

COUNTRY GREENS
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2014

Version 2 - Adopted Budget
(Adopted at 6/24/2013 meeting)

Prepared by:



Table of Contents

	<u>Page #</u>
<u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1 - 2
Budget Narrative	3 - 6
Exhibit A - Allocation of Fund Balances	7
 <u>DEBT SERVICE BUDGET</u>	
Series 2003	
Summary of Revenues, Expenditures and Changes in Fund Balances	8
Amortization Schedule	9
Budget Narrative.....	10
 <u>SUPPORTING BUDGETS SCHEDULE</u>	
2013-2014 Non-Ad Valorem Assessment Summary	11

Country Greens
Community Development District

Operating Budget
Fiscal Year 2014

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2014 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2012	ADOPTED BUDGET FY 2013	ACTUAL THRU MAY-13	PROJECTED JUNE- SEP-2013	TOTAL PROJECTED FY 2013	ANNUAL BUDGET FY 2014
REVENUES						
Interest - Investments	\$ 4,642	\$ 3,500	\$ 2,671	\$ 1,000	\$ 3,671	\$ 2,000
Special Assmnts- Tax Collector	311,775	297,291	246,833	50,458	297,291	297,291
Special Assmnts- Delinquent	-	-	405	-	405	-
Special Assmnts- Discounts	(8,950)	(11,892)	(9,293)	-	(9,293)	(11,892)
TOTAL REVENUES	307,467	288,899	240,616	51,458	292,074	287,399
EXPENDITURES						
<i>Administrative</i>						
P/R-Board of Supervisors	5,600	6,000	3,800	2,000	5,800	6,000
FICA Taxes	428	459	291	153	444	459
ProfServ-Arbitrage Rebate	600	600	-	600	600	600
ProfServ-Dissemination Agent	5,000	5,000	-	5,000	5,000	5,000
ProfServ-Engineering	17,881	10,000	1,335	8,665	10,000	10,000
ProfServ-Legal Services	8,302	17,000	3,209	13,791	17,000	17,000
ProfServ-Mgmt Consulting Serv	58,105	59,848	39,899	19,949	59,848	59,848
ProfServ-Trustee	3,233	3,700	2,694	1,006	3,700	3,700
Auditing Services	5,250	5,750	5,000	-	5,000	5,500
Communication - Telephone	8	200	78	45	123	200
Postage and Freight	725	700	595	105	700	700
Rental - Meeting Room	725	900	450	250	700	900
Insurance - General Liability	5,500	6,325	7,140	-	7,140	8,211
Printing and Binding	705	800	338	193	531	800
Legal Advertising	256	400	67	200	267	400
Miscellaneous Services	594	697	378	216	594	697
Misc-District Filing Fees	175	-	-	-	-	-
Misc-Assessmnt Collection Cost	6,057	5,946	4,563	1,009	5,572	5,946
Office Supplies	318	350	199	114	313	350
Annual District Filing Fee	-	175	175	-	175	175
Total Administrative	119,462	124,850	70,211	53,296	123,507	126,486
<i>Field</i>						
ProfServ-Field Management	10,000	10,000	6,667	3,333	10,000	10,000
Contracts-Landscape	125,223	121,140	78,598	42,542	121,140	122,040
Utility - General	20,297	21,000	13,718	7,282	21,000	21,000
R&M-Aquatic Weed Control	1,404	4,212	-	4,212	4,212	4,212
R&M-Common Area	1,998	21,700	87	5,000	5,087	21,700
Capital Outlay	-	-	33,090	-	33,090	-
Total Field	158,922	178,052	132,160	62,369	194,529	178,952
TOTAL EXPENDITURES	278,384	302,902	202,371	115,665	318,036	305,438
Excess (deficiency) of revenues						
Over (under) expenditures	29,083	(14,003)	38,245	(64,207)	(25,962)	(18,039)

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2014 Adopted Budget

<u>ACCOUNT DESCRIPTION</u>	<u>ACTUAL FY 2012</u>	<u>ADOPTED BUDGET FY 2013</u>	<u>ACTUAL THRU MAY-13</u>	<u>PROJECTED JUNE- SEP-2013</u>	<u>TOTAL PROJECTED FY 2013</u>	<u>ANNUAL BUDGET FY 2014</u>
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	(14,003)	-	-	-	(18,039)
TOTAL OTHER SOURCES (USES)	-	(14,003)	-	-	-	(18,039)
Net change in fund balance	29,083	(14,003)	38,245	(64,207)	(25,962)	(18,039)
FUND BALANCE, BEGINNING	736,168	765,251	765,251	-	765,251	739,289
FUND BALANCE, ENDING	\$ 765,251	\$ 751,248	\$ 803,496	\$ (64,207)	\$ 739,289	\$ 721,250

Budget Narrative
Fiscal Year 2014

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 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

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.

