

**STATEMENT 1
ZEPHYR LAKES CDD
FY 2019 ADOPTED BUDGET GENERAL FUND (O&M)**

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ADOPTED	FY 2018 OCT- MAY	FY 2019 ADOPTED	VARIANCE 2018 TO 2019
REVENUE						
GENERAL FUND REVENUES (a)	\$ 72,500	\$ 70,477	\$ 94,640	\$ 34,924	\$ 149,068	\$ 54,428
MISCELLANEOUS	-	-	-	-	-	-
TOTAL REVENUE	72,500	70,477	94,640	34,924	149,068	54,428
EXPENDITURES						
ADMINISTRATIVE						
SUPERVISORS COMPENSATION	5,000	1,800	3,600	600	3,600	-
PAYROLL TAXES	383	138	275	46	275	-
PAYROLL SERVICE FEES	268	210	676	198	330	(346)
MANAGEMENT CONSULTING SERVICES	21,000	21,000	21,000	12,250	21,000	-
PLANNING, COORDINATING & CONTRACT SRVC	36,000	36,000	36,000	21,000	36,000	-
CONSTRUCTION ACCOUNTING SERVICES	-	-	-	-	-	-
BANK FEES	-	-	120	12	180	60
MISCELLANEOUS	-	150	316	-	316	-
AUDITING SERVICES	2,350	2,500	4,000	-	4,000	-
TRAVEL PER DIEM	30	8	75	7	75	-
REGULATORY AND PERMIT FEES	175	175	175	175	175	-
LEGAL ADVERTISEMENTS	722	436	1,200	128	1,200	-
ENGINEERING SERVICES	-	111	4,000	-	4,000	-
LEGAL SERVICES	3,942	3,172	7,000	632	7,000	-
WEBISTE DEVELOPMENT & HOSTING	978	757	720	420	720	-
COUNTY ASSESSMENT COLLECTION FEE	-	-	-	-	-	-
CONTINGENCY	-	-	2,651	-	-	(2,651)
TOTAL ADMINISTRATIVE	70,848	66,457	81,808	35,468	78,871	(2,937)
INSURANCE						
INSURANCE (Liability, Property & Casualty)	2,363	2,410	2,651	2,550	2,805	154
TOTAL INSURANCE	2,363	2,410	2,651	2,550	2,805	154
PHYSICAL ENVIRONMENT						
COMPREHENSIVE FIELD TECH SERVICES	-	-	8,781	-	5,000	(3,781)
AMENITY MANAGER	-	-	-	-	-	-
UTILITY ELECTRICITY	-	-	-	-	3,000	3,000
UTILITY STREETLIGHTS	-	-	-	-	20,700	20,700
UTILITY WATER	-	-	-	-	2,292	2,292
PET WASTE REMOVAL	-	-	-	-	1,400	1,400

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	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ADOPTED	FY 2018 OCT- MAY	FY 2019 ADOPTED	VARIANCE 2018 TO 2019
LAKE/POND MAINTENANCE	-	-	-	-	3,000	3,000
LANDSCAPE MAINTENANCE	-	-	-	-	25,000	25,000
LANDSCAPE REPLACEMENT	-	-	-	-	-	-
LANDSCAPE MISC.	-	-	-	-	-	-
POND MOWINGS	-	-	-	-	4,000	4,000
SECURITY FOBS AND CLICKERS	-	-	1,400	-	3,000	1,600
TOTAL PHYSICAL ENVIRONMENT	-	-	10,181	-	67,392	57,211
TOTAL EXPENDITURES	73,211	68,867	94,640	38,018	149,068	54,428
EXCESS OF REVENUE OVER (UNDER) EXPEND.	(711)	1,610	-	(3,094)	-	
FUND BALANCE - BEGINNING	2,560	1,849	3,459	3,459	3,459	
FUND BALANCE - ENDING	\$ 1,849	\$ 3,459	\$ 3,459	\$ 365	\$ 3,459	

Note:

(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
ZEPHYRE LAKES CDD
FY 2019 GENERAL FUND (O&M) ASSESSMENT ALLOCATION**

1. ERU Assignment, Ranking and Calculation /(a)

Lot Width	Units	ERU	Total ERU	% ERU
40'	38	0.80	30.40	17.23%
50'	146	1.00	146.00	82.77%
Total	184		176.40	100.00%

