.40
County collection charges & early pmt. Disc.	\$ 14,214.22
<b>Total O&amp;M Assessment, if all ON Roll (gross)</b>	<b>\$ 236,903.62</b>
Total ERUs in District	692.80
O&M Assessment per ERU (Gross)	\$ <b>341.95</b>
O&M Assessment per ERU (Net)	\$ 321.43

**C. Assessment Allocation**

**Table 1 - Current FY Allocation of AR (as if all On-Roll)**

Approx Lot Width	Assigned ERU	Net Assmt/Lot	Total Net Assmt	Gross Assmt/Lot	Total Gross Assmt
TH	0.60	\$ 193	\$ 14,465	\$ 205.17	\$ 15,388
40'	0.80	\$ 257	\$ 78,687	\$ 273.56	\$ 83,710
50'	1.00	\$ 321	\$ 129,538	\$ 341.95	\$ 137,806
<b>total</b>			<b>\$ 222,689</b>		<b>\$ 236,904</b>

**STATEMENT 3**  
**CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT**  
**\$4,310,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2020A-1**

	<b>BUDGET</b>
<b>REVENUE</b>	
SPECIAL ASSESSMENTS (GROSS)	\$ 279,655
MISCELLANEOUS	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	(11,186)
<b>TOTAL REVENUE</b>	<b>268,468</b>
<b>EXPENDITURES</b>	
COUNTY - ASSESSMENT COLLECTION FEES	5,593
INTEREST EXPENSE	
May 1, 2021	81,681
November 1, 2021	80,481
PRINCIPAL RETIREMENT	
PRINCIPAL PAYMENT	
May 1, 2021	80,000
<b>TOTAL EXPENDITURES</b>	<b>247,756</b>
<b>INCREASE IN FUND BALANCE REVENUE ACCOUNT</b>	
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>20,713</b>
<b>FUND BALANCE - BEGINNING (REVENUE TRUST ACCOUNT)</b>	
<b>INCREASE IN FUND BALANCE (REVENUE TRUST ACCOUNT)</b>	
<b>FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)</b>	<b>\$ 20,713</b>

**STATEMENT 4**  
**CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT**  
**\$4,310,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2020A-1**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service /(a)</b>	<b>Annual Debt Service /(a)</b>	<b>Bonds Outstanding</b>
3/18/2020						4,310,000
11/1/2020		3.00%	101,194	101,194		4,310,000
5/1/2021	80,000	3.00%	81,681	161,681	262,875	4,230,000
11/1/2021	-	3.00%	80,481	80,481		4,230,000
5/1/2022	85,000	3.00%	80,481	165,481	245,963	4,145,000
11/1/2022	-	3.00%	79,206	79,206		4,145,000
5/1/2023	85,000	3.00%	79,206	164,206	243,413	4,060,000
11/1/2023	-	3.00%	77,931	77,931		4,060,000
5/1/2024	90,000	3.00%	77,931	167,931	245,863	3,970,000
11/1/2024	-	3.00%	76,581	76,581		3,970,000
5/1/2025	95,000	3.00%	76,581	171,581	248,163	3,875,000
11/1/2025	-	3.00%	75,156	75,156		3,875,000
5/1/2026	95,000	3.25%	75,156	170,156	245,313	3,780,000
11/1/2026	-	3.25%	73,613	73,613		3,780,000
5/1/2027	100,000	3.25%	73,613	173,613	247,225	3,680,000
11/1/2027	-	3.25%	71,988	71,988		3,680,000
5/1/2028	100,000	3.25%	71,987	171,988	243,975	3,580,000
11/1/2028	-	3.25%	70,363	70,363		3,580,000
5/1/2029	105,000	3.25%	70,363	175,363	245,725	3,475,000
11/1/2029	-	3.25%	68,656	68,656		3,475,000
5/1/2030	110,000	3.25%	68,656	178,656	247,313	3,365,000
11/1/2030	-	3.25%	66,869	66,869		3,365,000
5/1/2031	115,000	3.25%	66,869	181,869	248,738	3,250,000
11/1/2031	-	3.25%	65,000	65,000		3,250,000
5/1/2032	115,000	4.00%	65,000	180,000	245,000	3,135,000
11/1/2032	-	4.00%	62,700	62,700		3,135,000
5/1/2033	120,000	4.00%	62,700	182,700	245,400	3,015,000
11/1/2033	-	4.00%	60,300	60,300		3,015,000
5/1/2034	125,000	4.00%	60,300	185,300	245,600	2,890,000
11/1/2034	-	4.00%	57,800	57,800		2,890,000
5/1/2035	130,000	4.00%	57,800	187,800	245,600	2,760,000
11/1/2035	-	4.00%	55,200	55,200		2,760,000
5/1/2036	135,000	4.00%	55,200	190,200	245,400	2,625,000
11/1/2036	-	4.00%	52,500	52,500		2,625,000
5/1/2037	145,000	4.00%	52,500	197,500	250,000	2,480,000
11/1/2037	-	4.00%	49,600	49,600		2,480,000
5/1/2038	150,000	4.00%	49,600	199,600	249,200	2,330,000
11/1/2038	-	4.00%	46,600	46,600		2,330,000
5/1/2039	155,000	4.00%	46,600	201,600	248,200	2,175,000

