

**Final FY15-16 Budget  
 Connerton West Community Development District  
 General Fund Budget  
 Fiscal Year 2015/2016**

Chart of Accounts Classification	Proposed Budget FY2015/2016
<b>REVENUES</b>	
Interest Earnings	
Interest Earnings	\$ -
Special Assessments	
Tax Roll*	\$ 1,124,987
Off Roll*	
Other Miscellaneous Revenues	
Hayman Wood - Reimbursement	\$ -
<b>TOTAL REVENUES</b>	<b>\$ 1,124,987</b>
Balance Forward from Prior Year	\$ 204,380
<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 1,329,367</b>
<b>EXPENDITURES - ADMINISTRATIVE</b>	
<b>Legislative</b>	
Supervisor Fees	\$ 12,000
<b>Financial &amp; Administrative</b>	
Administrative Services	\$ 5,400
District Management	\$ 34,500
District Engineer	\$ 10,000
Disclosure Report	\$ 7,000
Trustees Fees	\$ 11,000
Tax Collector /Property Appraiser Fees	\$ 150
Financial Consulting Services	\$ 10,000
Accounting Services	\$ 20,000
Auditing Services	\$ 5,000
Arbitrage Rebate Calculation	\$ 1,950
Public Officials Liability Insurance	\$ 6,728
Legal Advertising	\$ 1,500
Bank Fees	\$ 600
Dues, Licenses & Fees	\$ 775
<b>Legal Counsel</b>	
District Counsel	\$ 50,000
District Counsel - Bond Restructure	\$ -
Refinancing	\$ -
<b>Administrative Subtotal</b>	<b>\$ 176,603</b>
<b>EXPENDITURES - FIELD OPERATIONS</b>	
<b>Law Enforcement</b>	
Deputy	\$ 12,896
<b>Electric Utility Services</b>	
Utility Services	\$ 26,000
Street Lights - Collector Roads	\$ 58,200
Street Lights - Neighborhood Roads	\$ 146,000
<b>Water-Sewer Combination Services</b>	
Utility Services	\$ 1,000
<b>Stormwater Control</b>	
Mitigation Area Monitoring & Maintenance	\$ 20,546
Stormwater System Maintenance	\$ 2,500
Lake/Pond Bank Maintenance - Mowing	\$ -
Stormwater Assessment	\$ 75
Aquatic Maintenance	\$ 39,570
<b>Other Physical Environment</b>	
Field Maintenance Personnel	\$ 32,000
General Liability Insurance	\$ 11,900
Property Insurance	\$ 4,681
Street Light Deposit Bond	\$ 1,707
Entry & Walls Maintenance	\$ 5,500
Landscape Maintenance	\$ 400,000
Irrigation Maintenance	\$ 95,000

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 Connerton West Community Development District  
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Chart of Accounts Classification	Proposed Budget FY2015/2016
Irrigation Phone Line	\$ 1,044
Irrigation Repairs	\$ 20,000
Landscape Replacement Plants, Trees, Mulch	\$ 162,500
Landscape Miscellaneous	\$ 10,000
Landscape Inspections	\$ 6,000
Holiday Decorations	\$ 10,000
<b>Road &amp; Street Facilities</b>	
Street Light Decorative Light Maintenance	\$ 10,000
Sidewalk Repair & Maintenance	\$ 10,000
<b>Parks &amp; Recreation</b>	
Fountain Service Contract	\$ 3,000
Fountain Repairs	\$ 3,500
Playground Equipment and Maintenance	\$ 2,000
Boardwalk and Bridge Maintenance	\$ 2,000
Miscellaneous Expense	\$ 10,000
<b>Contingency</b>	
Miscellaneous Contingency	\$ 45,145
<b>Field Operations Subtotal</b>	<b>\$ 1,152,764</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,329,367</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>

= Portion of field costs that are assessed to undeveloped lots

**Reserve Budget**  
**Connerton West Community Development District**  
**Final Reserve Fund**  
**Fiscal Year 2015/2016**

Chart of Accounts Classification	Budget for 2015/2016
<b>REVENUES</b>	
Special Assessments	
Tax Roll*	\$ 20,000
Off Roll*	\$ -
Contributions & Donations from Private Sources	
Developer Contributions	\$ -
Owners Association	\$ -
Other Miscellaneous Revenues	
Miscellaneous Revenues	\$ -
<b>TOTAL REVENUES</b>	<b>\$ 20,000</b>
Balance Forward from Prior Year	\$ -
<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 20,000</b>
<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change</i>	
<b>EXPENDITURES</b>	
Contingency	
Capital Reserves	\$ 20,000
Capital Outlay	\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ 20,000</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>