2. O&M Assessment Requirement ("AR")

AR = TOTAL EXPENDITURES - NET:	\$ 149,068.40
Plus: Early Payment Discount (4.0%)	6,343.34
Plus: County Collection Charges (2.0%)	3,171.67
Total Expenditures - GROSS	\$ 158,583.40 [a]

Total ERU: 176.40 [b]

Total AR / ERU - GROSS (as if all On-Roll): \$899.00 [a] / [b]

Total AR / ERU - NET: 845.06

3. Current FY Allocation of AR (as if all On-Roll) /(a)

Lot Width	Units	ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
40'	38	0.80	\$676	\$25,690	\$719	\$27,330
50'	146	1.00	\$845	\$123,379	\$899	\$131,254
Total	184			\$149,069		\$158,583

Note:

(a) Benefitted properties are anticipated to include those that are in the first construction phases.

(b) No O&M Assessments will be charged to the Developer. Developer is only to fund based on actual expenditures on an as needed basis only.

**STATEMENT 3
ZEPHYR LAKES CDD
FY 2019 CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	SERVICE PROVIDED	ANNUAL AMOUNT	COMMENTS (SCOPE OF SERVICES)
SUPERVISORS COMPENSATION			3,600	Estimated 3 Supervisors to be in attendance for 6 meetings. Chapter 190 of the Florida Statute allows for \$200 per meeting
PAYROLL TAXES			275	Payroll taxes for Supervisor Compensation ; 7.65% of Payroll
PAYROLL SERVICE FEES			330	Approximately \$54 per payroll and 1x yearly fee of \$25
MANAGEMENT CONSULTING SERVICES	DPFG	CDD MANAGEMENT	21,000	The District receives Management & Accounting services as part of the agreement; \$1,750 monthly.
PLANNING & COORDINATION SERVICES	DPFG	FIELD MANAGEMENT	36,000	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure; \$3,000 monthly
CONSTRUCTION ACCOUNTING SERVICES	Heidt Design	ACCOUNTING	-	
BANK FEES	CHASE BANK	BANK ACCOUNT	180	Approximates \$15 Monthly for bank fees associated with maintaining the District's bank accounts
MISCELLANEOUS			316	Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
AUDITING SERVICES	DMHB		4,000	State law requires the District to undertake an annual independent audit. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter
TRAVEL PER DIEM			75	Reimbursement to Board Supervisors for travel to District Meetings
REGULATORY AND PERMIT FEES			175	The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity
LEGAL ADVERTISEMENTS	TAMPA BAY TIMES		1,200	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.
ENGINEERING SERVICES	STANTEC CONSULT.		4,000	Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments
LEGAL SERVICES	STRALEY & ROBIN		7,000	
WEBSITE DEVELOPMENT & HOSTING	ATLAS PROF. SERVICES	WEBSITE	720	\$60 Monthly, required by Florida Statute to maintain a District website
COUNTY ASSESSMENT COLLECTION FEE			-	Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments
CONTINGENCY	DPFG		-	As needed
INSURANCE - PUBLIC OFFICIAL & GENERAL LIAB.	EGIS INSURANCE	GENERAL LIABILITY	2,805	Annual, for general liability, property and officer and director insurance
COMPREHENSIVE FIELD TECH SERVICES			5,000	Directs day to day operations of the District and oversees Field Tech Services. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security hardware, manage RFP Process for ongoing maintenance and repairs, prepare monthly written reports to the Board, including estimated reimbursements for CDD business mileage driven by Field Service Tech.
AMENITY MANAGER			-	Track & handle facility access keys, coordination of janitorial services track and coordinate facility rental activities and implement general operation rules for the amenity
UTILITY ELECTRICITY			3,000	Estimated for entry feature
UTILITY STREETLIGHTS			20,700	Estimated
UTILITY - WATER			2,292	For common areas
PET WASTE REMOVAL			1,400	Removal of pet waste, replacement of can liners, and check of bags for the pet waste stations in the District
LAKE/POND MAINTENANCE			3,000	Waterway inspection and maintenance for the various sites
LANDSCAPE MAINTENANCE			25,000	Estimate base management service for entry and along Kosic Rd
LANDSCAPE REPLACEMENT			-	Replacement of mulch/pine bark and annuals
LANDSCAPE MISC			-	Estimated, inclusive of any tree prunings
POND MOWINGS			4,000	Estimated, ponds in early construction phase
SECURITY FOBS AND CLICKERS			3,000	As needed for 50 households