



Rizzetta & Company

Country Walk Community Development District

www.Countrywalkcdd.org

**Approved Proposed Budget
for
Fiscal Year
2023/2024**

Table of Contents

	<u>Page</u>
General Fund Budget for Fiscal Year 2023/2024	3
Reserve Fund Budget for Fiscal Year 2023/2024	6
Debt Service Fund Budget for Fiscal Year 2023/2024	7
Assessments Charts for Fiscal Year 2023/2024	8
General Fund Budget Account Category Descriptions	10
Reserve Fund Budget Account Category Descriptions	16
Debt Service Fund Budget Account Category Descriptions	17



Rizzetta & Company

Approved Proposed Budget
Country Walk Community Development District
General Fund
2023/2024 Budget

	Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments	Actual FY 20/21	Actual FY 21/22
45	EXPENDITURES - FIELD OPERATIONS									
46										
47	Law Enforcement									
48	Off-Duty Sheriff Deputy	\$ 8,910	\$ 17,820	\$ 20,000	\$ 2,180	\$ 20,000	\$ -	The Sheriff's Department will increase their rates in June to \$300 per shift.	\$ 18,656	\$ 10,870
49	Police Liability and Workers Compensation	\$ -								
50	Electric Utility Services									
51	Utility Services	\$ 15,687	\$ 31,374	\$ 30,000	\$ (1,374)	\$ 35,000	\$ 5,000	No change. The avg for Jan through March is \$1,885 per month. 23k per year-Per Board decision	\$ 25,647	\$ 27,235
52	Street Lights	\$ 24,404	\$ 48,808	\$ 80,000	\$ 31,192	\$ 78,000	\$ (2,000)	The avg for Jan through March is \$6,411 per month. 77k per year	\$ 75,046	\$ 74,357
53	Garbage/Solid Waste Control Services									
54	Garbage - Recreation Facility	\$ 468	\$ 936	\$ 750	\$ (186)	\$ 1,043	\$ 293	Increase in the contract. It went from \$68.96 per month to \$86.87 per month.	\$ 724	\$ 897
55	Solid Waste Assessment	\$ 1,071	\$ 1,071	\$ 1,000	\$ (71)	\$ 1,152	\$ 152	Pasco has increased their fee to around \$81 per year.	\$ 910	\$ 991
56	Water-Sewer Combination Services									
57	Utility Services	\$ 1,640	\$ 3,280	\$ 7,250	\$ 3,970	\$ 7,250	\$ -	The avg is \$415 per month. Acct confirmed and will recode.	\$ 7,007	\$ 7,276
58	Stormwater Control									
59	Aquatic Maintenance	\$ 10,838	\$ 21,676	\$ 23,000	\$ 1,324	\$ 24,150	\$ 1,150	Advised by the Aquatics Manager-increase in product cost	\$ 26,400	\$ 21,126
60	Lake/Pond Bank Erosion Maintenance	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -		\$ -	\$ 775
61	Fountain Service Repairs & Maintenance	\$ 250	\$ 500	\$ 2,000	\$ 1,500	\$ 1,500	\$ (500)	No Change. The contract is \$1,000 per year.	\$ 1,605	\$ -
