

**Concorde Estates Community Development District  
Final Adopted Budget  
General Fund  
Fiscal Year 2015/2016**

Chart of Accounts Classification	Budget for 2015/2016
<b>REVENUES</b>	
<b>Special Assessments</b>	
Tax Roll*	\$ 560,919
Off Roll*	\$ 196,851
<b>TOTAL REVENUES</b>	<b>\$ 757,770</b>
Balance Forward from Prior Year	\$ 14,566
<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 772,336</b>
<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>	
<b>EXPENDITURES - ADMINISTRATIVE</b>	
<b>Legislative</b>	
Supervisor Fees	\$ 12,000
<b>Financial &amp; Administrative</b>	
Administrative Services	\$ 4,500
District Management	\$ 24,500
District Engineer	\$ 15,000
Disclosure Report	\$ 5,000
Trustees Fees	\$ 9,000
Assessment Roll	\$ 310
Financial Consulting Services	\$ 8,600
Accounting Services	\$ 15,500
Auditing Services	\$ 3,800
Arbitrage Rebate Calculation	\$ 1,300
Public Officials Liability Insurance	\$ 8,500
Legal Advertising	\$ 1,000
Dues, Licenses & Fees	\$ 175
Website Fees & Maintenance	\$ 1,200
<b>Legal Counsel</b>	
District Counsel	\$ 15,000
<b>Administrative Subtotal</b>	<b>\$ 125,385</b>
<b>EXPENDITURES - FIELD OPERATIONS</b>	
<b>Law Enforcement</b>	
Deputy	\$ 22,500
<b>Security Operations</b>	
Guard & Gate Facility Maintenance	\$ 492
<b>Electric Utility Services</b>	
Utility Services	\$ 15,000
Utility - Recreation Facilities	\$ 12,000
Street Lights	\$ 128,750
<b>Water-Sewer Combination Services</b>	
Utility Services	\$ 86,000
Utility - Irrigation - Backflow Testing	\$ 650

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<b>Stormwater Control</b>	
Fountain Service Repairs & Maintenance	\$ 2,500
Aquatic Maintenance	\$ 6,312
Lake/Pond Bank Maintenance	\$ 1,000
<b>Other Physical Environment</b>	
Property Insurance / General Liability Insurance	\$ 10,000
Boiler Machinery Insurance	\$ 500
Entry & Walls Maintenance	\$ 1,000
Irrigation Repairs	\$ 5,000
Landscape Maintenance	\$ 181,932
Ornamental Lighting & Maintenance	\$ 1,500
Landscape Miscellaneous - Sign Repairs	\$ 1,000
Landscape Replacement Plants, Shrubs, Trees	\$ 10,000
Annual Mulching & Tree Trimming	\$ 24,000
<b>Parks &amp; Recreation</b>	
Management Contract - Amenity	\$ 71,720
Pool Repairs	\$ 5,000
Pool Service Contract	\$ 8,400
Pool Permits	\$ 625
Gate Maintenance & Repairs	\$ 2,000
Maintenance & Repair - Park Fencing	\$ 1,500
Office Supplies	\$ 500
Maintenance & Repairs - Clubhouse	\$ 6,000
Equipment - On-site Manager Mobile	\$ 600
Telephone Fax, Internet	\$ 2,000
Pest Control & Termite Bond	\$ 860
Vehicle Maintenance - Mileage Reimbursement	\$ 750
Fitness Equipment Maintenance & Repairs	\$ 3,000
Clubhouse Miscellaneous Expense	\$ 500
Trail/Bike Path Maintenance	\$ 500
Athletic/Park Court/Field Repairs	\$ 5,000
Cable Television	\$ 360
Contingency	
Miscellaneous Contingency	\$ 16,700
Capital Improvement - Street Light Conduit	\$ 10,800
<b>Field Operations Subtotal</b>	<b>\$ 646,951</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 772,336</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ (0)</b>