**STATEMENT 4**  
**CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT**  
**\$4,310,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2020A-1**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service /(a)</b>	<b>Annual Debt Service /(a)</b>	<b>Bonds Outstanding</b>
11/1/2039	-	4.00%	43,500	43,500		2,175,000
5/1/2040	160,000	4.00%	43,500	203,500	247,000	2,015,000
11/1/2040	-	4.00%	40,300	40,300		2,015,000
5/1/2041	165,000	4.00%	40,300	205,300	245,600	1,850,000
11/1/2041	-	4.00%	37,000	37,000		1,850,000
5/1/2042	175,000	4.00%	37,000	212,000	249,000	1,675,000
11/1/2042	-	4.00%	33,500	33,500		1,675,000
5/1/2043	180,000	4.00%	33,500	213,500	247,000	1,495,000
11/1/2043	-	4.00%	29,900	29,900		1,495,000
5/1/2044	190,000	4.00%	29,900	219,900	249,800	1,305,000
11/1/2044	-	4.00%	26,100	26,100		1,305,000
5/1/2045	195,000	4.00%	26,100	221,100	247,200	1,110,000
11/1/2045	-	4.00%	22,200	22,200		1,110,000
5/1/2046	205,000	4.00%	22,200	227,200	249,400	905,000
11/1/2046	-	4.00%	18,100	18,100		905,000
5/1/2047	215,000	4.00%	18,100	233,100	251,200	690,000
11/1/2047	-	4.00%	13,800	13,800		690,000
5/1/2048	220,000	4.00%	13,800	233,800	247,600	470,000
11/1/2048	-	4.00%	9,400	9,400		470,000
5/1/2049	230,000	4.00%	9,400	239,400	248,800	240,000
11/1/2049	-	4.00%	4,800	4,800		240,000
5/1/2050	240,000	4.00%	4,800	244,800	249,600	-
11/1/2050	-	4.00%	-	-		-
<b>Total</b>	<b>\$ 4,310,000</b>		<b>\$ 3,121,163</b>	<b>\$ 7,431,163</b>	<b>\$ 7,431,163</b>	

**Footnote:**

Max annual ds: 262,875

(a) Data herein for the CDD's budgetary process purposes only.

**STATEMENT 5**  
**CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT**  
**\$1,590,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2020A-2**

	<b>BUDGET</b>
<b>REVENUE</b>	
SPECIAL ASSESSMENTS (Gross)	\$ 75,741
SPECIAL ASSESSMENTS - OFF ROLL (Net)	-
MISCELLANEOUS	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	(3,030)
<b>TOTAL REVENUE</b>	<b>72,711</b>
<b>EXPENDITURES</b>	
COUNTY - ASSESSMENT COLLECTION FEES	1,515
INTEREST EXPENSE	
May 1, 2021	31,800
November 1, 2021	31,800
PRINCIPAL RETIREMENT	
PRINCIPAL PAYMENT	
November 1, 2021	-
<b>TOTAL EXPENDITURES</b>	<b>65,115</b>
<b>INCREASE IN FUND BALANCE REVENUE ACCOUNT</b>	
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>7,597</b>
<b>FUND BALANCE - BEGINNING (REVENUE TRUST ACCOUNT)</b>	
<b>INCREASE IN FUND BALANCE (REVENUE TRUST ACCOUNT)</b>	
<b>FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)</b>	<b>\$ 7,597</b>

**STATEMENT 6**  
**CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT**  
**\$1,590,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2020A-2**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service /(a)</b>	<b>Annual Debt Service/(a)</b>	<b>Bonds Outstanding</b>
3/18/2020						1,590,000
11/1/2020		4.00%	39,397	39,397		1,590,000
5/1/2021		4.00%	31,800	31,800	71,197	1,590,000
11/1/2021		4.00%	31,800	31,800		1,590,000
5/1/2022		4.00%	31,800	31,800	63,600	1,590,000
11/1/2022		4.00%	31,800	31,800		1,590,000
5/1/2023		4.00%	31,800	31,800	63,600	1,590,000
11/1/2023		4.00%	31,800	31,800		1,590,000
5/1/2024		4.00%	31,800	31,800	63,600	1,590,000
11/1/2024		4.00%	31,800	31,800		1,590,000
5/1/2025		4.00%	31,800	31,800	63,600	1,590,000
11/1/2025		4.00%	31,800	31,800		1,590,000
5/1/2026		4.00%	31,800	31,800	63,600	1,590,000
11/1/2026		4.00%	31,800	31,800		1,590,000
5/1/2027		4.00%	31,800	31,800	63,600	1,590,000
11/1/2027		4.00%	31,800	31,800		1,590,000
5/1/2028		4.00%	31,800	31,800	63,600	1,590,000
11/1/2028		4.00%	31,800	31,800		1,590,000
5/1/2029		4.00%	31,800	31,800	63,600	1,590,000
11/1/2029		4.00%	31,800	31,800		1,590,000
5/1/2030		4.00%	31,800	31,800	63,600	1,590,000
11/1/2030		4.00%	31,800	31,800		1,590,000
5/1/2031	1,590,000	4.00%	31,800	1,621,800	1,653,600	-
11/1/2031	-	4.00%	-	-		-
<b>Total</b>	<b>\$ 1,590,000</b>		<b>\$ 707,197</b>	<b>\$ 2,297,197</b>	<b>\$ 2,297,197</b>	

**Footnote:**

Max annual ds: 71,197

(a) Data herein for the CDD's budgetary process purposes only.