62	Stormwater Assessment	\$ 1,974	\$ 1,974	\$ 2,250	\$ 276	\$ 2,250	\$ -		\$ 1,954	\$ 1,934
63	Other Physical Environment								\$ 7,800	
64	Landscape Inspection Services	\$ 3,900	\$ 7,800	\$ 7,800	\$ -	\$ 9,000	\$ 1,200	Increase in contract by \$100 per month.	\$ -	\$ 7,800
65	Landscape Replacement Plants, Shrubs, Trees	\$ 61,215	\$ 122,430	\$ 50,000	\$ (72,430)	\$ 50,000	\$ -	Per Board	\$ 1,966	\$ 31,017
66	Property Insurance	\$ 16,582	\$ 16,582	\$ 18,461	\$ 1,879	\$ 24,873	\$ 6,412	Estimated cost by EGIS. 50% increase	\$ 14,652	\$ 15,384
67	General Liability Insurance	\$ 4,465	\$ 4,465	\$ 4,913	\$ 448	\$ 5,135	\$ 222	Estimated cost by EGIS. 15% increase	\$ 3,899	\$ 4,094
68	Rust Prevention	\$ 1,975	\$ 3,950	\$ 6,000	\$ 2,050	\$ 6,000	\$ -	Avg of the last two years and the trend is \$5,579.	\$ 4,740	\$ 8,046
69	Entry & Walls Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ -	\$ (2,500)	Per Board request	\$ -	\$ 1,242
70	Landscape Maintenance	\$ 39,896	\$ 79,792	\$ 180,000	\$ 100,208	\$ 190,000	\$ 10,000	Per Board	\$ 169,645	\$ 166,771
71	Tree Trimming Services	\$ 2,050	\$ 4,100	\$ 5,000	\$ 900	\$ 10,000	\$ 5,000	Per Board	\$ 16,252	\$ 2,912
72	Irrigation Repairs	\$ 8,318	\$ 16,636	\$ 25,285	\$ 8,649	\$ 25,285	\$ -		\$ 32,568	\$ 38,069
73	Holiday Decorations	\$ 15,000	\$ 15,000	\$ 17,000	\$ 2,000	\$ 16,000	\$ (1,000)	Per Board	\$ 15,000	\$ 15,000
74	Mulching	\$ -	\$ -	\$ 30,800	\$ 30,800	\$ 30,800	\$ -	The last mulch proposal was for \$25,800.	\$ -	\$ 23,884
75	Annuals Flower Rotation	\$ 6,463	\$ 12,926	\$ 25,100	\$ 12,174	\$ 25,100	\$ -		\$ 12,550	\$ 25,477
76	Top Choice Ant treatment	\$ -	\$ -	\$ 6,300	\$ 6,300	\$ 6,300	\$ -		\$ -	\$ -
77	Stormwater Pond Cutbacks (33)	\$ -	\$ -	\$ 9,000	\$ 9,000	\$ 9,000	\$ -		\$ 56,903	\$ 7,045
78	Multi-Purpose Field maintenance	\$ -	\$ -	\$ 11,500	\$ -	\$ -	\$ (11,500)	Per Board	\$ -	\$ -
79	Road & Street Facilities									
80	Street Light Decorative Light Maintenance	\$ -	\$ -	\$ 2,500	\$ -	\$ -	\$ (2,500)	Per Board	\$ 189	\$ -
81	Sidewalk Repair & Maintenance	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 27,000	\$ 25,000	Proposals for sidewalk repair ranged from 22k to 32k.	\$ 7,200	\$ 1,300
82	Common area pressure washing community wide	\$ -	\$ -	\$ 16,000		\$ 16,000	\$ -		\$ 8,970	\$ 18,870
83	Parking Lot Repair & Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 1,000	\$ (1,500)	Trending low	\$ 300	\$ -