**Concorde Estates Community Development District  
Debt Service  
Fiscal Year 2015/2016**

Chart of Accounts Classification	Series 2011A-1	Series 2011A-2	Series 2011B	Budget for 2015/2016
<b>REVENUES</b>				
Special Assessments				
Net Special Assessments <sup>(1)</sup>	\$ 322,123.81	\$ 194,970.10	\$ -	\$ 517,093.91
<b>TOTAL REVENUES</b>	<b>\$ 322,123.81</b>	<b>\$ 194,970.10</b>	<b>\$ -</b>	<b>\$ 517,093.91</b>
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Financial & Administrative				
Bank Fees				0
Debt Service Obligation	\$ 322,123.81	\$ 194,970.10	\$ -	\$ 517,093.91
<b>Administrative Subtotal</b>	<b>\$ 322,123.81</b>	<b>\$ 194,970.10</b>	<b>\$ -</b>	<b>\$ 517,093.91</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 322,123.81</b>	<b>\$ 194,970.10</b>	<b>\$ -</b>	<b>\$ 517,093.91</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</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** \$ **550,099.90**

**Notes:**

Tax Roll Collection Costs for Osceola 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.

**Concorde Estates Community Development District**

**FISCAL YEAR 2015/2016 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

2015/2016 O&M Budget	\$757,770.00
Osceola County 6% Collection Cost:	<u>\$48,368.30</u>
2015/2016 Total:	<b>\$806,138.30</b>

2014/2015 O&M Budget	\$757,770.00
2015/2016 O&M Budget	\$757,770.00
<b>Total Difference:</b>	<b><u>\$0.00</u></b>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2014/2015	2015/2016	\$	%
<b>Debt Service - Townhouse (2011A-1)</b>	\$852.45	\$852.45	\$0.00	0.00%
<b>Operations/Maintenance - Townhouse</b>	\$935.56	\$959.16	\$23.60	2.52%
<b>Total</b>	<b>\$1,788.01</b>	<b>\$1,811.61</b>	<b>\$23.60</b>	<b>1.32%</b>
<b>Debt Service - Single Family 45' (2011A-2)</b>	(1)	\$600.00	\$601.00	0.00%
<b>Operations/Maintenance - Single Family 45'</b>		\$1,150.99	\$1,150.99	0.00%
<b>Total</b>		<b>\$1,750.99</b>	<b>\$1,750.99</b>	<b>0.00%</b>
<b>Debt Service - Single Family 65' (2011A-1)</b>	\$1,136.60	\$1,136.60	\$0.00	0.00%
<b>Operations/Maintenance - Single Family 65'</b>	\$1,247.41	\$1,278.87	\$31.46	2.52%
<b>Total</b>	<b>\$2,384.01</b>	<b>\$2,415.47</b>	<b>\$31.46</b>	<b>1.32%</b>
<b>Debt Service - Single Family 65' (2011A-2)</b>	\$700.00	\$700.00	\$0.00	0.00%
<b>Operations/Maintenance - Single Family 65'</b>	\$1,247.41	\$1,278.87	\$31.46	2.52%
<b>Total</b>	<b>\$1,947.41</b>	<b>\$1,978.87</b>	<b>\$31.46</b>	<b>1.62%</b>
<b>Debt Service - Single Family 75' (2011A-1)</b>	\$1,307.09	\$1,307.09	\$0.00	0.00%
<b>Operations/Maintenance - Single Family 75'</b>	\$1,434.52	\$1,470.71	\$36.19	2.52%
<b>Total</b>	<b>\$2,741.61</b>	<b>\$2,777.80</b>	<b>\$36.19</b>	<b>1.32%</b>
<b>Debt Service - Single Family 75' (2011A-2)</b>	\$805.00	\$805.00	\$0.00	0.00%
<b>Operations/Maintenance - Single Family 75'</b>	\$1,434.52	\$1,470.71	\$36.19	2.52%
<b>Total</b>	<b>\$2,239.52</b>	<b>\$2,275.71</b>	<b>\$36.19</b>	<b>1.62%</b>
<b>Debt Service - Single Family 90' (2011A-1)</b>	\$1,591.24	\$1,591.24	\$0.00	0.00%
<b>Operations/Maintenance - Single Family 90'</b>	\$1,746.37	\$1,790.42	\$44.05	2.52%
<b>Total</b>	<b>\$3,337.61</b>	<b>\$3,381.66</b>	<b>\$44.05</b>	<b>1.32%</b>
<b>Debt Service - Single Family 90' (2011A-2)</b>	\$980.00	\$980.00	\$0.00	0.00%
<b>Operations/Maintenance - Single Family 90'</b>	\$1,746.37	\$1,790.42	\$44.05	2.52%
<b>Total</b>	<b>\$2,726.37</b>	<b>\$2,770.42</b>	<b>\$44.05</b>	<b>1.62%</b>
<b>Debt Service - Single Family 100' (2011A-2)</b>	\$1,050.00	\$1,050.00	\$0.00	0.00%
<b>Operations/Maintenance - Single Family 100'</b>	\$1,871.11	\$1,918.31	\$47.20	2.52%
<b>Total</b>	<b>\$2,921.11</b>	<b>\$2,968.31</b>	<b>\$47.20</b>	<b>1.62%</b>

