

Concorde Estates Community Development District
 General Fund
 Fiscal Year 2013/2014

Chart of Accounts Classification	Budget for 2013/2014
REVENUES	
Interest Earnings	
Interest Earnings	\$ -
Special Assessments	
Tax Roll*	\$ 487,787
Off Roll*	\$ 269,983
Other Miscellaneous Revenues	
Event Rental	\$ -
TOTAL REVENUES	\$ 757,770
Balance Forward from Prior Year	\$ -
TOTAL REVENUES AND BALANCE FORWARD	\$ 757,770
EXPENDITURES - ADMINISTRATIVE	
Legislative	
Supervisor Fees	\$ 12,000
Financial & Administrative	
Administrative Services	\$ 6,300
District Management	\$ 22,680
District Engineer	\$ 15,000
Disclosure Report	\$ 5,000
Trustees Fees	\$ 9,000
Assessment Roll	\$ 620
Financial Consulting Services	\$ 6,000
Accounting Services	\$ 14,976
Auditing Services	\$ 3,600
Arbitrage Rebate Calculation	\$ 650
Public Officials Liability Insurance	\$ 8,600
Legal Advertising	\$ 1,000
Bank Fees	\$ 250
Dues, Licenses & Fees	\$ 175
Tax Collector /Property Appraiser Fees	\$ 15
Legal Counsel	
District Counsel	\$ 20,000
Foreclosure Expenses	\$ -
Administrative Subtotal	\$ 125,866
EXPENDITURES - FIELD OPERATIONS	
Law Enforcement	
Deputy	\$ 25,000
Security Operations	
Guard & Gate Facility Maintenance - Gaurdian	\$ 400
Security Monitoring Services - Envera	\$ 3,600
Electric Utility Services	
Utility Services	\$ 17,000
Street Lights	\$ 85,000
Utility - Recreation Facilities	\$ 10,000
Water-Sewer Combination Services	
Utility Services	\$ 86,000
Stormwater Control	
Aquatic Maintenance	\$ 7,000
Fountain Service Repairs & Maintenance	\$ 2,500
Lake/Pond Bank Maintenance	\$ 1,000
General Liability Insurance	\$ 7,500
Property Insurance	\$ 13,600
Entry & Walls Maintenance	\$ 2,500
Landscape Maintenance Contract	\$ 181,932
Ornamental Lighting & Maintenance	\$ 1,500
Irrigation Repairs	\$ 5,000
Landscape Miscellaneous - Sign Repair	\$ 1,000
Landscape Replacement Plants, Shrubs, Trees	\$ 20,000
Annual Mulching & Tree Trimming	\$ 20,000
Management Contract - Amenity	\$ 58,355
Pool Permits	\$ 400
Maintenance & Repair - Park Fencing	\$ 1,500
Gate Maintenance & Repairs	\$ 2,000
Vehicle Maintenance - Mileage Reimbursement	\$ 1,000
Fitness Equipment Maintenance & Repairs	\$ 3,000

Concorde Estates Community Development District
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Chart of Accounts Classification	Budget for 2013/2014
Clubhouse - Facility Janitorial Service	\$ 2,000
Pool Service Contract	\$ 8,000
Pool Repairs	\$ 5,000
Maintenance & Repairs - Clubhouse	\$ 5,000
Telephone Fax, Internet	\$ 2,500
Equipment - On-site Manager Mobile	\$ 600
Office Supplies	\$ 1,000
Pest Control & Termite Bond	\$ 1,200
Athletic/Park Court/Field Repairs	\$ 1,500
Lighting Replacement	\$ 650
Clubhouse Miscellaneous Expense	\$ 500
Trail/Bike Path Maintenance	\$ 500
Contingency	
Miscellaneous Contingency	\$ 46,667
Capital Reserves	\$ -
Field Operations Subtotal	\$ 631,904
TOTAL EXPENDITURES	\$ 757,770
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

**Concorde Estates Community Development District
Debt Service
Fiscal Year 2013/2014**

Chart of Accounts Classification	Series 2011A-1	Series 2011A-2	Series 2011B	Budget for 2013/2014
REVENUES				
Special Assessments				
Net Special Assessments ⁽¹⁾	\$ 322,123.81	\$ 207,237.10	\$ -	\$ 529,360.91
TOTAL REVENUES	\$ 322,123.81	\$ 207,237.10	\$ -	\$ 529,360.91
EXPENDITURES				
Administrative				
Financial & Administrative				
Bank Fees				0
Debt Service Obligation	\$ 322,123.81	\$ 207,237.10	\$ -	\$ 529,360.91
Administrative Subtotal	\$ 322,123.81	\$ 207,237.10	\$ -	\$ 529,360.91
TOTAL EXPENDITURES	\$ 322,123.81	\$ 207,237.10	\$ -	\$ 529,360.91
EXCESS OF REVENUES OVER EXPENDITURES	0.00	0.00	0.00	0.00

Collection and Discount % applicable to the county: 6.0%

Gross assessments \$ 563,149.90

Notes:

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

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

Concorde Estates Community Development District

FISCAL YEAR 2013/2014 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2013/2014 O&M Budget	\$757,770.00
Osceola County 6% Collection Cost:	\$48,368.30
2013/2014 Total:	<u>\$806,138.30</u>

