

**STATEMENT 1
ZEPHYR LAKES CDD
FY 2021 ADOPTED BUDGET GENERAL FUND (O&M)**

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ADOPTED	FY 2020 OCT- MARCH	FY 2021 ADOPTED	VARIANCE 2020 TO 2021
REVENUE								
GENERAL FUND REVENUES (1)	\$ 72,500	\$ 70,477	\$ 72,762	\$ 86,465	\$ 358,993	\$ 40,421	\$ 153,645	\$ (205,347)
DEVELOPER FUNDING						\$ 43,416	\$ 311,459	\$ 311,459
MISCELLANEOUS	-	-	-	-	-	-	-	-
TOTAL REVENUE	72,500	70,477	72,762	86,465	358,993	83,837	465,104	106,112
EXPENDITURES								
ADMINISTRATIVE								
SUPERVISORS COMPENSATION	5,000	1,800	3,600	2,213	6,400	1,600	6,400	-
PAYROLL TAXES	383	138	275	155	490	122	490	-
PAYROLL SERVICE FEES	268	210	361	374	342	98	342	-
MANAGEMENT CONSULTING SERVICES	21,000	21,000	21,000	21,000	21,000	10,500	21,000	-
PLANNING, COORDINATING & CONTRACT SRVCS	36,000	36,000	36,000	36,000	36,000	18,000	36,000	-
CONSTRUCTION ACCOUNTING SERVICES	-	-	-	-	-	-	-	-
BANK FEES	-	-	52	-	180	-	180	-
MISCELLANEOUS	-	150	180	223	316	-	316	-
AUDITING SERVICES	2,350	2,500	2,600	2,500	2,600	-	2,700	100
TRAVEL PER DIEM	30	8	21	6	75	-	75	-
MEETING ROOM RENTAL	-	-	-	-	216	26	216	-
REGULATORY AND PERMIT FEES	175	175	175	175	175	175	175	-
LEGAL ADVERTISEMENTS	722	436	3,160	1,820	1,200	122	1,200	-
ENGINEERING SERVICES	-	111	-	2,991	4,000	2,293	4,000	-
LEGAL SERVICES	3,942	3,172	3,661	3,870	7,000	825	7,000	-
WEBISTE DEVELOPMENT & HOSTING	978	757	740	2,826	1,650	500	1,650	-
COUNTY ASSESSMENT COLLECTION FEE	-	-	150	-	-	-	-	-
CONTINGENCY	-	-	-	3,000	-	-	10,000	10,000
TOTAL ADMINISTRATIVE	70,848	66,457	71,976	77,153	81,644	34,261	91,744	10,100
DEBT ADMINISTRATION:								
DISSEMINATION AGENT	-	-	-	-	6,000	5,000	6,000	-
TRUSTEE FEES	-	-	-	-	4,041	-	4,041	-
TRUST FUND ACCOUNTING	-	-	-	-	3,600	-	3,600	-
ARBITRAGE	-	-	-	-	650	-	650	-
TOTAL DEBT ADMINISTRATION	-	-	-	-	14,291	5,000	14,291	-
INSURANCE								
INSURANCE (Liability, Property & Casualty)	2,363	2,410	2,550	5,000	10,500	5,125	13,500	3,000
TOTAL INSURANCE	2,363	2,410	2,550	5,000	10,500	5,125	13,500	3,000

