

LEXINGTON OAKS
Community Development District

Annual Operating and Debt Service Budgets
Fiscal Year 2019

Version 2 - Approved Tentative Budget:
(Approved at 5/17/18 meeting)

Prepared by:



LEXINGTON OAKS

Community Development District

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LEXINGTON OAKS
Community Development District

Budget Modifications
Fiscal Year 2019

Budget Modifications FY 2019

Revenue

- Interest-Investments - Increased from \$2,000 to \$4,000.
- Room Rentals - Increased from \$6,000 to \$8,000.

Administration

- P/R-Board of Supervisors - Decreased from \$23,000 to \$22,000.
- ProfServ-Trustee Fees - Increased from \$8,421 to \$9,143. A 10% increase on \$8,312 for FY 2019, per U.S. Bank.

Field

- R&M-Mulch - Increased from \$8,000 to \$12,000.
- R&M-Tree Replacement - Increased from \$10,000 to \$18,000.
- Capital Improvements - \$75,000 was allocated to Reserve-Splash Park.

Parks and Recreation - General

- Payroll-Site Manager - Increased from \$49,000 to \$59,000.
- Contracts-Pool - Increased from \$15,000 to \$16,000.
- Contracts-Sheriff - Increased from \$20,000 to \$24,000.
- Contracts-Security System - Increased from \$34,738 to \$41,579.
- R&M-Clubhouse - Increased from \$17,000 to \$18,000.
- R&M-Parks - Decreased from \$5,000 to \$3,000.

Reserves

- Reserve-Boundary Walls/Fences/Monuments - Decreased from \$10,000 to \$8,000.
- Reserve-Clubhouse - Increased from \$3,000 to \$10,000.
- Reserve-Fitness Center - Increased from \$933 to \$9,000.
- Reserve-Parks - Increased from \$3,000 to \$6,500.
- Reserve-Pool - Added \$12,000.
- Reserve-Ponds - Increased from \$42,283 to \$65,000.
- Reserve-Sidewalks - Decreased from \$25,000 to \$21,000.
- Reserve-Splash Park - New line item added. Amount was moved from Capital Improvement to this account. \$75,000.

LEXINGTON OAKS
Community Development District

Operating Budget
Fiscal Year 2019

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	FY 2017	BUDGET	THRU	MAY -	PROJECTED	BUDGET
			FY 2018	APR-18	SEP-2018	FY 2018	FY 2019
REVENUES							
Interest - Investments	\$ 2,666	\$ 5,175	\$ 2,000	\$ 6,172	\$ 4,409	\$ 10,581	\$ 6,000
Room Rentals	7,514	9,998	6,000	5,809	2,500	8,309	8,000
Interest - Tax Collector	-	39	-	130	-	130	-
Special Assmnts- Tax Collector	1,223,513	1,248,538	1,249,250	1,238,831	10,419	1,249,250	1,374,175
Special Assmnts- Discounts	(45,387)	(46,822)	(49,970)	(47,485)	-	(47,485)	(54,967)
Settlements	-	2,019	-	2,989	-	2,989	-
Other Miscellaneous Revenues	22,062	18,363	18,000	11,881	7,500	19,381	18,000
TOTAL REVENUES	1,210,368	1,237,310	1,225,280	1,218,327	24,828	1,243,155	1,351,208

EXPENDITURES

Administrative

P/R-Board of Supervisors	23,200	21,200	23,000	10,200	9,000	19,200	22,000
Payroll-Other	4,028	4,017	3,300	2,352	1,680	4,032	3,300
FICA Taxes	1,775	1,546	1,760	780	689	1,469	1,683
Unemployment Compensation	31	17	55	10	20	30	53
ProfServ-Arbitrage Rebate	1,200	1,200	1,200	-	1,200	1,200	1,200
ProfServ-Dissemination Agent	1,000	-	1,000	1,000	-	1,000	1,000
ProfServ-Engineering	34,603	14,480	17,000	18,790	7,085	25,875	17,000
ProfServ-Legal Services	9,044	9,939	10,000	3,991	4,165	8,156	10,000
ProfServ-Mgmt Consulting Serv	54,042	54,042	54,042	31,525	22,518	54,043	55,664
ProfServ-Property Appraiser	150	150	150	-	150	150	150
ProfServ-Special Assessment	12,793	12,793	12,793	12,793	-	12,793	12,793
ProfServ-Trustee Fees	8,312	9,758	8,421	4,737	3,575	8,312	9,143
ProfServ-Web Site Development	155	1,800	2,000	1,167	833	2,000	2,000
Auditing Services	11,500	8,500	8,500	4,850	3,650	8,500	8,500
Communication - Telephone	-	-	660	-	-	-	-
Postage and Freight	1,578	4,943	2,000	806	576	1,382	2,000
Insurance - General Liability	12,143	12,337	8,887	9,592	2,224	11,816	8,887
Printing and Binding	3,083	1,081	4,250	499	356	855	4,250
Legal Advertising	2,293	3,723	1,500	-	625	625	1,500
Misc-Bank Charges	902	1,054	839	708	506	1,214	840
Misc-Assessmnt Collection Cost	20,570	21,304	24,986	23,827	208	24,035	27,483
Misc-County Tax Bill	2,892	2,936	2,800	3,789	-	3,789	2,800
Office Supplies	297	396	500	187	206	393	500
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	205,766	187,391	189,818	131,778	59,265	191,043	192,921