Approved Proposed Budget
Country Walk Community Development District
General Fund
2023/2024 Budget

	Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments	Actual FY 20/21	Actual FY 21/22
84	Parks & Recreation									
85	Management Contract	\$ 9,400	\$ 18,800	\$ 18,000	\$ (800)	\$ 19,800	\$ 1,800		\$ 18,000	\$ 26,727
86	Payroll Reimbursement -onsite staff	\$ 106,220	\$ 212,440	\$ 220,937	\$ 8,497	\$ 270,529	\$ 49,592	This is for the increase in staff and wages. Adding 25 Clubhouse Attendant Hour per week.	\$ 144,103	\$ 158,364
87	Amenity Maintenance & Repair	\$ 10,152	\$ 20,304	\$ 30,000	\$ 9,696	\$ 22,000	\$ (8,000)	Per Board	\$ 36,623	\$ 38,972
88	Telephone Fax, Internet	\$ 1,997	\$ 3,994	\$ 4,300	\$ 306	\$ 4,300	\$ -		\$ 3,995	\$ 3,808
89	Clubhouse - Facility Janitorial Service	\$ 4,200	\$ 8,400	\$ 8,400	\$ -	\$ 8,400	\$ -	The contract is \$700 per month plus cleaning supplies.	\$ 8,265	\$ 8,476
90	Computer Support, Maintenance & Repair	\$ 185	\$ 370	\$ 1,000	\$ 630	\$ 1,000	\$ -		\$ 586	\$ 777
91	Maintenance Repair & Supplies-Maintenance Staff Debit	\$ -	\$ -	\$ -	\$ -	\$ 3,900	\$ 3,900	Line item added in 2023	\$ -	\$ -
92	Office Supplies/Clubhouse Debit Card	\$ 3,218	\$ 6,436	\$ 3,500	\$ (2,936)	\$ 3,900	\$ 400	Per Board	\$ 2,302	\$ 2,871
93	Janitorial Supplies	\$ 2,848	\$ 5,696	\$ 7,500	\$ 1,804	\$ 6,000	\$ (1,500)	Per Board	\$ 3,771	\$ 3,462
94	Furniture Repair/Replacement	\$ 316	\$ 632	\$ 3,000	\$ 2,368	\$ 3,000	\$ -		\$ 5,653	\$ -
95	Dog Waste Station Supplies	\$ 1,860	\$ 3,720	\$ 2,800	\$ (920)	\$ 5,580	\$ 2,780	Per contract-\$309.99 per month which is \$3,720. If the Board decides to do 12 stations, it will be \$464.99 per month which is 5,579.88 per year.	\$ 2,792	\$ 3,851
96	Athletic/Park Court/Field Repairs	\$ 800	\$ 1,600	\$ 4,000	\$ 2,400	\$ 4,000	\$ -		\$ 8,631	\$ 20,176
97	Pool Service Contract	\$ 4,820	\$ 9,640	\$ 12,000	\$ 2,360	\$ 12,720	\$ 720	The contract is \$1,060 per month.	\$ 10,800	\$ 10,800
98	Pool Repairs	\$ 104	\$ 208	\$ 5,000	\$ 4,792	\$ 3,000	\$ (2,000)	Trending low	\$ 2,930	\$ 2,747
99	Playground Equipment and Maintenance/ Playground	\$ 3,833	\$ 7,666	\$ 3,459	\$ (4,207)	\$ 3,459	\$ -	The current cost was from the purchase of the playground swings and benches.	\$ 1,214	\$ 2,406
100	Security System Monitoring & Maintenance	\$ 10,262	\$ 20,524	\$ 6,500	\$ (14,024)	\$ 6,500	\$ -	DCSI Repair was \$3,348.	\$ 9,251	\$ 19,682
101	Special Events									
102	Special Events	\$ 13,474	\$ 13,474	\$ 15,000	\$ 1,526	\$ 20,000	\$ 5,000	Per Board	\$ 9,760	\$ 15,056
103	Back to School	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	This has been transferred to special events.	\$ -	\$ 3,484
104	Capital Improvements									
105	Capital Improvements	\$ 35,534	\$ 71,067	\$ 135,000	\$ 63,933	\$ 50,000	\$ (85,000)	Per Board	\$ 13,871	\$ -
106	Contingency									
107	Wildlife Management Services	\$ 7,995	\$ 15,990	\$ 15,600	\$ (390)	\$ 4,000	\$ (11,600)	The Board will discontinue this contract.	\$ 15,600	\$ 18,934
108	Miscellaneous Contingency	\$ 3,231	\$ 6,462	\$ -	\$ (6,462)	\$ -	\$ -	No Fishing sign, motion picture licensing, and Hawkins electrical work.	\$ 16,986	\$ 20,795
109	Fitness Equipment Repair & Maintenance	\$ 947	\$ 1,894	\$ 1,000	\$ (894)	\$ 1,000	\$ -		\$ -	\$ 1,861
110	Pavilion Drain Cleaning	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 2,000	\$ (3,000)	Per Board	\$ -	\$ -
111	Field Operations Subtotal	\$ 446,502	\$ 840,438	\$ 1,092,405	\$ 221,967	\$ 1,078,426	\$ (13,979)		\$ 825,716	\$ 875,621
112										
113	Contingency for County TRIM Notice									
114										
115	TOTAL EXPENDITURES	\$ 526,246	\$ 992,673	\$ 1,271,592	\$ 248,015	\$ 1,244,343	\$ (27,249)		\$ 979,267	\$ 1,059,184
116										
117	EXCESS OF REVENUES OVER EXPENDITURES	\$ 600,471	\$ 134,044	\$ -	\$ (392,890)	\$ -	\$ -			

**Approved Proposed Budget
Country Walk Community Development District
Reserve Fund
2023/2024 Budget**

	Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Comments
1							
2	REVENUES						
3	Interest Earnings						
4	Interest Earnings	\$ 9,287	\$ 9,287	\$ -	\$ 9,287	\$ -	
5	Special Assessments						
6	Tax Roll*	\$ -	\$ -	\$ -	\$ -	\$ 50,000	Per Board request
7	TOTAL REVENUES	\$ 9,287	\$ 9,287	\$ -	\$ 9,287	\$ 50,000	
8							
9	TOTAL REVENUES AND BALANCE	\$ 9,287	\$ 9,287	\$ -	\$ 9,287	\$ 50,000	
10							
11	EXPENDITURES						
12	Contingency						
13	Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ 50,000	Based on the Board
14	TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ 50,000	
15							
16	EXCESS OF REVENUES OVER	\$ 9,287	\$ 9,287	\$ -	\$ 9,287	\$ -	