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	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ADOPTED	FY 2020 OCT- MARCH	FY 2021 ADOPTED	VARIANCE 2020 TO 2021
PHYSICAL ENVIRONMENT								
COMPREHENSIVE FIELD TECH SERVICES	-	-	-	2,500	4,289	2,142	4,284	(5)
UTILITY ELECTRICITY	-	-	-	240	3,000	-	3,000	-
UTILITY STREETLIGHTS	-	-	-	-	35,700	18,000	108,000	72,300
UTILITY - WATER	-	-	-	-	2,292	-	2,292	-
PET WASTE REMOVAL	-	-	-	-	2,067	-	2,067	-
LAKE/POND MAINTENANCE	-	-	-	3,000	16,000	4,236	9,072	(6,928)
LANDSCAPE MAINTENANCE	-	-	-	-	110,000	-	110,000	-
LANDSCAPE REPLACEMENT	-	-	-	-	-	-	-	-
LANDSCAPE MISC	-	-	-	-	-	1,000	-	-
POND MOWINGS	-	-	-	-	10,000	-	10,000	-
GATE MAINTENANCE & REPAIR	-	-	-	-	6,400	-	6,400	-
SECURITY CAMERAS	-	-	-	-	7,000	-	7,000	-
SECURITY FOBS AND CLICKERS	-	-	-	-	8,000	-	8,000	-
TOTAL PHYSICAL ENVIRONMENT	-	-	-	5,740	204,748	25,378	270,115	65,367
AMENITY CENTER OPERATIONS (based on Silverado Amenity)								
POOL SERVICE CONTRACT	-	-	-	-	7,500	-	7,500	-
POOL MAINTENANCE & REPAIR	-	-	-	-	1,250	-	1,250	-
POOL PERMIT	-	-	-	-	425	-	275	(150)
AMENITY MANAGEMENT	-	-	-	-	3,500	-	2,500	(1,000)
AMENITY CENTER CLEANING & MAINTENANCE	-	-	-	-	6,500	-	6,000	(500)
AMENITY CENTER INTERNET	-	-	-	-	1,200	-	900	(300)
AMENITY CENTER ELECTRICITY	-	-	-	-	6,600	-	5,310	(1,290)
AMENITY CENTER WATER	-	-	-	-	2,400	-	1,200	(1,200)
AMENITY CENTER PEST CONTROL	-	-	-	-	720	-	720	-
SECURITY CAMERAS INSTALL	-	-	-	-	-	-	8,000	8,000
LANDSCAPE MAINTENANCE	-	-	-	-	-	-	-	-
LANDSCAPE REPLACEMENT - INFILL	-	-	-	-	5,000	-	5,000	-
MISC. AMENITY CENTER REPAIRS & MAINTENANCE	-	-	-	-	5,000	-	5,000	-
FURNITURE REPAIR & REPLACEMENT	-	-	-	-	5,000	-	5,000	-
SECURITY MONITORING	-	-	-	-	2,100	-	1,800	(300)
CONTINGENCY	-	-	-	-	-	-	25,000	25,000
TOTAL AMENITY CENTER OPERATIONS	-	-	-	-	47,195	-	75,455	28,260
TOTAL EXPENDITURES	73,211	68,867	74,526	87,893	358,378	69,764	465,104	106,727
EXCESS OF REVENUE OVER (UNDER) EXPEND.	(711)	1,610	(1,764)	(1,428)	615	14,073	-	
FUND BALANCE - BEGINNING	2,560	1,849	3,459	1,695	267	882	882	
FUND BALANCE - ENDING	\$ 1,849	\$ 3,459	\$ 1,695	\$ 267	\$ 882	\$ 14,955	\$ 882	

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
ZEPHYR LAKES CDD
FY 2021 GENERAL FUND (O&M) ASSESSMENT ALLOCATION
Modified Jan 7, 2020

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

Lot Width	Units	ERU	Total ERU	% ERU
40'	70	0.80	56.00	11.20%
50'	444	1.00	444.00	88.80%
Total	514		500.00	100.00%

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

AR = TOTAL EXPENDITURES - NET:	\$ 465,104.24
Plus: Early Payment Discount (4.0%)	19,791.67
Plus: County Collection Charges (2.0%)	9,895.83
Total Expenditures - GROSS	\$ 494,791.74 [a]

Total ERU: 500.00 [b]

Total AR / ERU - GROSS (as if all On-Roll): \$989.58 [a] / [b]

Total AR / ERU - NET: 930.21

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'	70	0.80	\$744.17	\$52,092	\$792	\$55,417
50'	444	1.00	\$930.21	\$413,013	\$990	\$439,375
Total	514			\$465,105		\$494,792

Note:

(a) Benefitted properties are anticipated to include those that are in the immediate 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 2021 CONTRACT SUMMARY**

FINCNIAL STATEMENT CATEGORY	VENDOR	SERVICE PROVIDED	ANNUAL AMOUNT	COMMENTS (SCOPE OF SERVICES)
SUPERVISORS COMPENSATION			6,400	Estimated 4 Supervisors to be in attendance for 6 meetings. Chapter 190 of the Florida Statute allows for \$200 per meeting
PAYROLL TAXES			490	Payroll taxes for Supervisor Compensation ; 7.65% of Payroll
PAYROLL SERVICE FEES			342	Approximately \$57 per payroll
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		2,700	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
MEETING ROOM RENTAL	RESIDENCE INN		216	Room rental in Pasco County for Board of Supervisor 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	
WEBISTE DEVELOPMENT & HOSTING	Campus Suite	WEBSITE	1,650	Campus Suite to provide website compliance for website platform compliance and 750 pages of remediation of documents. Additionally included \$250 for unknown and DPGF is \$500 for mitigation remediation
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		10,000	Use to cover added Engineering, Legal advertisement, and Insurance cost estimates

