

**Country Greens
Community Development District**

Operating and Debt Service Budget

Fiscal Year 2011

Adopted Budget

September 7, 2010

Prepared by



Country Greens

Community Development District

Table of Contents

GENERAL FUND BUDGET

Summary of Revenue & Expenditures	Page 1 - 2
Exhibit "A" - Allocation of Fund Balance	Page 3
Budget Narrative	Page 4 - 7

DEBT SERVICE BUDGET - SERIES 2003

Summary of Revenue & Expenditures	Page 8
Amortization Schedule	Page 9 - 10
Budget Narrative	Page 11
Assessment Summary	Page 12

Community Development District

Adopted Budget - Fiscal Year 2011

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ADOPTED
	BUDGET	THRU	AUG-	PROJECTED	BUDGET
	FY 2010	JUL-2010	SEP-2010	FY 2010	FY 2011
REVENUES					
Interest - Investments	\$ 2,000	\$ 856	\$ 171	\$ 1,027	\$ 900
Interest - Tax Collector	-	43	-	43	-
Special Assmnts- Tax Collector	438,872	438,220	640	438,860	327,675
Special Assmnts- Other	-	26,206	-	26,206	-
Special Assmnts- Discounts	(17,555)	(12,274)	-	(12,274)	(13,107)
TOTAL REVENUES	423,317	453,051	811	453,862	315,468

EXPENDITURES**Administrative**

P/R-Board of Supervisors	6,000	800	500	1,300	6,000
FICA Taxes	459	61	38	99	688
ProfServ-Arbitrage Rebate	1,750	-	600	600	600
ProfServ-Dissemination Agent	5,000	5,000	-	5,000	5,000
ProfServ-Engineering	15,000	3,433	687	4,120	10,000
ProfServ-Legal Services	20,000	8,357	1,671	10,028	20,000
ProfServ-Mgmt Consulting Serv	56,413	47,011	9,402	56,413	58,105
ProfServ-Trustee	3,700	2,694	539	3,233	3,700
Auditing Services	7,500	7,500	-	7,500	7,500
Communication - Telephone	300	22	4	26	300
Postage and Freight	900	208	42	250	300
Rental - Meeting Room	900	325	150	475	900
Insurance - General Liability	4,500	4,500	-	4,500	4,950
Printing and Binding	600	376	75	451	600
Legal Advertising	600	287	200	487	600
Miscellaneous Services	400	392	78	470	775
Misc-District Filing Fees	175	175	-	175	175
Misc-Assessmnt Collection Cost	8,777	6,735	2,296	9,031	6,553
Misc-Contingency	1,751	121	1,229	1,350	-
Office Supplies	400	104	256	360	400
Total Administrative	135,125	88,101	17,768	105,869	127,147

Community Development District

Adopted Budget - Fiscal Year 2011

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2010	ACTUAL THRU JUL-2010	PROJECTED AUG- SEP-2010	TOTAL PROJECTED FY 2010	ADOPTED BUDGET FY 2011
<i>Field</i>					
ProfServ-Field Management	20,700	17,250	3,450	20,700	21,321
Contracts-Landscape	111,000	95,214	19,043	114,257	115,000
Utility - General	20,000	13,051	2,610	15,661	19,000
R&M-Aquatic Weed Control	4,000	3,280	662	3,942	4,000
R&M-Common Area	-	-	-	-	29,000
R&M-Fountain	5,000	117	5,000	5,117	-
R&M-Ponds	22,000	131	5,000	5,131	-
R&M-Storm Water - Pond	10,000	-	3,000	3,000	-
R&M-Stormwater System	5,000	1,136	1,000	2,136	-
R&M-Streetlighting Equipment	3,000	157	843	1,000	-
R&M-Reserves	7,492	-	7,492	7,492	-
Capital Outlay	80,000	-	-	-	-
Total Field	288,192	130,336	48,100	178,436	188,321
TOTAL EXPENDITURES	423,317	218,437	65,868	284,305	315,468
Excess (deficiency) of revenues					
Over (under) expenditures	-	234,614	(65,057)	169,558	-
Net change in fund balance	-	234,614	(65,057)	169,558	-
FUND BALANCE, BEGINNING	527,977	527,977	-	527,977	697,535
FUND BALANCE, ENDING	\$ 527,977	\$ 762,591	\$ (65,057)	\$ 697,535	\$ 697,535