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL	PROJECTED	TOTAL	ANNUAL
				THRU APR-18	MAY - SEP-2018	PROJECTED FY 2018	BUDGET FY 2019
Flood Control/Stormwater Mgmt							
Contracts-Lake and Wetland	23,880	23,880	23,880	13,930	9,950	23,880	23,880
R&M-Lake	675	-	2,500	-	2,500	2,500	2,500
R&M-Mitigation	1,600	-	5,000	-	5,000	5,000	5,000
Total Flood Control/Stormwater Mgmt	26,155	23,880	31,380	13,930	17,450	31,380	31,380
Field							
Contracts-Landscape	202,415	208,160	201,200	117,367	83,833	201,200	201,200
Insurance - Property	5,069	8,834	7,985	4,553	1,518	6,071	7,985
R&M-Entry Feature	14,045	1,438	6,000	7,083	-	7,083	6,000
R&M-Irrigation	22,878	13,858	25,000	17,107	3,166	20,273	25,000
R&M-Mulch	14,430	7,095	8,000	380	7,620	8,000	12,000
R&M-Plant Replacement	18,509	14,061	21,000	9,840	11,160	21,000	21,000
R&M-Sidewalks	10,000	4,000	-	-	-	-	-
R&M-Sidewalks Cleaning	-	4,000	8,000	4,000	4,000	8,000	8,000
R&M-Annals	12,035	17,690	17,400	5,800	11,600	17,400	17,400
R&M-Tree Replacement	2,571	6,833	10,000	10,935	-	10,935	18,000
R&M-Boundary Walls/Fence/Monuments	-	-	38,000	43,880	-	43,880	-
Misc-Contingency	-	-	-	-	-	-	71,257
Capital Improvements	8,900	132,239	1,322	-	-	-	-
Total Field	310,852	418,208	343,907	220,945	122,897	343,842	387,842
Utilities							
Contracts-Solid Waste Services	1,507	1,507	1,507	879	628	1,507	1,507
Communication - Teleph - Field	6,062	6,618	4,000	3,521	2,515	6,036	4,000
Electricity - General	137,326	133,731	140,000	77,357	55,255	132,612	140,000
Utility - Gas	19,618	19,301	23,000	21,088	15,063	36,151	23,000
Utility - Water & Sewer	15,249	19,566	15,000	6,791	4,851	11,642	15,000
Total Utilities	179,762	180,723	183,507	109,636	78,312	187,948	183,507
Parks and Recreation - General							
Payroll-Salaries	73,716	75,663	76,000	44,213	31,665	75,878	76,000
Payroll - Site Manager	46,700	47,606	49,000	28,038	20,415	48,453	59,000
Payroll - Bonus	-	-	-	1,000	-	1,000	-
FICA Taxes	9,212	9,507	9,563	5,363	3,985	9,348	10,328
Payroll Taxes	-	-	-	162	-	162	-
Workers' Compensation	4,375	1,551	4,000	4,374	-	4,374	4,000
Unemployment Compensation	40	43	182	33	75	108	182
Contracts-Pools	14,685	14,175	15,000	8,225	5,875	14,100	16,000
Contracts-Security Alarms	480	600	480	280	200	480	480
Contracts-Sheriff	18,800	17,060	20,000	7,830	7,830	15,660	24,000
Contracts-Security System - TIP	54,183	34,738	34,738	20,264	14,474	34,738	41,579
R&M-Clubhouse	37,262	13,667	17,000	9,919	7,081	17,000	18,000
R&M-Parks	5,581	2,010	5,000	325	4,675	5,000	3,000
R&M-Pools	15,559	16,955	15,000	7,341	7,659	15,000	15,000
R&M-Fitness Center	11,956	5,387	12,000	4,744	7,256	12,000	12,000
Misc-Property Taxes	1,989	1,636	1,989	1,266	-	1,266	1,989
Misc-Security Enhancements	-	1,939	2,500	-	2,500	2,500	2,500
Holiday Lighting & Decorations	4,865	4,271	5,000	2,680	-	2,680	5,000

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL	PROJECTED	TOTAL	ANNUAL
				THRU APR-18	MAY - SEP-2018	PROJECTED FY 2018	BUDGET FY 2019
Op Supplies - Clubhouse	11,201	13,110	15,000	6,754	8,246	15,000	15,000
Total Parks and Recreation - General	310,604	259,918	282,452	152,811	121,936	274,747	304,058
Reserves							
Reserves-Boundary Walls/Fences/Monuments	-	-	10,000	6,476	-	6,476	8,000
Reserve - Clubhouse	-	-	3,000	-	-	-	10,000
Reserve - Drainage Structure	44,628	386	5,000	-	-	-	5,000
Reserve - Fitness Center	-	-	933	-	-	-	9,000
Reserve - Parks	-	-	3,000	-	-	-	6,500
Reserve - Pool	1,452	2,904	-	-	-	-	12,000
Reserve - Ponds	145,850	32,400	42,283	34,250	-	34,250	65,000
Reserve - Rec Facilities	-	-	30,000	-	-	-	30,000
Reserve - Sidewalks	21,295	22,905	25,000	21,275	-	21,275	21,000
Reserve - Splash Park	-	-	75,000	-	-	-	85,000
Total Reserves	213,225	58,595	194,216	62,001	-	62,001	251,500
TOTAL EXPENDITURES	1,246,364	1,128,715	1,225,280	691,101	399,861	1,090,962	1,351,208
TOTAL RESERVES	213,225	58,595	194,216	62,001	-	62,001	251,500
Excess (deficiency) of revenues							
Over (under) expenditures	(35,996)	108,595	-	527,226	(375,033)	152,193	-
Net change in fund balance	(35,996)	108,595	-	527,226	(375,033)	152,193	-
FUND BALANCE, BEGINNING	444,199	408,203	516,798	516,798	-	516,798	668,991
FUND BALANCE, ENDING	\$ 408,203	\$ 516,798	\$ 516,798	\$ 1,044,024	\$ (375,033)	\$ 668,991	\$ 668,991

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	Amount
Beginning Fund Balance - Fiscal Year 2019	\$ 668,991
Net Change in Fund Balance - Fiscal Year 2019	-
Reserves - Fiscal Year 2019 Additions	251,500
Total Funds Available (Estimated) - 9/30/2019	920,491