(1) New Product Type due to Replat of Townhomes

**CONCORDE ESTATES**

**FISCAL YEAR 2015/2016 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

TOTAL O&M BUDGET		\$757,770.00
COLLECTION COSTS @	6.0%	<u>\$48,368.30</u>
TOTAL O&M ASSESSMENT		<u>\$806,138.30</u>

LOT SIZE	O&M	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT				TOTAL	TOTAL	PER LOT ANNUAL ASSESSMENT				
		SERIES 2011A-1	SERIES 2011A-2	EAU FACTOR	TOTAL	% TOTAL	TOTAL	SERIES 2011A-1	SERIES 2011A-2	2011A-1 DEBT 2011A-2 DEBT				
		DEBT	DEBT					ASSESSMENT	ASSESSMENT	O&M	SERVICE (2)	SERVICE (2)	TOTAL (3)	
Townhouse	66	49		0.75	49.50	7.85%	\$63,304.27	\$41,770.05	\$0.00	\$959.16	\$852.45		\$1,811.61	
Single Family 65'	103	95		1.00	103.00	16.34%	\$131,724.03	\$107,977.00	\$0.00	\$1,278.87	\$1,136.60		\$2,415.47	
Single Family 75'	80	77		1.15	92.00	14.60%	\$117,656.42	\$100,645.93	\$0.00	\$1,470.71	\$1,307.09		\$2,777.80	
Single Family 90'	62	58		1.40	86.80	13.77%	\$111,006.27	\$92,291.92	\$0.00	\$1,790.42	\$1,591.24		\$3,381.66	
Single Family 45'	64		64	0.90	57.60	9.14%	\$73,663.15	\$0.00	\$38,400.00	\$1,150.99		\$600.00	\$1,750.99	
Single Family 65'	107		107	1.00	107.00	16.97%	\$136,839.53	\$0.00	\$74,900.00	\$1,278.87	\$700.00		\$1,978.87	
Single Family 75'	53		53	1.15	60.95	9.67%	\$77,947.38	\$0.00	\$42,665.00	\$1,470.71	\$805.00		\$2,275.71	
Single Family 90'	30		30	1.40	42.00	6.66%	\$53,712.71	\$0.00	\$29,400.00	\$1,790.42	\$980.00		\$2,770.42	
Single Family 100'	21		21	1.50	31.50	5.00%	\$40,284.53	\$0.00	\$22,050.00	\$1,918.31	\$1,050.00		\$2,968.31	
	<u>586</u>	<u>279</u>	<u>275</u>		<u>630.35</u>	<u>100.00%</u>	<u>\$806,138.30</u>	<u>\$342,684.90</u>	<u>\$207,415.00</u>					
LESS: Osceola County Collection Costs and Early Payment Discount Costs														
<b>Net Revenue to be Collected</b>								<b><u>(\$48,368.30)</u></b>	<b><u>(\$20,561.09)</u></b>	<b><u>(\$12,444.90)</u></b>				
								<b><u>\$757,770.00</u></b>	<b><u>\$322,123.81</u></b>	<b><u>\$194,970.10</u></b>				

(1) Reflects the number of total lots with Series 2011A-1 and Series 2011A-2 debt outstanding.

(2) Annual debt service assessment per lot adopted in connection with the Series 2011A-1 and Series 2011A-2 bond issues. Annual assessment includes principal, interest, Osceola County collection costs and early payment discount costs.

(3) Annual assessment that will appear on November 2015 Osceola County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.