**Budget Template**  
**Connerton West Community Development District**  
**Debt Service**  
**Fiscal Year 2015/2016**

Chart of Accounts Classification	Series 2004A-1	Series 2004A-2	Series 2006A-1 <sup>(2)</sup>	Series 2006A-2 <sup>(2)</sup>	Series 2015A-1	Series 2015A-2	Budget for 2015/2016
<b>REVENUES</b>							
Special Assessments							
Net Special Assessments <sup>(1)</sup>	\$215,995.70	\$412,581.81	\$0.00	\$0.00	\$169,979.04	\$192,561.42	\$991,117.97
<b>TOTAL REVENUES</b>	<b>\$215,995.70</b>	<b>\$412,581.81</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$169,979.04</b>	<b>\$192,561.42</b>	<b>\$991,117.97</b>
<b>EXPENDITURES</b>							
Administrative							
Financial & Administrative							
Bank Fees							
Debt Service Obligation	\$215,995.70	\$412,581.81	\$0.00	\$0.00	\$169,979.04	\$192,561.42	\$991,117.97
Administrative Subtotal	\$215,995.70	\$412,581.81	\$0.00	\$0.00	\$169,979.04	\$192,561.42	\$991,117.97
<b>TOTAL EXPENDITURES</b>	<b>\$215,995.70</b>	<b>\$412,581.81</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$169,979.04</b>	<b>\$192,561.42</b>	<b>\$991,117.97</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

Collection and Discount % applicable to the county:

6.0%

Gross assessments

\$1,054,052.86

**Notes:**

Tax Roll Collection Costs for Pasco County is 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

<sup>(1)</sup> Maximum Annual Debt Service less Prepaid Assessments received

<sup>(2)</sup> Some parcels are subject to acceleration of debt service assessments.



### CONNERTON WEST

### FISCAL YEAR 2015/2016 O&M & STREETLIGHT ASSESSMENT SCHEDULE

<b>Total O&amp;M Budget</b> <span style="float: right;">\$1,144,987</span>			<b>Total Admin Budget</b> <span style="float: right;">\$ 145,946</span>			<b>Platted Field</b> <span style="float: right;">\$825,679.06</span>			<b>Unplatted Field</b> <span style="float: right;">\$ 53,420</span>			<b>Parcel Streetlight</b> <span style="float: right;">\$119,941.55</span>		
<b>Collection Costs @ 6%</b> <span style="float: right;"><u>\$73,084.28</u></span>			<b>Collection Costs @ 6%</b> <span style="float: right;"><u>\$9,315.70</u></span>			<b>Collection Costs @ 6%</b> <span style="float: right;"><u>\$52,702.92</u></span>			<b>Collection Costs @ 6%</b> <span style="float: right;"><u>\$3,409.81</u></span>			<b>Collection Costs @ 6%</b> <span style="float: right;"><u>\$7,655.84</u></span>		
<b>Total O&amp;M Assessment</b> <span style="float: right;"><u>\$1,218,071.28</u></span>			<b>Total O&amp;M Assessment</b> <span style="float: right;"><u>\$155,261.70</u></span>			<b>Total O&amp;M Assessment</b> <span style="float: right;"><u>\$878,381.98</u></span>			<b>Total O&amp;M Assessment</b> <span style="float: right;"><u>\$56,830.20</u></span>			<b>Total O&amp;M Assessment</b> <span style="float: right;"><u>\$127,597.39</u></span>		

  