Community Development District**Exhibit "A"****Allocation of Fund Balance****Estimated Funds Available**

Beginning Fund Balance - Fiscal Year 2011	\$697,535
Net Change in Fund Balance - Fiscal Year 2011	\$0
Reserves - Fiscal Year 2011 Additions	\$7,492
Total Estimated Funds Available - 9/30/2011	\$705,027

Allocation of Funds Available**Assigned Fund Balance**

(1) Operating Reserve - First Quarter Operating Capital	\$105,287
Reserves for Repair & Maintenance throughout the community:	
FY 2008	\$30,000
FY 2009	\$7,492
FY 2010	\$7,492
FY 2011	\$7,492

Total Allocation of Funds	\$157,763
----------------------------------	------------------

Total Undesignated Cash	\$547,264
--------------------------------	------------------

Notes

(1) The District has not budgeted for a first quarter operating reserve; however, sufficient cash is available in the fund balance to cover the first three months.

COUNTRY GREENS
Community Development District
FY 2011 BUDGET NARRATIVE
General Fund

REVENUES

Interest- Investments

The District earns interest on their operating account and other investments.

Special Assessment – Tax collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessment - Discounts

Per Section 197.3632 and Section 197.162 of the Florida Statues, 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

P/R Board of Supervisors

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6 meetings.

FICA Taxes

Payroll 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.

Professional Services- Arbitrage Rebate

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2003 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.

COUNTRY GREENS
Community Development District
FY 2011 BUDGET NARRATIVE

General Fund

Expenditures- Administrative (continued)

Professional Services- Engineering Fees

The District's engineer will be providing general engineering services to the District, i.e., attendance and preparation for monthly Board meetings, and reviewing invoices.

Professional Services- Legal Services

The District's legal counsel will be providing general legal services to the District, i.e., attendance and preparation for monthly meetings, review operating and maintenance contracts.

Professional Services- Management Services

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Severn Trent Environmental Services, Inc. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement plus anticipated increases.

<i>Services Provided</i>	<i>Fee</i>
Management Services	\$54,097
Information Technology Services	\$1,098
Rentals & Leases	\$2,910
Total	\$58,105

Professional Services- Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2003 Special Assessment Bond. The budgeted amount for the fiscal year is based on standard fees charged plus any out-of-pocket expenses.

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.

Communication-Telephone

Telephone and fax machine expenditures.

Postage and Freight

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

Rental- Meeting Room

Cost to rent the room to hold the District's meeting.

COUNTRY GREENS
Community Development District
FY 2011 BUDGET NARRATIVE
General Fund

Expenditures- Administrative (continued)

Insurance – General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance. Public Risk Insurance specializes in providing insurance coverage to governmental agencies. The budgeted amount for the fiscal year is based on prior year premium, plus an anticipated increase of \$450 (based on market estimates).

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, public hearings, etc. in a newspaper of general circulation.

Miscellaneous Services

Bank charges and any other miscellaneous expenditures that are incurred during the year.

Misc. - District Filing Fees

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

Misc. – Assessment Collection Costs

The District reimburses the Lake County Tax Collector for applicable necessary administrative costs. Per 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 FY2011 budget for collection costs is based on a maximum of 2% of the anticipated assessment collections.

Misc. – Contingency

This category provides funds for administrative expenditures that may not have been budgeted anywhere else.

Office Supplies

Miscellaneous office supplies.

COUNTRY GREENS
Community Development District
FY 2011 BUDGET NARRATIVE
General Fund

Expenditures- Field

Field Management **\$ 21,321**

The District has a contract with Severn Trent Services, Inc. for services in the administration and operation of the Property and its contractors.

Contracts-Landscape **\$115,000**

The District has a contract with Valley Crest to provide landscape maintenance. These services include mowing, edging, blowing, applying pest and disease control chemicals to sod, mulching once per year, applying fertilizer, and transplanting annuals three times per year. The budgeted amount includes unscheduled maintenance as well as repair and replacement.