Professional Services- Engineering Fees

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

Budget Narrative
Fiscal Year 2014

Expenditures- Administrative (continued)

Professional Services- Legal Services

The District's legal counsel will be providing general legal services to the District, i.e., attendance and preparation for 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.

<i>Services Provided</i>	<i>Fee</i>
Management Services	\$55,840
Information Technology Services	\$1,098
Rentals & Leases	\$2,910
Total	\$59,848

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 last year's actuals plus contingency.

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.

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 15% (based on market estimates).

Budget Narrative
Fiscal Year 2014

Expenditures- Administrative (continued)

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 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. – 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 FY 2014 budget for collection costs is based on a maximum of 2% of the anticipated assessment collections.

Office Supplies

Miscellaneous office supplies.

Annual District Filing Fee

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

Budget Narrative
Fiscal Year 2014

Expenditures- Field

Field Management **\$ 10,000**

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 **\$ 122,040**

The District has a contract with Eagle Dunes HOA, Inc. to provide landscape maintenance through Valley Crest. 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	\$112,044
Additional Maintenance	\$10,000

Utility --General **\$ 21,000**

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

Aquatic Weed Control **\$ 4,212**

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.

R&M --Common Areas **\$ 21,700**

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 streetlighting equipment.

Exhibit "A"
 Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2014	\$ 739,289
Net Change in Fund Balance - Fiscal Year 2014	(18,039)
Reserves - Fiscal Year 2014 Additions	-
Total Funds Available (Estimated) - 9/30/2014	721,250

ALLOCATION OF AVAILABLE FUNDS

<i>Assigned Fund Balance</i>	
Operating Reserve	76,360 ⁽¹⁾
Reserves - Irrigation/Landscape	44,984
Subtotal	<u>121,344</u>
Total Allocation of Available Funds	121,344

Total Unassigned (undesignated) Cash	<u>\$ 599,907</u>
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Notes

(1) Represents approximately 3 months of operating expenditures

Country Greens
Community Development District

Debt Service Budget
Fiscal Year 2014

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2014 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2012	ADOPTED BUDGET FY 2013	ACTUAL THRU MAY-13	PROJECTED JUNE- SEP-2013	TOTAL PROJECTED FY 2013	ANNUAL BUDGET FY 2014
REVENUES						
Interest - Investments	\$ 459	\$ 460	\$ 319	\$ 141	\$ 460	\$ 460
Special Assmnts- Tax Collector	509,283	509,973	451,325	58,650	509,974	509,973
Special Assmnts- Delinquent	-	-	691	-	691	-
Special Assmnts- Discounts	(16,858)	(20,399)	(17,078)	-	(17,078)	(20,399)
TOTAL REVENUES	492,884	490,034	435,257	58,791	494,047	490,034
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	9,849	10,199	8,374	1,173	9,547	10,199
Total Administrative	9,849	10,199	8,374	1,173	9,547	10,199
<i>Debt Service</i>						
Principal Debt Retirement	105,000	115,000	115,000	-	115,000	120,000
Principal Prepayments	10,000	-	10,000	-	10,000	-
Interest Expense	362,553	355,431	354,934	-	354,934	346,819
Total Debt Service	477,553	470,431	479,934	-	479,934	466,819
TOTAL EXPENDITURES	487,402	480,630	488,308	1,173	489,481	477,018
Excess (deficiency) of revenues Over (under) expenditures	5,482	9,404	(53,051)	57,618	4,566	13,017
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	9,404	-	-	-	13,017
TOTAL OTHER SOURCES (USES)	-	9,404	-	-	-	13,017
Net change in fund balance	5,482	9,404	(53,051)	57,618	4,566	13,017
FUND BALANCE, BEGINNING	858,030	863,512	863,512	-	863,512	868,078
FUND BALANCE, ENDING	\$ 863,512	\$ 872,916	\$ 810,461	\$ 57,618	\$ 868,078	\$ 881,095