LOT SIZE	O&M	EAU Factor	Allocation of Admin O&M Assessment			Allocation of Platted Field O&M Assessment			Allocation of Unplatted Field O&M Assessment			Allocation of Parcel Streetlight Assessment					PER LOT ANNUAL ASSESSMENT			
			Total EAU's	% Total EAU's	Admin Per Product	Admin Per Lot	% Total EAU's	Field Per Product	Field Per Lot	% Total EAU's	Field Per Product	Field Per Lot	Parcel SL Units	Total EAU's	% Total EAU's	Parcel SL Per Product	Parcel SL Per Lot	O&M	SL	TOTAL
<b>Platted Parcels</b>																				
Townhome	42	0.750	31.50	1.23%	\$1,913.51	\$45.56	1.77%	\$15,525.65	\$369.66	0.00%	\$0.00	\$0.00	0	0.00	0.00%	\$0.00	\$0.00	\$415.22	\$0.00	\$415.22
Single Family 55	82	1.350	110.70	4.33%	\$6,724.63	\$82.00	6.21%	\$54,561.56	\$665.38	0.00%	\$0.00	\$0.00	82	110.70	6.84%	\$8,726.43	\$106.42	\$747.38	\$106.42	\$853.80
Single Family 65	82	1.625	133.25	5.21%	\$8,094.46	\$98.71	7.48%	\$65,675.95	\$800.93	0.00%	\$0.00	\$0.00	82	133.25	8.23%	\$10,504.03	\$128.10	\$899.64	\$128.10	\$1,027.74
Single Family 75	46	1.850	85.10	3.33%	\$5,169.52	\$112.38	4.78%	\$41,943.89	\$911.82	0.00%	\$0.00	\$0.00	46	85.10	5.26%	\$6,708.39	\$145.83	\$1,024.20	\$145.83	\$1,170.03
Single Family 90	54	2.250	121.50	4.75%	\$7,380.69	\$136.68	6.82%	\$59,884.64	\$1,108.97	0.00%	\$0.00	\$0.00	54	121.50	7.51%	\$9,577.79	\$177.37	\$1,245.65	\$177.37	\$1,423.02
Single Family 45	55	1.125	61.88	2.42%	\$3,758.68	\$68.34	3.47%	\$30,496.81	\$554.49	0.00%	\$0.00	\$0.00	55	61.88	3.82%	\$4,877.58	\$88.68	\$622.83	\$88.68	\$711.51
Single Family 55	181	1.350	244.35	9.56%	\$14,843.38	\$82.00	13.71%	\$120,434.66	\$665.38	0.00%	\$0.00	\$0.00	181	244.35	15.10%	\$19,261.99	\$106.42	\$747.38	\$106.42	\$853.80
Single Family 65	140	1.625	227.50	8.90%	\$13,819.80	\$98.71	12.77%	\$112,129.67	\$800.93	0.00%	\$0.00	\$0.00	140	227.50	14.05%	\$17,933.71	\$128.10	\$899.64	\$128.10	\$1,027.74
Single Family 75	68	1.850	125.80	4.92%	\$7,641.90	\$112.38	7.06%	\$62,004.01	\$911.82	0.00%	\$0.00	\$0.00	68	125.80	7.77%	\$9,916.75	\$145.83	\$1,024.20	\$145.83	\$1,170.03
Apartments	264	0.500	132.00	5.16%	\$8,018.52	\$30.37	7.41%	\$65,059.86	\$246.44	0.00%	\$0.00	\$0.00	0	0.00	0.00%	\$0.00	\$0.00	\$276.81	\$0.00	\$276.81
Townhome	46	0.750	34.50	1.35%	\$2,095.75	\$45.56	1.94%	\$17,004.28	\$369.66	0.00%	\$0.00	\$0.00	46	34.50	2.13%	\$2,719.62	\$59.12	\$415.22	\$59.12	\$474.34
Single Family 45	161	1.125	181.13	7.09%	\$11,002.69	\$68.34	10.16%	\$89,272.47	\$554.49	0.00%	\$0.00	\$0.00	161	181.13	11.19%	\$14,278.00	\$88.68	\$622.83	\$88.68	\$711.51
Single Family 55	15	1.350	20.25	0.79%	\$1,230.11	\$82.00	1.14%	\$9,980.77	\$665.38	0.00%	\$0.00	\$0.00	15	20.25	1.25%	\$1,596.30	\$106.42	\$747.38	\$106.42	\$853.80
Single Family 75	53	1.850	98.05	3.84%	\$5,956.18	\$112.38	5.50%	\$48,326.66	\$911.82	0.00%	\$0.00	\$0.00	53	98.05	6.06%	\$7,729.23	\$145.83	\$1,024.20	\$145.83	\$1,170.03