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposit		855
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Assigned Fund Balance

Operating Reserve -Operating Capital		274,927 ⁽¹⁾
-Boudary walls/ fences/ monuments FY 2018	10,000	
-Boudary walls/ fences/ monuments FY 2018 Expenditures	(6,476)	
-Boudary walls/ fences/ monuments FY 2019	8,000	11,524
-Clubhouse Previous Years	16,046	
-Clubhouse FY 2018	3,000	
-Clubhouse FY 2019	10,000	29,046
-Drainage Structure Previous Years	4,614	
-Drainage Structure FY 2018	5,000	
-Drainage Structure FY 2019	5,000	14,614
-Fitness Center previous years	6,453	
-Fitness Center FY 2018	933	
-Fitness Center FY 2019	9,000	16,386
-Parks Previous Years	8,000	
-Parks FY 2018	3,000	
-Parks FY 2019	6,500	17,500
-Pool Previous Years	65,644	65,644
-Ponds Previous Years	73,962	
-Ponds FY 2018	42,283	
-Ponds FY 2018 Expenditures	(34,250)	
-Ponds FY 2019	65,000	146,995
-Rec Facilities FY 2018	30,000	
-Rec Facilities FY 2019	30,000	60,000
-Sidewalks Previous Years	113,088	
-Sidewalks FY 2018	25,000	
-Sidewalks FY 2018 Expenditures	(21,275)	
-Sidewalks FY 2019	21,000	137,813
-Splash Park FY 2018	75,000	
-Splash Park FY 2019	85,000	160,000
Subtotal		499,522

Total Allocation of Available Funds	775,304
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Total Unassigned (undesignated) Cash	\$ 145,187
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Notes

(1) Represents approximately 3 months of operating expenditures

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU APR-18	PROJECTED MAY - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
REVENUES							
Interest - Investments	\$ 65	\$ 55	\$ 40	\$ 208	\$ 291	\$ 499	\$ 40
Special Assmnts- Tax Collector	10,673	10,667	10,673	10,584	89	10,673	10,673
Special Assmnts- Discounts	(396)	(400)	(427)	(406)	-	(406)	(427)
Settlements	600	-	-	-	-	-	-
Gate Bar Code/Remotes	485	494	300	262	-	262	300
TOTAL REVENUES	11,427	10,816	10,586	10,648	380	11,028	10,586
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	180	182	213	204	2	206	213
Total Administrative	180	182	213	204	2	206	213
<i>Gatehouse</i>							
Communication - Telephone	858	532	799	322	230	552	799
Electricity - Gate	557	527	595	317	226	543	595
R&M-Gate	5,672	1,813	2,760	1,106	694	1,800	2,760
Total Gatehouse	7,087	2,872	4,154	1,745	1,150	2,895	4,154
<i>Reserves</i>							
Reserve - Gate	-	-	940	-	-	-	940
Reserve - Roadways	-	-	2,835	-	-	-	2,835
Reserve - Sidewalks	-	3,097	2,444	-	-	-	2,444
Total Reserves	-	3,097	6,219	-	-	-	6,219
TOTAL EXPENDITURES & RESERVE:	7,267	6,151	10,586	1,949	1,152	3,101	10,586
Excess (deficiency) of revenues Over (under) expenditures	4,160	4,665	-	8,699	(772)	7,927	-
TOTAL OTHER SOURCES (USES)	-	4,665	-	-	-	-	-
Net change in fund balance	4,160	4,665	-	8,699	(772)	7,927	-
FUND BALANCE, BEGINNING	22,659	26,819	31,484	31,484	-	31,484	39,411
FUND BALANCE, ENDING	\$ 26,819	\$ 31,484	\$ 31,484	\$ 40,183	\$ (772)	\$ 39,411	\$ 39,411

Exhibit "B"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2019	\$ 39,411
Net Change in Fund Balance - Fiscal Year 2019	-
Reserves - Fiscal Year 2019 Additions	6,219
Total Funds Available (Estimated) - 9/30/2019	45,630

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve -Operating Capital		1,092 ⁽¹⁾
-Gate Previous Years	1,880	
-Gate FY 2018	940	
-Gate FY 2019	940	3,760
	<hr/>	<hr/>
-Roadways Previous Years	19,661	
-Roadways FY 2018	2,835	
-Roadways FY 2019	2,835	25,331
	<hr/>	<hr/>
-Sidewalks Previous Years	5,539	
-Sidewalks FY 2018	2,444	
-Sidewalks FY 2019	2,444	10,427
	<hr/>	<hr/>
Subtotal		39,518

Total Allocation of Available Funds	40,610
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Total Unassigned (undesignated) Cash	\$ 5,020
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Notes