Series 2003 Special Assessment Revenue Bonds Amortization

Date	Regular Principal	Principal Prepayments	Interest Expense	Outstanding Principal
11/1/2013			\$ 173,409	\$ 5,235,000
5/1/2014	\$ 120,000		\$ 173,409	\$ 5,115,000
11/1/2014			\$ 169,434	\$ 5,115,000
5/1/2015	\$ 130,000		\$ 169,434	\$ 4,985,000
11/1/2015			\$ 165,128	\$ 4,985,000
5/1/2016	\$ 135,000		\$ 165,128	\$ 4,850,000
11/1/2016			\$ 160,656	\$ 4,850,000
5/1/2017	\$ 145,000		\$ 160,656	\$ 4,705,000
11/1/2017			\$ 155,853	\$ 4,705,000
5/1/2018	\$ 155,000		\$ 155,853	\$ 4,550,000
11/1/2018			\$ 150,719	\$ 4,550,000
5/1/2019	\$ 165,000		\$ 150,719	\$ 4,385,000
11/1/2019			\$ 145,253	\$ 4,385,000
5/1/2020	\$ 180,000		\$ 145,253	\$ 4,205,000
11/1/2020			\$ 139,291	\$ 4,205,000
5/1/2021	\$ 190,000		\$ 139,291	\$ 4,015,000
11/1/2021			\$ 132,997	\$ 4,015,000
5/1/2022	\$ 205,000		\$ 132,997	\$ 3,810,000
11/1/2022			\$ 126,206	\$ 3,810,000
5/1/2023	\$ 215,000		\$ 126,206	\$ 3,595,000
11/1/2023			\$ 119,084	\$ 3,595,000
5/1/2024	\$ 235,000		\$ 119,084	\$ 3,360,000
11/1/2024			\$ 111,300	\$ 3,360,000
5/1/2025	\$ 250,000		\$ 111,300	\$ 3,110,000
11/1/2025			\$ 103,019	\$ 3,110,000
5/1/2026	\$ 265,000		\$ 103,019	\$ 2,845,000
11/1/2026			\$ 94,241	\$ 2,845,000
5/1/2027	\$ 280,000		\$ 94,241	\$ 2,565,000
11/1/2027			\$ 84,966	\$ 2,565,000
5/1/2028	\$ 300,000		\$ 84,966	\$ 2,265,000
11/1/2028			\$ 75,028	\$ 2,265,000
5/1/2029	\$ 320,000		\$ 75,028	\$ 1,945,000
11/1/2029			\$ 64,428	\$ 1,945,000
5/1/2030	\$ 340,000		\$ 64,428	\$ 1,605,000
11/1/2030			\$ 53,166	\$ 1,605,000
5/1/2031	\$ 365,000		\$ 53,166	\$ 1,240,000
11/1/2031			\$ 41,075	\$ 1,240,000
5/1/2032	\$ 390,000		\$ 41,075	\$ 850,000
11/1/2032			\$ 28,156	\$ 850,000
5/1/2033	\$ 415,000		\$ 28,156	\$ 435,000
11/1/2033			\$ 14,409	\$ 435,000
5/1/2034	\$ 435,000		\$ 14,409	\$ -
Totals	\$ 5,235,000	\$ -	\$ 4,442,228	

Budget Narrative
Fiscal Year 2014

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 FY 2014 budget for collection costs is based on a maximum of 2% of the anticipated assessment collections.

Expenditures- Debt Service

Principal Debt Retirement

The District pays regular principal payments annually in order to pay down/retire the debt service.

Interest Expense

The District pays interest expense on the debt service twice a year.

Country Greens
Community Development District

Supporting Budget Schedule
Fiscal Year 2014

**Assessment Summary
Fiscal Year 2014 vs. Fiscal Year 2013**

Product	General Fund			Debt Service Series 2003			Total Assessments per Unit			Units
	FY 2014	FY 2013	Percent Change	FY 2014	FY 2013	Percent Change	FY 2014	FY 2013	Percent Change	
TH 34'	\$269.61	\$269.61	0.0%	\$398.94	\$398.94	0.0%	\$668.55	\$668.55	0.0%	104
SF 55'	\$385.16	\$385.16	0.0%	\$585.11	\$585.11	0.0%	\$970.26	\$970.26	0.0%	319
SF 65'	\$385.16	\$385.16	0.0%	\$691.49	\$691.49	0.0%	\$1,076.65	\$1,076.65	0.0%	97
SF 100'	\$385.16	\$385.16	0.0%	\$1,037.23	\$1,037.23	0.0%	\$1,422.39	\$1,422.39	0.0%	158
Golf Course	\$3,850.62	\$3,850.62	0.0%	\$6,914.89	\$6,914.89	0.0%	\$10,765.51	\$10,765.51	0.0%	10
Commercial	\$20,793.03	\$20,793.03	0.0%	\$47,872.34	\$47,872.34	0.0%	\$68,665.37	\$68,665.37	0.0%	54
New Area	\$23,527.46	\$23,527.46	0.0%	\$0.00	\$0.00	n/a	\$23,527.46	\$23,527.46	0.0%	
										742