**STATEMENT 3
ZEPHYR LAKES CDD
FY 2021 CONTRACT SUMMARY**

FINCNIAL STATEMENT CATEGORY	VENDOR	SERVICE PROVIDED	ANNUAL AMOUNT	COMMENTS (SCOPE OF SERVICES)
DISSEMINATION AGENT			6,000	Dissemination to facilitate District compliance with Securities & Exchange Commission continuing disclosure
TRUSTEE FEES	US BANK		4,041	Confirmed amount with Trustee to maintain the District's bond funds that are on deposit for the Series 2019
TRUST FUND ACCOUNTING	DPFG		3,600	Reconcile trust accounts on a monthly basis for issued bonds and respond to associated compliance requirements
ARBITRAGE			650	The District is required to calculate interest earned from bond proceeds each year pursuant to the Internal Revenue Code. The amount considers the 1 bond issuance at \$650 each
INSURANCE - PUBLIC OFFICIAL & GENERAL LIAB.	EGIS INSURANCE	GENERAL LIABILITY	13,500	Annual, for general liability and officer and director insurance for full year (5.5k); property for 6 months (8k) - (estimates).
COMPREHENSIVE FIELD TECH SERVICES			4,284	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.
UTILITY ELECTRICITY			3,000	Estimated
UTILITY STREETLIGHTS	GIG FIBER	SOLAR STREETLIGHTS	108,000	180 solar lights \$50/mo rent \$100 per light deposit OM-ZL-DPFG-003
UTILITY - WATER			2,292	For common areas
PET WASTE REMOVAL			2,067	Removal of pet waste, replacement of can liners, and check of bags for the pet waste stations in the District
LAKE/POND MAINTENANCE			9,072	Ponds in Phase 1a, 1b, and 2a (5 ponds) 2 fountains in lakes. Current contract covers ponds #20, 40, 50, 60. Est \$50/mo for 5th pond
LANDSCAPE MAINTENANCE			110,000	Estimate base Landscape, irrigation, mowing services for entry and along Kosic Rd (6 months only), excluding pond mowing.
LANDSCAPE REPLACEMENT			-	- Replacement of mulch/pine bark and annuals
LANDSCAPE MISC			-	- Estimated, inclusive of any tree prunings
POND MOWINGS			10,000	2 large ponds.
GATE MAINTENANCE & REPAIR			6,400	Adding entry gate (2,200 service wireless & Contact One, 3000 gate, 1,200 backup motherboard)
SECURITY CAMERAS			7,000	Cameras for entry gate (production lots entry)
SECURITY FOBS AND CLICKERS			8,000	As needed for 130 households
POOL SERVICE CONTRACT			7,500	1/2 year
POOL MAINTENANCE & REPAIR			1,250	As needed for repairs (1/2 year)
POOL PERMIT	STATE		275	Annual Charge
AMENITY MANAGEMENT	DPFG		2,500	Track & handle facility access keys, coordination of janitorial services, track & coordinate facility rental activities, and implement general operation rules for the amenity (1/2 year)
AMENITY CENTER CLEANING & MAINTENANCE			6,000	Amenity Cleaning . 4 day cleaning oc clubhouse facilities and pressure wash 2x per month (1/2 year)
AMENITY CENTER INTERNET	BRIGHTHOUSE		900	Brighthouse estimated at \$150 per month (1/2 year)
AMENITY CENTER ELECTRICITY	DUKE		5,310	1/2 year estimate \$885/mo
AMENITY CENTER WATER	PASCO UTILITIES		1,200	1/2 year \$200/mo