(1) Represents approximately 3 months of operating expenditures

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU APR-18	PROJECTED MAY - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
REVENUES							
Interest - Investments	\$ 139	\$ 104	\$ 80	\$ 368	\$ 263	\$ 631	\$ 80
Special Assmnts- Tax Collector	14,410	14,402	14,410	14,290	120	14,410	14,410
Special Assmnts- Discounts	(535)	(540)	(576)	(548)	-	(548)	(576)
Gate Bar Code/Remotes	735	453	200	448	-	448	200
TOTAL REVENUES	14,749	14,419	14,114	14,558	383	14,941	14,114
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	243	246	288	275	2	277	288
Total Administrative	243	246	288	275	2	277	288
<i>Gatehouse</i>							
Communication - Telephone	592	447	691	245	175	420	691
Electricity - Gate	591	604	691	349	249	598	691
R&M-Gate	7,090	2,547	2,000	1,619	381	2,000	2,000
Total Gatehouse	8,273	3,598	3,382	2,213	805	3,018	3,382
<i>Reserves</i>							
Reserve - Gate	-	-	940	-	-	-	940
Reserve - Roadways	-	-	4,893	-	-	-	4,893
Reserve - Sidewalks	-	8,963	4,611	-	-	-	4,611
Total Reserves	-	8,963	10,444	-	-	-	10,444
TOTAL EXPENDITURES & RESERVE	8,516	12,807	14,114	2,488	807	3,295	14,114
Excess (deficiency) of revenues							
Over (under) expenditures	6,233	1,612	-	12,070	(424)	11,646	-
TOTAL OTHER SOURCES (USES)	-	1,612	-	-	-	-	-
Net change in fund balance	6,233	1,612	-	12,070	(424)	11,646	-
FUND BALANCE, BEGINNING	51,445	57,678	59,290	59,290	-	59,290	70,936
FUND BALANCE, ENDING	\$ 57,678	\$ 59,290	\$ 59,290	\$ 71,360	\$ (424)	\$ 70,936	\$ 70,936

Exhibit "C"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2019	\$ 70,936
Net Change in Fund Balance - Fiscal Year 2019	-
Reserves - Fiscal Year 2019 Additions	10,444
Total Funds Available (Estimated) - 9/30/2019	81,380

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve -Operating Capital		918 ⁽¹⁾
-Gate Previous Years	1,880	
-Gate FY 2018	940	
-Gate FY 2019	940	3,760
-Roadways Previous Years	33,663	
-Roadways FY 2018	4,893	
-Roadways FY 2019	4,893	43,449
-Sidewalks Previous Years	4,870	
-Sidewalks FY 2018	4,611	
-Sidewalks FY 2019	4,611	14,092
Subtotal		61,301

Total Allocation of Available Funds	62,219
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Total Unassigned (undesignated) Cash	\$ 19,161
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Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2019**Revenue****Interest-Investments**

The District earns interest income on their checking account and other Money Market accounts.

Room Rentals

The District receives revenue from the rental of the Clubhouse for events.

Special Assessment-Tax Collector

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District to pay for the operating expenditures during the Fiscal Year.

Special Assessment-Discounts

Per Section 197.3632 and Section 197.162 of the Florida Statutes, discounts are allowed for early payment of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

Miscellaneous Revenue

The District receives revenue from fitness lessons and various other small charges.

Expenditures*Expenditures – Administrative***P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for a meeting attendance and to receive \$200 per meeting. The amount for the fiscal year is based upon all supervisors attending to the meetings.

Payroll-Other

ADP administration fees charged for the payroll services.

FICA Taxes

Payroll Social Security and Medicare taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Unemployment Compensation

The payroll unemployment taxes are based on the first \$7,000 of wages paid to each Board of Supervisor in a calendar year. The budgeted amount for the fiscal year is calculated at 0.10% of the total Board of Supervisor's payroll expenditures.

Professional Services-Arbitrage Rebate Calculation

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series of Benefit Special Assessment Bonds. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Professional Services-Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with Rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Budget Narrative
Fiscal Year 2019**Expenditures – Administrative (continued)****Professional Services-Engineering**

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Professional Services-Legal Services

The District's legal counsel will provide general legal services to the District, i.e. attendance and preparation for monthly meetings, review of operating and maintenance contracts, and other specifically requested assignments.

Professional Services-Management Services

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Professional-Property Appraiser

The District reimburses the Pasco County Property Appraiser for her or his necessary administrative costs. This includes the annual fee of \$150 to expedite the annual processing that elects to use the Uniform Method of Collection.

Professional Service-Special Assessment

Administrative costs to put the District's assessments on the Tax Roll Accounting Services

Professional Service-Trustee Fees

The District issued Series of Special Assessment Bonds that are deposited with a Trustee to handle all trustee matters. The annual trustee fee is based on standard fees plus any out of pockets expenses.

Professional Service-Web Site Development

The District contracts services for a website at www.lexingtonoakscdd.org that contains information about the District.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter.

Postage & Freight

Postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is currently with Florida Municipal Insurance. FMI Insurance specializes in providing insurance coverage to governmental agencies. The budgeted amount for the fiscal year is based on prior year premiums plus any anticipated market adjustments.

Printing & Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Misc-Bank Charges

This includes bank charges and any other miscellaneous expenses that incurred during the year.

Budget Narrative
Fiscal Year 2019

Expenditures – Administrative (continued)

Misc-Assessment Collection Costs

The District reimburses the Pasco County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Misc-County Tax Bill

The District pays a Non-Ad Valorem Assessments for Pasco County Stormwater and Solid Waste Assessment (Clubhouse) to the Pasco County.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Community Affairs.

Operations and Maintenance:

Expenditures –Flood Control/Stormwater Mgmt

Contracts-Lake and Wetland

The District has contracted services with American Ecosystem for treatment of the Lakes and Wetlands for \$1,990 per month.

R&M-Lake

This is for any maintenance required for the lakes of the District.

R&M-Mitigation

This is for monitoring the water level and vegetation of the lakes and wetland of the District.

Budget Narrative
Fiscal Year 2019

Expenditures – Field

Contracts-Landscape

The District has a contract for landscape maintenance with LMP that includes general mowing, edging and maintenance.
- One Source monthly fee \$16,767.66.

Insurance-Property

The District's Property Insurance policy is currently with Florida Municipal Insurance. FMI Insurance specializes in providing insurance coverage to governmental agencies. The budgeted amount for the fiscal year is based on prior year premiums plus any anticipated market adjustments.

R&M-Entry Feature

This is for the repairs and maintenance of the Entry Feature and monuments for the District.

R&M-Irrigation

The landscaping contract with LMP includes repairs and maintenance of the irrigation system in the District.
- One Source

R&M-Mulch

The landscaping contract with LMP includes maintenance of mulch.