Contract (Valley Crest)	\$111,140
Additional Maintenance	\$3,860

Utility –General **\$19,000**

The District maintains wells, pumps, and has electrical and water accounts for the common areas.

Aquatic Weed Control **\$4,000**

The District has a contract with Applied Aquatic Management Inc. to provide lake maintenance to all the lakes. These services include monthly inspections and treatment of aquatic weeds and algae, herbicide, and removal. The budgeted amount also includes unscheduled maintenance.

R&M Common Areas **\$45,000**

The cost of any maintenance expenditures that are incurred during the year such as painting, pressure washing, repairs for the fountain, ponds, storm water ponds, storm water system, and the streelighting equipment.

R&M Reserves **\$7,492**

These are funds set aside for replacement of items throughout the community.

Capital Outlay **\$80,000**

Represents any major capital expenditures the District may need to make during the Fiscal Year.

Community Development District

Adopted Budget - Fiscal Year 2011

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2010	ACTUAL THRU JUL-2010	PROJECTED AUG- SEP-2010	TOTAL PROJECTED FY 2010	ADOPTED BUDGET FY 2011
REVENUES					
Interest - Investments	\$ 1,175	\$ 305	\$ 61	\$ 366	\$ 47
Interest - Tax Collector	-	48	-	48	-
Special Assmnts- Tax Collector	513,484	512,688	796	513,484	513,484
Special Assmnts- Discounts	(20,539)	(16,853)	-	(16,853)	(20,539)
TOTAL REVENUES	494,120	496,188	857	497,045	492,992
EXPENDITURES					
<i>Administrative</i>					
Misc-Assessmnt Collection Cost	10,269	8,227	1,676	9,903	10,270
Total Administrative	10,269	8,227	1,676	9,903	10,270
<i>Debt Service</i>					
Principal Debt Retirement	90,000	90,000	-	90,000	100,000
Principal Prepayments	-	5,000	-	5,000	-
Interest Expense	378,288	378,288	-	378,288	371,994
Total Debt Service	468,288	473,288	-	473,288	471,994
TOTAL EXPENDITURES	478,557	481,515	1,676	483,191	482,263
Excess (deficiency) of revenues Over (under) expenditures	15,563	14,673	(819)	13,854	10,728
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	15,563	-	-	-	10,728
TOTAL OTHER SOURCES (USES)	15,563	-	-	-	10,728
Net change in fund balance	15,563	14,673	(819)	13,854	10,728
FUND BALANCE, BEGINNING	828,819	828,819	-	828,819	842,673
FUND BALANCE, ENDING	\$ 844,382	\$ 843,492	\$ (819)	\$ 842,673	\$ 853,402

Community Development District

**Amortization Schedule
Series 2003 Special Assessment Bonds**

Date	Regular Principal	Principal Prepayments	Interest Expense	Outstanding Principal
11/1/2009			\$189,143.75	\$5,710,000.00
5/1/2010	\$90,000.00	\$5,000.00	\$189,143.75	\$5,615,000.00
11/1/2010			\$185,996.88	\$5,615,000.00
5/1/2011	\$100,000.00		\$185,996.88	\$5,515,000.00
11/1/2011			\$182,684.38	\$5,515,000.00
5/1/2012	\$105,000.00		\$182,684.38	\$5,410,000.00
11/1/2012			\$179,206.25	\$5,410,000.00
5/1/2013	\$115,000.00		\$179,206.25	\$5,295,000.00
11/1/2013			\$175,396.88	\$5,295,000.00
5/1/2014	\$120,000.00		\$175,396.88	\$5,175,000.00
11/1/2014			\$171,421.88	\$5,175,000.00
5/1/2015	\$130,000.00		\$171,421.88	\$5,045,000.00
11/1/2015			\$167,115.63	\$5,045,000.00
5/1/2016	\$140,000.00		\$167,115.63	\$4,905,000.00
11/1/2016			\$162,478.13	\$4,905,000.00
5/1/2017	\$145,000.00		\$162,478.13	\$4,760,000.00
11/1/2017			\$157,675.00	\$4,760,000.00
5/1/2018	\$155,000.00		\$157,675.00	\$4,605,000.00
11/1/2018			\$152,540.63	\$4,605,000.00
5/1/2019	\$165,000.00		\$152,540.63	\$4,440,000.00
11/1/2019			\$147,075.00	\$4,440,000.00
5/1/2020	\$180,000.00		\$147,075.00	\$4,260,000.00
11/1/2020			\$141,112.50	\$4,260,000.00
5/1/2021	\$190,000.00		\$141,112.50	\$4,070,000.00
11/1/2021			\$134,818.75	\$4,070,000.00
5/1/2022	\$205,000.00		\$134,818.75	\$3,865,000.00
11/1/2022			\$128,028.13	\$3,865,000.00
5/1/2023	\$220,000.00		\$128,028.13	\$3,645,000.00
11/1/2023			\$120,740.63	\$3,645,000.00
5/1/2024	\$235,000.00		\$120,740.63	\$3,410,000.00
11/1/2024			\$112,956.25	\$3,410,000.00
5/1/2025	\$250,000.00		\$112,956.25	\$3,160,000.00
11/1/2025			\$104,675.00	\$3,160,000.00
5/1/2026	\$265,000.00		\$104,675.00	\$2,895,000.00
11/1/2026			\$95,896.88	\$2,895,000.00
5/1/2027	\$285,000.00		\$95,896.88	\$2,610,000.00