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FY 2021 CONTRACT SUMMARY**

FINCNIAL STATEMENT CATEGORY	VENDOR	SERVICE PROVIDED	ANNUAL AMOUNT	COMMENTS (SCOPE OF SERVICES)
AMENITY CENTER PEST CONTROL			720	\$120 per month (1/2 year)
SECURITY CAMERAS INSTALL			8,000	Est
LANDSCAPE MAINTENANCE			-	Included above
LANDSCAPE REPLACEMENT - INFILL			5,000	Above base contract (1/2 year)
MISC. AMENITY CENTER REPAIRS & MAINTENANCE			5,000	Painting,(2,000) elc (3,500). Plumbing (3,000) etc(1,500) {1/2 year}
FURNITURE REPAIR & REPLACEMENT			5,000	Estimate (1/2 year)
SECURITY MONITORING			1,800	Critical Intervention is \$300/mo (1/2 year)
CONTINGENCY			50,000	Amount to cover added cost estimates for Utilities, Gates, Pond Maintenance, Landscaping, or Amenity Maintenance/Repairs
CAPITAL IMRPROVEMENTS			-	Amenity Center and project enhancements
RESERVE STUDY			-	

**STATEMENT 4
ZEPHYR LAKES
\$6,460,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2019**

	BUDGET
REVENUE	
SPECIAL ASSESSMENTS (NET)	\$ 476,416
SPECIAL ASSESSMENTS - OFF ROLL (Net)	-
LESS: DISCOUNT ASSESSMENTS	(19,057)
TOTAL REVENUE	457,360
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	9,528
INTEREST EXPENSE	
May 1, 2021	172,228
November 1, 2021	172,228
PRINCIPAL RETIREMENT	
PRINCIPAL PAYMENT	
November 1, 2021	100,000
TOTAL EXPENDITURES	453,985
INCREASE IN FUND BALANCE REVENUE ACCOUNT	
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	3,375
FUND BALANCE - BEGINNING (REVENUE TRUST ACCOUNT)	
INCREASE IN FUND BALANCE (REVENUE TRUST ACCOUNT)	
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	\$ 3,375

Lot Type	Units	Total Par	MADS, net	MADS/Unit	Gross Assmt. / Unit
40	50	\$ 891,050	\$ 61,770	\$ 1,235	\$ 1,314
50	250	\$ 5,569,000	\$ 386,060.82	\$ 1,544	\$ 1,643
Total	300	\$ 6,460,050	\$ 447,831		