Country Walk (Meadow Woods) Community Development District

Debt Service

Fiscal Year 2023/2024

Chart of Accounts Classification	Series 2015	2023/2024 Budget
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$490,805.68	\$490,805.68
TOTAL REVENUES	\$490,805.68	\$490,805.68
EXPENDITURES		
Administrative		
Debt Service Obligation	\$490,805.68	\$490,805.68
Administrative Subtotal	\$490,805.68	\$490,805.68
TOTAL EXPENDITURES	\$490,805.68	\$490,805.68
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Pasco County Collection Costs (2%) & Early Payment Discounts (4%): 6.00%

Gross assessments \$521,689.71

Notes:

Tax Roll Collection Costs and Early Payment Discounts are 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

COUNTRY WALK (MEADOW WOODS) COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2023/2024 O&M Budget		\$1,294,343.00
Collection Costs @	2%	\$27,539.21
Early Payment Discount @	4%	\$55,078.43
2023/2024 Total Budget		<u>\$1,376,960.64</u>

2022/2023 O&M Budget	\$1,111,592.00
2023/2024 O&M Budget	\$1,294,343.00
Total Difference	<u><u>\$182,751.00</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Series 2015 Debt Service - Single Family 50'	\$623.88	\$623.88	\$0.00	0.00%
Operations/Maintenance - Single Family 50'	\$1,275.72	\$1,485.46	\$209.74	16.44%
Total	\$1,899.60	\$2,109.34	\$209.74	11.04%
Series 2015 Debt Service - Single Family 65'	\$698.75	\$698.75	\$0.00	0.00%
Operations/Maintenance - Single Family 65'	\$1,428.81	\$1,663.71	\$234.90	16.44%
Total	\$2,127.56	\$2,362.46	\$234.90	11.04%

COUNTRY WALK (MEADOW WOODS) COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,294,343.00
COLLECTION COSTS @	2.0%	\$27,539.21
EARLY PAYMENT DISCOUNT @	4.0%	\$55,078.43
TOTAL O&M ASSESSMENT		<u>\$1,376,960.64</u>

<u>LOT SIZE</u>	<u>UNITS ASSESSED</u>			<u>ALLOCATION OF O&M ASSESSMENT</u>			<u>PER LOT ANNUAL ASSESSMENT</u>		
	<u>O&M</u>	<u>SERIES 2015 DEBT SERVICE</u> ^{(1) (2)}	<u>EAU FACTOR</u>	<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>TOTAL O&M BUDGET</u>	<u>O&M</u>	<u>2015 DEBT SERVICE</u> ⁽³⁾	<u>TOTAL</u> ⁽⁴⁾
SINGLE FAMILY 50	582	517	1.25	727.50	62.79%	\$864,536.86	\$1,485.46	\$623.88	\$2,109.34
SINGLE FAMILY 65	308	285	1.40	431.20	37.21%	\$512,423.77	\$1,663.71	\$698.75	\$2,362.46
	<u>890</u>	<u>802</u>		<u>1158.70</u>	<u>100.00%</u>	<u>\$1,376,960.64</u>			

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%):

(\$82,617.64)

Net Revenue to be Collected:

\$1,294,343.00

⁽¹⁾ Reflects six (6) prepayments for previous Series 2004A and eighty-two (82) Series 2015 prepayments.

⁽²⁾ Reflects the number of total lots with Series 2015 debt outstanding.

⁽³⁾ Annual debt service assessment per lot adopted in connection with the Series 2015 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discounts.

⁽⁴⁾ Annual assessment that will appear on November 2023 Pasco 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.



Rizzetta & Company

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 services 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).

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



Rizzetta & Company

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 streetlights 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.

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.

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

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.

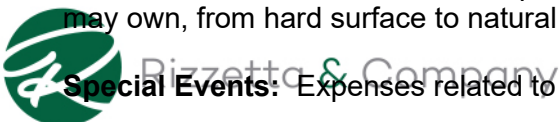
Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

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



Rizzetta & Company

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.



Rizzetta & Company

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.



Rizzetta & Company