Community Development District

Amortization Schedule
Series 2003 Special Assessment Bonds

Date	Regular Principal	Principal Prepayments	Interest Expense	Outstanding Principal
11/1/2027			\$86,456.25	\$2,610,000.00
5/1/2028	\$305,000.00		\$86,456.25	\$2,305,000.00
11/1/2028			\$76,353.13	\$2,305,000.00
5/1/2029	\$325,000.00		\$76,353.13	\$1,980,000.00
11/1/2029			\$65,587.50	\$1,980,000.00
5/1/2030	\$345,000.00		\$65,587.50	\$1,635,000.00
11/1/2030			\$54,159.38	\$1,635,000.00
5/1/2031	\$370,000.00		\$54,159.38	\$1,265,000.00
11/1/2031			\$41,903.13	\$1,265,000.00
5/1/2032	\$395,000.00		\$41,903.13	\$870,000.00
11/1/2032			\$28,818.75	\$870,000.00
5/1/2033	\$425,000.00		\$28,818.75	\$445,000.00
11/1/2033			\$14,740.63	\$445,000.00
5/1/2034	\$445,000.00		\$14,740.63	\$0.00
totals	\$5,705,000.00	\$0.00	\$6,153,962.50	

COUNTRY GREENS
Community Development District
FY 2011 BUDGET NARRATIVE
DEBT SERVICE FUND

REVENUES

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 the assessable property within the District in order to pay for the debt service expenditures. The District will assess the maximum annual debt service amount.

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 Lake County Tax Collector for applicable necessary administrative costs. Per 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 FY2011 budget for collection costs is based on a maximum of 2% of the anticipated assessment collections.

Country Greens

All Funds

Community Development District

Assessment Summary Fiscal Year 2011 vs. Fiscal Year 2010

Product	General Fund 001		Debt Service Series 2003		Total Assessments per Unit		Units
	FY 2011	FY 2010	FY 2011	FY 2010	FY 2011	FY 2010	
TH 34'	\$298.67	\$406.67	\$398.94	\$398.94	\$697.60	\$805.61	104
SF 55'	\$426.67	\$580.95	\$585.11	\$585.11	\$1,011.77	\$1,166.06	319
SF 65'	\$426.67	\$580.95	\$691.49	\$691.49	\$1,118.16	\$1,272.44	97
SF 100'	\$426.67	\$580.95	\$1,037.23	\$1,037.23	\$1,463.90	\$1,618.18	158
Golf Course	\$4,265.62	\$5,808.08	\$6,914.89	\$6,914.89	\$11,180.51	\$12,722.97	10
Commercial	\$23,034.00	\$31,363.17	\$47,872.34	\$47,872.34	\$70,906.34	\$79,235.51	54
New Area	\$24,398.87	\$25,929.74	\$0.00	\$0.00	\$24,398.87	\$25,929.74	742

Prepared by:
Severn Trent Management Services

Report Date: 10/1/2010