Total Gross Assessment \$ 476,416
Gross Assessment / ERU \$ 1,643

STATEMENT 5
BOND DEBT SERVICE
ZEPHYR LAKES CDD
\$6,460,000 SPECIAL ASSESSMENT BONDS, SERIES 2019

Period Ending	Principle	Coupon	Interest	Debt Service	Annual Debt Service	Total Bond Value
1/28/2019						6,460,000.00
5/1/2019			90,058.23	90,058.23		6,460,000.00
11/1/2019			174,306.25	174,306.25	264,364.48	6,460,000.00
5/1/2020			174,306.25	174,306.25		6,460,000.00
11/1/2020	95,000.00	4.375%	174,306.25	269,306.25	443,612.50	6,460,000.00
5/1/2021		4.375%	172,228.13	172,228.13		6,365,000.00
11/1/2021	100,000.00	4.375%	172,228.13	272,228.13	444,456.25	6,365,000.00
5/1/2022		4.375%	170,040.63	170,040.63		6,265,000.00
11/1/2022	105,000.00	4.375%	170,040.63	275,040.63	445,081.25	6,265,000.00
5/1/2023		4.375%	167,743.75	167,743.75		6,160,000.00
11/1/2023	110,000.00	4.375%	167,743.75	277,743.75	445,487.50	6,160,000.00
5/1/2024		4.375%	165,337.50	165,337.50		6,050,000.00
11/1/2024	115,000.00	4.375%	165,337.50	280,337.50	445,675.00	6,050,000.00
5/1/2025		4.375%	162,821.88	162,821.88		5,935,000.00
11/1/2025	120,000.00	4.750%	162,821.88	282,821.88	445,643.75	5,935,000.00
5/1/2026		4.750%	159,971.88	159,971.88		5,815,000.00
11/1/2026	125,000.00	4.750%	159,971.88	284,971.88	444,943.75	5,815,000.00
5/1/2027		4.750%	157,003.13	157,003.13		5,690,000.00
11/1/2027	130,000.00	4.750%	157,003.13	287,003.13	444,006.25	5,690,000.00
5/1/2028		4.750%	153,915.63	153,915.63		5,560,000.00
11/1/2028	140,000.00	4.750%	153,915.63	293,915.63	447,831.25	5,560,000.00
5/1/2029		4.750%	150,590.63	150,590.63		5,420,000.00
11/1/2029	145,000.00	4.750%	150,590.63	295,590.63	446,181.25	5,420,000.00
5/1/2030		4.750%	147,146.88	147,146.88		5,275,000.00
11/1/2030	150,000.00	5.500%	147,146.88	297,146.88	444,293.75	5,275,000.00
5/1/2031		5.500%	143,021.88	143,021.88		5,125,000.00
11/1/2031	160,000.00	5.500%	143,021.88	303,021.88	446,043.75	5,125,000.00
5/1/2032		5.500%	138,621.88	138,621.88		4,965,000.00
11/1/2032	170,000.00	5.500%	138,621.88	308,621.88	447,243.75	4,965,000.00
5/1/2033		5.500%	133,946.88	133,946.88		4,795,000.00
11/1/2033	175,000.00	5.500%	133,946.88	308,946.88	442,893.75	4,795,000.00
5/1/2034		5.500%	129,134.38	129,134.38		4,620,000.00
11/1/2034	185,000.00	5.500%	129,134.38	314,134.38	443,268.75	4,620,000.00
5/1/2035		5.500%	124,046.88	124,046.88		4,435,000.00
11/1/2035	195,000.00	5.500%	124,046.88	319,046.88	443,093.75	4,435,000.00
5/1/2036		5.500%	118,684.38	118,684.38		4,240,000.00
11/1/2036	210,000.00	5.500%	118,684.38	328,684.38	447,368.75	4,240,000.00
5/1/2037		5.500%	112,909.38	112,909.38		4,030,000.00
11/1/2037	220,000.00	5.500%	112,909.38	332,909.38	445,818.75	4,030,000.00
5/1/2038		5.500%	106,859.38	106,859.38		3,810,000.00
11/1/2038	230,000.00	5.500%	106,859.38	336,859.38	443,718.75	3,810,000.00
5/1/2039		5.500%	100,534.38	100,534.38		3,580,000.00
11/1/2039	245,000.00	5.500%	100,534.38	345,534.38	446,068.75	3,580,000.00
5/1/2040		5.500%	93,796.88	93,796.88		3,335,000.00
11/1/2040	260,000.00	5.625%	93,796.88	353,796.88	447,593.75	3,335,000.00
5/1/2041		5.625%	86,484.38	86,484.38		3,075,000.00

STATEMENT 5
BOND DEBT SERVICE
ZEPHYR LAKES CDD
\$6,460,000 SPECIAL ASSESSMENT BONDS, SERIES 2019

Period Ending	Principle	Coupon	Interest	Debt Service	Annual Debt Service	Total Bond Value
11/1/2041	270,000.00	5.625%	86,484.38	356,484.38	442,968.75	3,075,000.00
5/1/2042		5.625%	78,890.63	78,890.63		2,805,000.00
11/1/2042	285,000.00	5.625%	78,890.63	363,890.63	442,781.25	2,805,000.00
5/1/2043		5.625%	70,875.00	70,875.00		2,520,000.00
11/1/2043	305,000.00	5.625%	70,875.00	375,875.00	446,750.00	2,520,000.00
5/1/2044		5.625%	62,296.88	62,296.88		2,215,000.00
11/1/2044	320,000.00	5.625%	62,296.88	382,296.88	444,593.75	2,215,000.00
5/1/2045		5.625%	53,296.88	53,296.88		1,895,000.00
11/1/2045	340,000.00	5.625%	53,296.88	393,296.88	446,593.75	1,895,000.00
5/1/2046		5.625%	43,734.38	43,734.38		1,555,000.00
11/1/2046	360,000.00	5.625%	43,734.38	403,734.38	447,468.75	1,555,000.00
5/1/2047		5.625%	33,609.38	33,609.38		1,195,000.00
11/1/2047	375,000.00	5.625%	33,609.38	408,609.38	442,218.75	1,195,000.00
5/1/2048		5.625%	23,062.50	23,062.50		820,000.00
11/1/2048	400,000.00	5.625%	23,062.50	423,062.50	446,125.00	820,000.00
5/1/2049		5.625%	11,812.50	11,812.50		420,000.00
11/1/2049	420,000.00	5.625%	11,812.50	431,812.50	443,625.00	
	6,460,000.00		7,157,814.48	13,617,814.48	13,617,814.48	

MADS = 447,831.25