R&M-Plant Replacement

The landscaping contract with LMP includes maintenance for new sod, clean up, and new flowering.
- One Source

R&M-Sidewalks Cleaning

District sidewalks pressure washing.

R&M-Annuals

The landscaping contract with LMP includes maintenance of annuals.

R&M-Tree Replacement

The landscaping contract with LMP to replace trees.

R&M-Boundary Walls/Fence/Monuments

This is for the painting of the boundary walls in Delmar and Churchill and for the entry monuments.

Miscellaneous-Contingency

This is for expenses that weren't budgeted.

Expenditures – Utilities

Contracts-Solid Waste Services

The District has a contract for solid waste services with Waste Services of Florida, Inc. for \$125.60 per month.

Communication-Telephone-Field

This is for the telephone usage in the field by the District.
- Verizon phone line # (813) 907 8719

Electricity-General

Electrical usage for District facilities and assets. Budget based on historical costs.

Budget Narrative
Fiscal Year 2019**Expenditures – Utilities (continued)****Utility-Gas**

This is for the gas pool heater.

Utility-Water & Sewer

The Water and Sewer expense is based on historical usage.

- Pasco County Utilities Service

Expenditures – Parks and Recreation- General**Payroll-Salaries**

This is the payroll for the Parks and Recreation staff.

Payroll-Site Manager

This is the payroll for the Site Manger

FICA Taxes

The payroll taxes are calculated at 7.65% of the total Park & Recreation and Lifeguards payroll expenditures.

Workers' Compensation

This is the workers' compensation for the Parks and Recreation staff.

Unemployment Compensation

The payroll unemployment taxes are based on the first \$7,000 of wages paid to each employee in a calendar year. The budgeted amount for the fiscal year is calculated at 0.10% of the Park & Recreation and Lifeguards payroll expenditures.

Contracts-Pools

The District has a contract with Positive Pool Service for \$1,300 per month service of the pool at the Recreation Center.

Contract-Security Alarms

The District has a contract with USA Electrical Services, Inc. for monitoring the security cameras and maintenance and repairs.

Contracts-Sheriff

The District has a contract with the Pasco Sheriff's Office that provides off duty sheriff's patrol.

Contracts-Security System - TIP

The District has a contract with TIP Capital for security camera lease at \$2,894.87 per month.

R&M-Clubhouse

This includes the repairs and maintenance of the Clubhouse and its equipment at the Recreation Center.

R&M-Parks

This includes the repairs and maintenance of the Parks in the District.

R&M-Pools

This includes any non-contractual repairs and maintenance of the pool at the Recreation Center.

R&M-Fitness Center

This includes any repairs and maintenance to the new fitness center.

Budget Narrative
Fiscal Year 2019*Expenditures – Parks and Recreation- General (continued)***Miscellaneous-Property Taxes**

Personal property taxes for the security equipment lease for TIP Capital.

Miscellaneous-Security Enhancements

This is for non-contractual security equipment expenditures.

Holiday Lighting & Decorations

This includes holidays lighting decoration throughout the District.

Op Supplies-Clubhouse

This includes drinking water and miscellaneous supplies needed for the Recreation Center.

*Expenditures - Gatehouse***Communication-Telephone-Field**

This is for the telephone usage in the Hawthorne Gate and Preakness Gate.

- Verizon phone line # 813 991 9536

-Verizon phone line # 813 873 7640

Electricity Gate

Electrical usage for the Hawthorn gate and Preakness Gate.

- Withlacoochee River Electric

R&M-Gate

This includes the repairs and maintenance of the Hawthorne Gate and Preakness Gate.

- Accurate Electronics Inc.

*Expenditures – Reserve***Reserve-Boundary Walls/Fence/Monuments**

This is the reserves for painting walls, fences and monuments around the District.

Reserve-Clubhouse

This is the reserves for the repairs and replacement cost for a 15-year reserve period (reserve study) for the District's clubhouse. Amount based on reserve study.

Reserve-Drainage Structure

Drainage improvement plan. Amount based on reserve study.

Reserve-Fitness Center

This is the reserves for the repairs and replacement cost for a 15-year reserve period (reserve study) for the District's fitness center. Amount based on reserve study.

Reserve-Parks

This is the reserve for the parks.

Budget Narrative
Fiscal Year 2019

Expenditures – Reserve (continued)

Reserve-Ponds

This is the reserves for the restoring cost for a 15-year reserve period (reserve study) of the ponds for the District. Amount based on reserve study.

Reserve-Rec Facilities

This is the reserves for the facilities for the District.

Reserve-Sidewalks

This is the reserves for the replacement cost for a 15-year reserve period (reserve study) of sidewalks for the District (includes Hawthorne and Preakness gates. Amount based on reserve study.

Reserve-Splash Park

This is the reserves for the splash pad that is scheduled to be constructed in FY 2019..