2012/2013 O&M Budget	\$757,770.00
2013/2014 O&M Budget	\$757,770.00

Total Difference:	<u><u>\$0.00</u></u>
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	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2012/2013	2013/2014	\$	%
Debt Service - Townhouse (2011A-1)	\$852.45	\$852.45	\$0.00	0.00%
Operations/Maintenance - Townhouse	\$935.56	\$935.56	\$0.00	0.00%
Total	\$1,788.01	\$1,788.01	\$0.00	0.00%
Debt Service - Townhouse (2011A-2)	\$525.00	\$525.00	\$0.00	0.00%
Operations/Maintenance - Townhouse	\$935.56	\$935.56	\$0.00	0.00%
Total	\$1,460.56	\$1,460.56	\$0.00	0.00%
Debt Service - Single Family 65' (2011A-1)	\$1,136.60	\$1,136.60	\$0.00	0.00%
Operations/Maintenance - Single Family 65'	\$1,247.41	\$1,247.41	\$0.00	0.00%
Total	\$2,384.01	\$2,384.01	\$0.00	0.00%
Debt Service - Single Family 65' (2011A-2)	\$700.00	\$700.00	\$0.00	0.00%
Operations/Maintenance - Single Family 65'	\$1,247.41	\$1,247.41	\$0.00	0.00%
Total	\$1,947.41	\$1,947.41	\$0.00	0.00%
Debt Service - Single Family 75' (2011A-1)	\$1,307.09	\$1,307.09	\$0.00	0.00%
Operations/Maintenance - Single Family 75'	\$1,434.52	\$1,434.52	\$0.00	0.00%
Total	\$2,741.61	\$2,741.61	\$0.00	0.00%
Debt Service - Single Family 75' (2011A-2)	\$805.00	\$805.00	\$0.00	0.00%
Operations/Maintenance - Single Family 75'	\$1,434.52	\$1,434.52	\$0.00	0.00%
Total	\$2,239.52	\$2,239.52	\$0.00	0.00%
Debt Service - Single Family 90' (2011A-1)	\$1,591.24	\$1,591.24	\$0.00	0.00%
Operations/Maintenance - Single Family 90'	\$1,746.37	\$1,746.37	\$0.00	0.00%
Total	\$3,337.61	\$3,337.61	\$0.00	0.00%
Debt Service - Single Family 90' (2011A-2)	\$980.00	\$980.00	\$0.00	0.00%
Operations/Maintenance - Single Family 90'	\$1,746.37	\$1,746.37	\$0.00	0.00%
Total	\$2,726.37	\$2,726.37	\$0.00	0.00%
Debt Service - Single Family 100' (2011A-2)	\$1,050.00	\$1,050.00	\$0.00	0.00%
Operations/Maintenance - Single Family 100'	\$1,871.11	\$1,871.11	\$0.00	0.00%
Total	\$2,921.11	\$2,921.11	\$0.00	0.00%

CONCORDE ESTATES

FISCAL YEAR 2013/2014 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET
COLLECTION COSTS @
TOTAL O&M ASSESSMENT

6.0%
\$757,770.00
\$48,368.30

\$806,138.30

LOT SIZE	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT				SERIES 2011A-2 DEBT SERVICE (1)		TOTAL SERIES 2011A-2 DEBT SERVICE ASSESSMENT		TOTAL PER LOT ANNUAL ASSESSMENT	
	O&M	DEBT SERVICE (1)	EAU FACTOR	EAU'S	% TOTAL	O&M BUDGET	EAU'S	DEBT SERVICE	ASSESSMENT	DEBT SERVICE	O&M	TOTAL (2)
Townhouse	66	49	0.75	49.50	7.66%	\$61,746.76			\$41,770.05	\$0.00	\$935.56	\$1,788.01
Single Family 65'	103	95	1.00	103.00	15.94%	\$128,483.16			\$107,977.00	\$0.00	\$1,247.41	\$2,384.01
Single Family 75'	80	77	1.15	92.00	14.24%	\$114,761.66			\$100,645.83	\$0.00	\$1,434.52	\$2,741.61
Single Family 90'	62	58	1.40	86.80	13.43%	\$108,275.13			\$92,291.92	\$0.00	\$1,746.37	\$3,337.61
Townhouse	98	98	0.75	73.50	11.37%	\$91,684.59			\$0.00	\$51,450.00	\$935.56	\$1,460.56
Single Family 65'	107	107	1.00	107.00	16.56%	\$133,472.80			\$0.00	\$74,900.00	\$1,247.41	\$1,947.41
Single Family 75'	53	53	1.15	60.95	9.43%	\$76,029.60			\$0.00	\$42,665.00	\$1,434.52	\$2,299.52
Single Family 90'	30	30	1.40	42.00	6.50%	\$52,391.19			\$0.00	\$29,400.00	\$1,746.37	\$2,726.37
Single Family 100'	21	21	1.50	31.50	4.87%	\$39,293.39			\$0.00	\$22,050.00	\$1,871.11	\$2,921.11
	620	279		646.25	100.00%	\$806,138.30		309	\$342,684.90	\$220,465.00		
LESS: Osceola County Collection Costs and Early Payment Discount Costs									(\$20,561.09)	(\$13,227.90)		
Net Revenue to be Collected									\$322,123.81	\$207,237.10		

(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 2013 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.