Single Family 55	74	1.350	99.90	3.91%	\$6,068.56	\$82.00	5.61%	\$49,238.48	\$665.38	0.00%	\$0.00	\$0.00	74	99.90	6.17%	\$7,875.07	\$106.42	\$747.38	\$106.42	\$853.80
Single Family 65	46	1.625	74.75	2.92%	\$4,540.79	\$98.71	4.19%	\$36,842.61	\$800.93	0.00%	\$0.00	\$0.00	46	74.75	4.62%	\$5,892.51	\$128.10	\$899.64	\$128.10	\$1,027.74
<b>Total Platted</b>	<b>1409</b>		<b>1782.15</b>	<b>69.73%</b>	<b>\$108,259.18</b>		<b>100.00%</b>	<b>\$878,381.98</b>		<b>0.00%</b>	<b>\$0.00</b>		<b>1618.65</b>	<b>100.00%</b>	<b>\$127,597.39</b>					
<b>Unplatted Parcels</b>																				
Townhome	56	0.750	42.00	1.64%	\$2,551.35	\$45.56	0.00%	\$0.00	\$0.00	5.43%	\$3,084.81	\$55.09	0	0.00	0.00%	\$0.00	\$0.00	\$100.65	\$0.00	\$100.65
Triplex	60	0.800	48.00	1.88%	\$2,915.83	\$48.60	0.00%	\$0.00	\$0.00	6.20%	\$3,525.49	\$58.76	0	0.00	0.00%	\$0.00	\$0.00	\$107.36	\$0.00	\$107.36
Villa / Duplex	48	1.000	48.00	1.88%	\$2,915.83	\$60.75	0.00%	\$0.00	\$0.00	6.20%	\$3,525.49	\$73.45	0	0.00	0.00%	\$0.00	\$0.00	\$134.20	\$0.00	\$134.20
Single Family 45	8	1.125	9.00	0.35%	\$546.72	\$68.34	0.00%	\$0.00	\$0.00	1.16%	\$661.03	\$82.63	0	0.00	0.00%	\$0.00	\$0.00	\$150.97	\$0.00	\$150.97
Single Family 55	12	1.350	16.20	0.63%	\$984.09	\$82.00	0.00%	\$0.00	\$0.00	2.09%	\$1,189.85	\$99.15	0	0.00	0.00%	\$0.00	\$0.00	\$181.15	\$0.00	\$181.15
Single Family 65	64	1.625	104.00	4.07%	\$6,317.62	\$98.71	0.00%	\$0.00	\$0.00	13.44%	\$7,638.57	\$119.35	0	0.00	0.00%	\$0.00	\$0.00	\$218.06	\$0.00	\$218.06
Single Family 75	-30	1.850	-55.50	-2.17%	-\$3,371.42	\$112.38	0.00%	\$0.00	\$0.00	-7.17%	-\$4,076.35	\$135.88	0	0.00	0.00%	\$0.00	\$0.00	\$248.26	\$0.00	\$248.26
Single Family 90	37	2.250	83.25	3.26%	\$5,057.14	\$136.68	0.00%	\$0.00	\$0.00	10.76%	\$6,114.53	\$165.26	0	0.00	0.00%	\$0.00	\$0.00	\$301.94	\$0.00	\$301.94
Single Family 50	360	1.250	450.00	17.61%	\$27,335.88	\$75.94	0.00%	\$0.00	\$0.00	58.16%	\$33,051.49	\$91.81	0	0.00	0.00%	\$0.00	\$0.00	\$167.75	\$0.00	\$167.75
Commercial	72	0.400	28.80	1.13%	\$1,749.50	\$24.29	0.00%	\$0.00	\$0.00	3.72%	\$2,115.30	\$29.38	0	0.00	0.00%	\$0.00	\$0.00	\$53.67	\$0.00	\$53.67
<b>Total Unplatted</b>	<b>687</b>		<b>773.75</b>	<b>30.27%</b>	<b>\$47,002.52</b>		<b>0.00%</b>	<b>\$0.00</b>		<b>100.00%</b>	<b>\$56,830.20</b>		<b>0.00</b>	<b>0.00%</b>	<b>\$0.00</b>					
<b>Total Community</b>	<b>2096</b>		<b>2555.90</b>	<b>100.00%</b>	<b>\$155,261.70</b>		<b>100.00%</b>	<b>\$878,381.98</b>		<b>100.00%</b>	<b>\$56,830.20</b>		<b>1618.65</b>	<b>100.00%</b>	<b>\$127,597.39</b>					
LESS: Pasco County Collection Costs and Early Payment Discount Costs					(\$9,315.70)			(\$52,702.92)			(\$3,409.81)				(\$7,655.84)					
<b>Net Revenue to be Collected</b>					<b>\$145,946.00</b>			<b>\$825,679.06</b>			<b>\$53,420.39</b>				<b>\$119,941.55</b>					