LEXINGTON OAKS
Community Development District

Debt Service Budgets
Fiscal Year 2019

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU APR-18	PROJECTED MAY - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
REVENUES							
Interest - Investments	\$ 137	\$ 209	\$ 80	\$ 197	\$ 141	\$ 338	\$ 100
Special Assmnts- Tax Collector	248,313	247,738	247,724	245,657	2,067	247,724	146,700
Special Assmnts- Prepayment	1,519	-	-	364	-	364	-
Special Assmnts- Delinquent	-	-	1,519	-	-	-	-
Special Assmnts- Discounts	(9,211)	(9,291)	(9,909)	(9,416)	-	(9,416)	(5,868)
TOTAL REVENUES	240,758	238,656	239,414	236,802	2,208	239,010	140,932
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	4,175	4,228	4,954	4,725	41	4,766	2,934
Total Administrative	4,175	4,228	4,954	4,725	41	4,766	2,934
<i>Debt Service</i>							
Principal Debt Retirement A-1	195,000	205,000	215,000	-	210,000	210,000	215,000
Prepayments Series A-1	-	5,000	-	-	5,000	5,000	-
Interest Expense Series A-1	36,156	27,604	18,619	9,310	9,310	18,620	9,310
Total Debt Service	231,156	237,604	233,619	9,310	224,310	233,620	224,310
TOTAL EXPENDITURES	235,331	241,832	238,573	14,035	224,351	238,386	227,244
Excess (deficiency) of revenues Over (under) expenditures	5,427	(3,176)	841	222,767	(222,143)	624	(86,312)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	841	-	-	-	(86,312)
TOTAL OTHER SOURCES (USES)	-	-	841	-	-	-	(86,312)
Net change in fund balance	5,427	(3,176)	841	222,767	(222,143)	624	(86,312)
FUND BALANCE, BEGINNING	93,592	99,019	95,843	95,843	-	95,843	96,467
FUND BALANCE, ENDING	\$ 99,019	\$ 95,843	\$ 96,684	\$ 318,610	\$ (222,143)	\$ 96,467	\$ 10,155

**AMORTIZATION SCHEDULE
SPECIAL ASSESSMENT BONDS, SERIES 2008A-1**

Period Ending	Regular Principal	Extraordinary Redemption	Coupon Rate	Interest	Outstanding Principal	Annual Debt Service
11/1/2018			4.330%	\$4,655	\$215,000	
5/1/2019	\$215,000		4.330%	\$4,655	\$0	\$224,310
Total	\$215,000	\$0	\$0	\$9,310	\$215,000	\$224,310

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ADOPTED ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU APR-18	PROJECTED MAY - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
REVENUES							
Interest - Investments	\$ 229	\$ 408	\$ 60	\$ 326	\$ 233	\$ 559	\$ 200
Special Assmnts- Tax Collector	323,999	323,814	323,999	321,296	2,703	323,999	323,999
Special Assmnts- Delinquent	-	-	-	-	-	-	-
Special Assmnts- Discounts	(12,019)	(12,144)	(12,960)	(12,316)	-	(12,316)	(12,960)
TOTAL REVENUES	312,209	312,078	311,099	309,306	2,936	312,242	311,239
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	5,447	5,525	6,480	6,180	54	6,234	6,480
Total Administrative	5,447	5,525	6,480	6,180	54	6,234	6,480
<i>Debt Service</i>							
Principal Debt Retirement	125,000	130,000	135,000	-	135,000	135,000	140,000
Principal Prepayments	10,000	10,000	-	5,000	5,000	10,000	-
Interest Expense	175,420	170,355	164,850	82,460	82,319	164,779	159,450
Total Debt Service	310,420	310,355	299,850	87,460	222,319	309,779	299,450
TOTAL EXPENDITURES	315,867	315,880	306,330	93,640	222,373	316,013	305,930
Excess (deficiency) of revenues Over (under) expenditures	(3,658)	(3,802)	4,769	215,666	(219,437)	(3,771)	5,309
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	(3,802)	4,769	-	-	-	5,309
TOTAL OTHER SOURCES (USES)	-	(3,802)	4,769	-	-	-	5,309
Net change in fund balance	(3,658)	(3,802)	4,769	215,666	(219,437)	(3,771)	5,309
FUND BALANCE, BEGINNING	248,448	244,790	240,988	240,988	-	240,988	237,217
FUND BALANCE, ENDING	\$ 244,790	\$ 240,988	\$ 245,757	\$ 456,654	\$ (219,437)	\$ 237,217	\$ 242,526

AMORTIZATION SCHEDULE
Series 2011 Special Assessment Revenue Refunding Bonds (ex Series 2002)

Need new amort

Date	Regular Principal	Special call	Interest Rates	Interest Expense	Outstanding Principal	Annual Debt Svc
11/1/2018			4% / 5.65%	\$79,725	\$2,965,000	
5/1/2019	\$140,000		4.25% / 5.65%	\$79,725	\$2,825,000	\$299,450
11/1/2019			4.25% / 5.65%	\$76,750	\$2,825,000	
5/1/2020	\$145,000		4.5% / 5.65%	\$76,750	\$2,680,000	\$298,500
11/1/2020			4.5% / 5.65%	\$73,488	\$2,680,000	
5/1/2021	\$150,000		4.75% / 5.65%	\$73,488	\$2,530,000	\$296,975
11/1/2021			4.75% / 5.65%	\$69,806	\$2,530,000	
5/1/2022	\$160,000		5% / 5.65%	\$69,806	\$2,370,000	\$299,613
11/1/2022			5% / 5.65%	\$65,806	\$2,370,000	
5/1/2023	\$170,000		5.1% / 5.65%	\$65,806	\$2,200,000	\$301,613
11/1/2023			5.1% / 5.65%	\$61,471	\$2,200,000	
5/1/2024	\$175,000		5.15% / 5.65%	\$61,471	\$2,025,000	\$297,943
11/1/2024			5.15% / 5.65%	\$56,836	\$2,025,000	
5/1/2025	\$185,000		5.25% / 5.65%	\$56,836	\$1,840,000	\$298,673
11/1/2025			5.25% / 5.65%	\$51,980	\$1,840,000	
5/1/2026	\$190,000		5.65%	\$51,980	\$1,650,000	\$293,960
11/1/2026			5.65%	\$46,613	\$1,650,000	
5/1/2027	\$200,000		5.65%	\$46,613	\$1,450,000	\$293,225
11/1/2027			5.65%	\$40,963	\$1,450,000	
5/1/2028	\$210,000		5.65%	\$40,963	\$1,240,000	\$291,925
11/1/2028			5.65%	\$35,030	\$1,240,000	
5/1/2029	\$220,000		5.65%	\$35,030	\$1,020,000	\$290,060
11/1/2029			5.65%	\$28,674	\$1,020,000	
5/1/2030	\$235,000		5.65%	\$28,674	\$785,000	\$292,348
11/1/2030			5.65%	\$22,035	\$785,000	
5/1/2031	\$245,000		5.65%	\$22,035	\$540,000	\$289,070
11/1/2031			5.65%	\$15,114	\$540,000	
5/1/2032	\$260,000		5.65%	\$15,114	\$280,000	\$290,228
11/1/2032			5.65%	\$7,769	\$280,000	
5/1/2033	\$280,000		5.65%	\$7,769	\$0	\$295,538
Total	\$2,965,000	\$0		\$1,464,118		\$4,429,118

