

Portico
Community Development District
General Fund
Fiscal Year 2013/2014
Adopted August 15, 2013

Chart of Accounts Classification	Budget for 2013/2014
REVENUES	
Special Assessments	
Tax Roll*	106,325
TOTAL REVENUES	\$106,325
EXPENDITURES - ADMINISTRATIVE	
Financial & Administrative	
Administrative Services	6,000
District Management	18,000
District Engineer	7,500
Disclosure Report	1,500
Trustees Fees	5,000
Financial Consulting Services	8,600
Accounting Services	14,400
Auditing Services	4,250
Arbitrage Rebate Calculation	650
Public Officials Liability Insurance	5,825
Legal Advertising	850
Bank Fees	50
Dues, Licenses & Fees	175
Tax Collector /Property Appraiser Fees	380
Legal Counsel	
District Counsel	7,500
Administrative Subtotal	\$80,680
EXPENDITURES - FIELD OPERATIONS	
Stormwater Control	
Aquatic Maintenance	11,500
Wetland Monitoring	6,300
Mitigation Area Monitoring & Maintenance	4,500
Aquatic Plant Replacement	500
Other Physical Environment	
General Liability Insurance	345
Contingency	
Miscellaneous Contingency	2,500
Field Operations Subtotal	\$25,645.00
TOTAL EXPENDITURES	\$106,325.00

**Portico Community Development District
Debt Service
Fiscal Year 2013/2014**

Chart of Accounts Classification	Series 2006	Budget for 2013/2014
REVENUES		
Special Assessments		
Net Special Assessments	\$ 983,239.24	\$ 983,239.24
TOTAL REVENUES	\$ 983,239.24	\$ 983,239.24
EXPENDITURES		
Administrative		
Financial & Administrative		
Bank Fees		\$ -
Debt Service Obligation	\$ 983,239.24	\$ 983,239.24
Administrative Subtotal	\$ 983,239.24	\$ 983,239.24
TOTAL EXPENDITURES	\$ 983,239.24	\$ 983,239.24
EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -

Collection and Discount % applicable to the county: 4.5%

Gross assessments \$ 1,029,569.88

Notes:

1. Tax Roll Collection Costs for Lee County is 4.5% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

Portico Community Development District

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

2013/2014 O&M Budget	\$106,325.00
Lee County 4.5% Collection Cost:	<u>\$5,010.08</u>
2013/2014 Total:	<u>\$111,335.08</u>

2012/2013 O&M Budget	\$109,229.00
2013/2014 O&M Budget	\$106,325.00
Total Difference:	<u><u>-\$2,904.00</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2012/2013	2013/2014	\$	%
Debt Service - Townhome	\$624.83	\$624.83	\$0.00	0.00%
Operations/Maintenance - Townhome	\$49.60	\$48.28	-\$1.32	-2.66%
Total	\$674.43	\$673.11	-\$1.32	-0.20%
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Debt Service - Single Family 55'	\$735.09	\$735.09	\$0.00	0.00%
Operations/Maintenance - Single Family 55'	\$90.18	\$87.78	-\$2.40	-2.66%
Total	\$825.27	\$822.87	-\$2.40	-0.29%
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Debt Service - Single Family 65'	\$955.62	\$955.62	\$0.00	0.00%
Operations/Maintenance - Single Family 65'	\$106.41	\$103.58	-\$2.83	-2.66%
Total	\$1,062.03	\$1,059.20	-\$2.83	-0.27%
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Debt Service - Single Family 75'	\$1,176.15	\$1,176.15	\$0.00	0.00%
Operations/Maintenance - Single Family 75'	\$122.64	\$119.38	-\$3.26	-2.66%
Total	\$1,298.79	\$1,295.53	-\$3.26	-0.25%

PORTICO

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

TOTAL O&M BUDGET	\$106,325.00
COLLECTION COSTS @ 4.5%	<u>\$5,010.08</u>
TOTAL O&M ASSESSMENT	<u>\$111,335.08</u>

LOT SIZE	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT				TOTAL	PER LOT ANNUAL ASSESSMENT		
	SERIES 2006A		EAU FACTOR	TOTAL	% TOTAL	TOTAL	SERIES 2006A DEBT SERVICE ASSESSMENT	DEBT		
	O&M	DEBT SERVICE ⁽¹⁾		EAU's	EAU's	O&M BUDGET		O&M	SERVICE ⁽²⁾	TOTAL ⁽³⁾
Platted Parcels										
SINGLE FAMILY 55	177	177	1.00	177.00	13.96%	\$15,536.84	\$130,110.93	\$87.78	\$735.09	\$822.87
SINGLE FAMILY 65	117	117	1.18	138.06	10.88%	\$12,118.74	\$111,807.54	\$103.58	\$955.62	\$1,059.20
SINGLE FAMILY 75	86	86	1.36	116.96	9.22%	\$10,266.60	\$101,148.90	\$119.38	\$1,176.15	\$1,295.53
Total Platted	<u>380</u>	<u>380</u>		<u>432.02</u>	<u>34.06%</u>	<u>\$37,922.18</u>	<u>\$343,067.37</u>			
UNPLATTED LANDS										
	PLANNED UNITS									
TOWNHOME	120	120	0.55	66.00	5.20%	\$5,793.40	\$74,979.60	\$48.28	\$624.83	\$673.11
SINGLE FAMILY 55	301	301	1.00	301.00	23.73%	\$26,421.41	\$221,262.09	\$87.78	\$735.09	\$822.87
SINGLE FAMILY 65	241	241	1.18	284.38	22.42%	\$24,962.53	\$230,304.42	\$103.58	\$955.62	\$1,059.20
SINGLE FAMILY 75	136	136	1.36	184.96	14.58%	\$16,235.56	\$159,956.40	\$119.38	\$1,176.15	\$1,295.53
Total Unplatted	<u>798</u>	<u>798</u>		<u>836.34</u>	<u>65.94%</u>	<u>\$73,412.90</u>	<u>\$686,502.51</u>			
Total Community	<u>1178</u>	<u>1178</u>		<u>1268.36</u>	<u>100.00%</u>	<u>\$111,335.08</u>	<u>\$1,029,569.88</u>			
LESS: Lee County Collection Costs and Early Payment Discount Costs						<u>(\$5,010.08)</u>	<u>(\$46,330.64)</u>			
Net Revenue to be Collected						<u>\$106,325.00</u>	<u>\$983,239.24</u>			
UNPLAT BY ACREAGE	257.17	257.17				\$73,412.90	\$686,502.51			
								PER ACRE ASSESSMENTS - UNPLATTED		
								O&M	DEBT	TOTAL
								\$285.46	\$2,669.45	\$2,954.91

(1) Reflects the number of total lots with Series 2006A debt outstanding.

(2) Annual debt service assessment per lot adopted in connection with the Series 2006A bond issue. Annual assessment includes principal, interest, Lee County collection costs and early payment discount costs.

(3) Annual assessment that will appear on November 2013 Lee 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.