**CONNERTON WEST**

**FISCAL YEAR 2015/2016 DEBT SERVICE ASSESSMENT SCHEDULE**

<u>LOT SIZE</u>	Series 2004A-1	Series 2004A-2	Series 2006A-1	Series 2006A-2	Series 2015
	Debt Service (1)	Debt Service (1)	Debt Service (1)	Debt Service (1)	Proposed Debt Service (1)
<b>Platted Parcels</b>					
Townhome	42	-	-	-	-
Single Family 55	82	-	-	-	-
Single Family 65	79	-	-	-	-
Single Family 75	46	-	-	-	-
Single Family 90	54	-	-	-	-
Single Family 45	-	55	-	-	-
Single Family 55	-	163	-	-	-
Single Family 65	-	140	-	-	-
Single Family 75	-	68	-	-	-
Apartments	-	-	0	-	-
Single Family 45	-	-	0	-	161
Single Family 55	-	-	0	-	15
Single Family 75	-	-	0	-	53
Single Family 55	-	74	-	-	-
Single Family 65	-	46	-	-	-
Townhome	-	-	0	-	-
<b>Total Platted</b>	<b>303</b>	<b>546</b>	<b>0</b>	<b>0</b>	<b>229</b>
Townhome	-	-	56	-	-
Triplex	-	-	60	-	-
Villa / Duplex	-	-	48	-	-
Single Family 45	-	-	8	-	-
Single Family 55	-	-	12	-	-
Single Family 65	-	-	64	-	-
Single Family 75	-	-	-30	-	-
Single Family 90	-	-	37	-	-
Single Family 50	-	-	-	360	360
Commercial	-	-	-	72	72
<b>Total Unplatted</b>	<b>303</b>	<b>666</b>	<b>255</b>	<b>432</b>	<b>661</b>
<b>Total Community</b>	<b>606</b>	<b>1212</b>	<b>255</b>	<b>432</b>	<b>890</b>

<u>PER LOT ANNUAL ASSESSMENT</u>						
Series 2004A-1	Series 2004A-2	Series 2006A-1	Series 2006A-2	Series 2015 A-1	Series 2015 A-2	TOTAL
0	0	0	0	0	0	0
\$361.16	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$361.16
\$650.09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$650.09
\$782.52	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$782.52
\$890.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$890.86
\$1,083.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,083.48
\$0.00	\$609.70	\$0.00	\$0.00	\$0.00	\$0.00	\$609.70
\$0.00	\$731.64	\$0.00	\$0.00	\$0.00	\$0.00	\$731.64
\$0.00	\$880.68	\$0.00	\$0.00	\$0.00	\$0.00	\$880.68
\$0.00	\$1,002.62	\$0.00	\$0.00	\$0.00	\$0.00	\$1,002.62
\$0.00	\$0.00	\$296.00	\$0.00	\$0.00	\$0.00	\$296.00
\$0.00	\$0.00	\$0.00	\$0.00	\$675.00	\$772.85	\$1,447.85
\$0.00	\$0.00	\$0.00	\$0.00	\$825.00	\$912.42	\$1,737.42
\$0.00	\$0.00	\$0.00	\$0.00	\$1,125.00	\$1,255.91	\$2,380.91
\$0.00	\$731.64	\$0.00	\$0.00	\$0.00	\$0.00	\$731.64
\$0.00	\$880.68	\$0.00	\$0.00	\$0.00	\$0.00	\$880.68
\$0.00	\$0.00	\$449.83	\$0.00	\$0.00	\$0.00	\$449.83
\$0.00	\$0.00	\$449.83	\$0.00	\$0.00	\$0.00	\$449.83
\$0.00	\$0.00	\$479.82	\$0.00	\$0.00	\$0.00	\$479.82
\$0.00	\$0.00	\$599.77	\$0.00	\$0.00	\$0.00	\$599.77
\$0.00	\$0.00	\$675.00	\$0.00	\$0.00	\$0.00	\$675.00
\$0.00	\$0.00	\$824.69	\$0.00	\$0.00	\$0.00	\$824.69
\$0.00	\$0.00	\$974.63	\$0.00	\$0.00	\$0.00	\$974.63
\$0.00	\$0.00	\$1,124.57	\$0.00	\$0.00	\$0.00	\$1,124.57
\$0.00	\$0.00	\$1,350.49	\$0.00	\$0.00	\$0.00	\$1,350.49
\$0.00	\$0.00	\$0.00	\$825.00	\$0.00	\$0.00	\$825.00
\$0.00	\$0.00	\$0.00	\$263.67	\$0.00	\$0.00	\$263.67

LESS: Pasco County Collection Costs and Early Payment Discount Costs

**Net Revenue to be Collected**

(1) Reflects the number of total lots with Series 2004A-1, 2004A-2, 2006A-1 and 2006A-2 debt outstanding.