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	FY 2017	BUDGET FY 2018	THRU APR-18	MAY - SEP-2018	PROJECTED FY 2018	BUDGET FY 2019
REVENUES							
Interest - Investments	\$ -	\$ -	\$ -	\$ 107	\$ 76	\$ 183	\$ 100
Special Assmnts- Tax Collector	-	-	-	155,301	1,306	156,608	156,608
Special Assmnts- Discounts	-	-	-	(5,953)	-	(5,953)	(6,264)
TOTAL REVENUES	-	-	-	149,455	1,383	150,838	150,444
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	-	-	-	2,987	26	3,013	3,132
Total Administrative	-	-	-	2,987	26	3,013	3,132
<i>Debt Service</i>							
Principal Debt Retirement	-	-	-	-	83,729	83,729	88,719
Interest Expense	-	-	-	4,823	24,251	29,074	45,342
Cost of Issuance	-	31,655	-	23,098	-	23,098	-
Total Debt Service	-	31,655	-	27,921	107,980	135,901	134,061
TOTAL EXPENDITURES	-	31,655	-	30,908	108,006	138,914	137,193
Excess (deficiency) of revenues Over (under) expenditures	-	(31,655)	-	118,547	(106,623)	11,924	13,250
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	-	28,053	-	88,206	-	88,206	-
Proceeds of Refunding Bonds	-	71,173	-	-	-	-	-
Interfund Transfer-Out	-	-	-	(87,934)	-	(87,934)	-
TOTAL OTHER SOURCES (USES)	-	99,226	-	272	-	272	-
Net change in fund balance	-	67,571	-	118,819	(106,623)	12,196	-
FUND BALANCE, BEGINNING	(67,571)	(67,571)	-	67,571	-	67,571	79,767
FUND BALANCE, ENDING	\$ (67,571)	\$ -	\$ -	\$ 186,390	\$ (106,623)	\$ 79,767	\$ 79,767

**AMORTIZATION SCHEDULE
SPECIAL ASSESSMENT BONDS, SERIES 2017**

Period Ending	Regular Principal	Coupon Rate	Interest	Outstanding Principal	Annual Debt Service
11/1/2018		3.45%	\$22,671	\$1,314,271	
5/1/2019	\$88,719	3.45%	\$22,671	\$1,225,552	\$134,061
11/1/2019		3.45%	\$21,141	\$1,225,552	
5/1/2020	\$92,816	3.45%	\$21,141	\$1,132,736	\$135,097
11/1/2020		3.45%	\$19,540	\$1,132,736	
5/1/2021	\$96,826	3.45%	\$19,540	\$1,035,910	\$135,905
11/1/2021		3.45%	\$17,869	\$1,035,910	
5/1/2022	\$100,745	3.45%	\$17,869	\$935,165	\$136,484
11/1/2022		3.45%	\$16,132	\$935,165	
5/1/2023	\$104,572	3.45%	\$16,132	\$830,593	\$136,835
11/1/2023		3.45%	\$14,328	\$830,593	
5/1/2024	\$108,301	3.45%	\$14,328	\$722,292	\$136,957
11/1/2024		3.45%	\$12,460	\$722,292	
5/1/2025	\$111,931	3.45%	\$12,460	\$610,360	\$136,850
11/1/2025		3.45%	\$10,529	\$610,360	
5/1/2026	\$115,458	3.45%	\$10,529	\$494,903	\$136,515
11/1/2026		3.45%	\$8,537	\$494,903	
5/1/2027	\$118,877	3.45%	\$8,537	\$376,025	\$135,952
11/1/2027		3.45%	\$6,486	\$376,025	
5/1/2028	\$122,187	3.45%	\$6,486	\$253,839	\$135,159
11/1/2028		3.45%	\$4,379	\$253,839	
5/1/2029	\$125,381	3.45%	\$4,379	\$128,457	\$134,139
11/1/2029		3.45%	\$2,216	\$128,457	
5/1/2030	\$128,457	3.45%	\$2,216	\$0	\$132,889
Total	\$1,314,271		\$312,574		\$1,626,844

Budget Narrative
Fiscal Year 2019

Revenue

Interest-Investments

The District earns interest income on their trust accounts with US Bank

Special Assessment-Tax Collector

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District to pay for the operating expenditures during the Fiscal Year.

Special Assessment-Discounts

Per Section 197.3632 and Section 197.162 of the Florida Statutes, discounts are allowed for early payment of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

Expenditures

Administrative

Misc-Assessment Collection Costs

The District reimburses the Pasco County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Debt Service

Principal Debt Retirement

The District pays regular principal payments annually to pay down/retire the debt on May 1.

Interest Expense

The District pays interest expense on the debt on May 1 and November 1 of each year.

LEXINGTON OAKS
Community Development District

Supporting Budget Schedules
Fiscal Year 2019

2018 - 2019 Non-Ad Valorem Assessment Summary

GENERAL FUND

DESCRIPTION	% ALLOCATION	UNITS/ ACRES	GROSS ASSESSMENT	GROSS ASSESS PER UNIT/ACRE
SF 44 foot	12.11%	257	\$ 166,401.62	\$ 647.48
SF 50 foot	35.76%	668	\$ 491,468.42	\$ 735.73
SF 70 foot	34.14%	414	\$ 469,209.15	\$ 1,133.36
SF 80 foot	16.75%	170	\$ 230,193.44	\$ 1,354.08
Day Care	0.35%	1	\$ 4,809.61	\$ 4,809.61
Golf Course	0.88%	1	\$ 12,092.74	\$ 12,092.74
100.00%		1,511	\$ 1,374,175	

DESCRIPTION	% ALLOCATION	UNITS/ ACRES	FISCAL YEAR 2018	FISCAL YEAR 2019	INCREASE (DECREASE) FY18 / FY19
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GROSS ASSESSMENTS

GENERAL FUND		1511	\$ 1,249,250	\$ 1,374,175	10.00%
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ASSESSMENTS PER UNIT

SF 44 foot	12.11%		\$ 588.62	\$ 647.48	10.00%
SF 50 foot	35.76%		\$ 668.85	\$ 735.73	10.00%
SF 70 foot	34.14%		\$ 1,030.32	\$ 1,133.36	10.00%
SF 80 foot	16.75%		\$ 1,230.98	\$ 1,354.08	10.00%
Day Care	0.35%		\$ 4,372.38	\$ 4,809.61	10.00%
Golf Course	0.88%		\$ 10,993.40	\$ 12,092.74	10.00%
100.00%					

2018 - 2019 Non-Ad Valorem Assessment Summary

VILLAGE RESERVES

DESCRIPTION	% ALLOCATION	UNITS/ ACRES	GROSS ASSESSMENT	GROSS ASSESS PER UNIT/ACRE
HAWTHORNE		54	\$ 10,673.00	\$ 197.65
PREAKNESS		113	\$ 14,410.00	\$ 127.52
		167	\$ 25,083	

DESCRIPTION	UNITS/ ACRES	FISCAL YEAR 2018	FISCAL YEAR 2019	INCREASE FISCAL (- DECREASE) FY18 / FY19
HAWTHORNE	54	\$ 10,673.00	\$ 10,673.00	0.00%
PREAKNESS	113	\$ 14,410.00	\$ 14,410.00	0.00%

GROSS ASSESSMENTS

HAWTHORNE	54	\$ 10,673.00	\$ 10,673.00	0.00%
PREAKNESS	113	\$ 14,410.00	\$ 14,410.00	0.00%

ASSESSMENTS PER UNIT

HAWTHORNE	\$ 197.65	\$ 197.65	0.00%
PREAKNESS	\$ 127.52	\$ 127.52	0.00%

2018 - 2019 Non-Ad Valorem Assessment Summary

			FY 2019
Single Family	98.77%		\$ 1,357,272.62
Day Care	0.35%		\$ 4,809.61
Golf Course	0.88%		\$ 12,092.74
Total	100.00%		\$ 1,374,175

Allocation per Methodology	GF Units	GF Total	Vill Res Total	2008-1 Units	2008-1 Total	2017 Units	2017 Total	2011 Units	2011 Total
12.26%	257	\$ 166,401.62	\$ -	127	\$ 25,526.50	130	\$ 39,713.70	0	\$ -
36.21%	668	\$ 491,468.42	\$ -	243	\$ 59,229.93	115	\$ 42,478.70	308	\$ 135,941.14
34.57%	414	\$ 469,209.15	\$ -	77	\$ 26,878.68	65	\$ 34,463.00	270	\$ 169,495.61
16.96%	170	\$ 230,193.44	\$ 25,083.00	76	\$ 29,813.29	67	\$ 39,952.10	26	\$ 18,562.05
	1	\$ 4,809.61	\$ -	1	\$ 1,500.67	0	\$ -	0	\$ -
	1	\$ 12,092.74	\$ -	1	\$ 3,750.94	0	\$ -	0	\$ -
100.00%	1511	\$ 1,374,175	\$ 25,083	525	\$ 146,700	377	\$ 156,608	604	\$ 323,999

Budget	1,374,175	25,083	146,700	156,608	323,999
Variance	-	-	-	-	-

Per Unit Assessments FY 2019									
Product Type	Total Units	General Fund O & M	Village Reserve	2008-1			Total		
				Debt Service	2017 Debt Service	2011 Debt Service	2008-1	2017	2011
SF 44 foot	257	\$ 647.48	\$ -	\$ 201.00	\$ 305.49	n/a	\$ 848.47	\$ 952.97	n/a
SF 50 foot	668	\$ 735.73	\$ -	\$ 243.74	\$ 369.38	\$ 441.37	\$ 979.48	\$ 1,105.11	\$ 1,177.10
SF 70 foot	414	\$ 1,133.36	\$ -	\$ 349.07	\$ 530.20	\$ 627.76	\$ 1,482.43	\$ 1,663.56	\$ 1,761.12
SF 80 foot	3	\$ 1,354.08	\$ -	\$ 392.28	\$ 596.30	\$ 713.92	\$ 1,746.36	\$ 1,950.38	\$ 2,068.00
SF 80 foot-H	54	\$ 1,354.08	\$ 197.65	\$ 392.28	\$ 596.30	\$ 713.92	\$ 1,944.01	\$ 2,148.03	\$ 2,265.65
SF 80 foot-P	113	\$ 1,354.08	\$ 127.52	\$ 392.28	\$ 596.30	\$ 713.92	\$ 1,873.88	\$ 2,077.90	\$ 2,195.53
Day Care	1	\$ 4,809.61	\$ -	\$ 1,500.67	n/a	n/a	\$ 6,310.28	n/a	n/a
Golf Course	1	\$ 12,092.74	\$ -	\$ 3,750.94	n/a	n/a	\$ 15,843.68	n/a	n/a
	1,511								