

**Portico Community Development District  
General Fund  
Fiscal Year 2015/2016**

Adopted August 20, 2015

	Chart of Accounts Classification	Budget for 2015/2016
1		
2	<b>REVENUES</b>	
3		
4	Special Assessments	
5	Tax Roll*	\$ -
6	Off Roll*	\$ -
7	Contributions & Donations from Private Sources	
8	Developer Contributions	\$ 114,195
9		
10	<b>TOTAL REVENUES</b>	<b>\$ 114,195</b>
11		
12	Balance Forward from Prior Year	\$ -
13		
14	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 114,195</b>
15		
16	<i>*Allocation of assessments between the Tax Roll and Off Roll are</i>	
17		
18	<b>EXPENDITURES - ADMINISTRATIVE</b>	
19		
20	Financial & Administrative	
21	Administrative Services	\$ 4,500
22	District Management	\$ 18,610
23	District Engineer	\$ 7,500
24	Disclosure Report	\$ 1,500
25	Trustees Fees	\$ 3,000
26	Financial Consulting Services	\$ 10,000
27	Accounting Services	\$ 15,300
28	Auditing Services	\$ 3,500
29	Arbitrage Rebate Calculation	\$ 650
30	Public Officials Liability Insurance	\$ 3,094
31	Legal Advertising	\$ 850
32	Dues, Licenses & Fees	\$ 175
33	Tax Collector /Property Appraiser Fees	\$ 380
34	Website Fees & Maintenance	\$ 2,700
35	Legal Counsel	
36	District Counsel	\$ 7,500
37		
38	<b>Administrative Subtotal</b>	<b>\$ 79,259</b>
39		
40	<b>EXPENDITURES - FIELD OPERATIONS</b>	
41		
42	Stormwater Control	
43	Aquatic Maintenance	\$ 11,160
44	Wetland Monitoring & Maintenance	\$ 10,600
45	Mitigation Area Monitoring & Maintenance	\$ 4,500
46	Aquatic Plant Replacement	\$ 500
47	Other Physical Environment	
48	General Liability Insurance	\$ 2,531
50	Contingency	
51	Miscellaneous Contingency	\$ 5,645
52		
53	<b>Field Operations Subtotal</b>	<b>\$ 34,936</b>
54		
55	<b>Contingency for County TRIM Notice</b>	
56		
57	<b>TOTAL EXPENDITURES</b>	<b>\$ 114,195</b>
58		
59	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>
60		

**Budget Template  
Portico Community Development District  
Debt Service  
Fiscal Year 2015/2016**

Chart of Accounts Classification	Series 2006	Budget for 2015/2016
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments	\$ 983,239.24	\$ 983,239.24
<b>TOTAL REVENUES</b>	<b>\$ 983,239.24</b>	<b>\$ 983,239.24</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Financial & Administrative		
Bank Fees		\$ -
Debt Service Obligation	\$ 983,239.24	\$ 983,239.24
<b>Administrative Subtotal</b>	<b>\$ 983,239.24</b>	<b>\$ 983,239.24</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 983,239.24</b>	<b>\$ 983,239.24</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>

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 2015/2016 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2015/2016 O&M Budget	\$114,195.00
Lee County 4.5% Collection Cost:	<u>\$5,380.92</u>
2015/2016 Total:	<u>\$119,575.92</u>

2014/2015 O&M Budget	\$114,195.00
2015/2016 O&M Budget	\$114,195.00
Total Difference:	<u><u>\$0.00</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2014/2015	2015/2016	\$	%
Debt Service - Townhome	\$624.83	\$624.83	\$0.00	0.00%
Operations/Maintenance - Townhome	\$51.85	\$51.85	\$0.00	0.00%
<b>Total</b>	<b><u>\$676.68</u></b>	<b><u>\$676.68</u></b>	<b><u>\$0.00</u></b>	<b><u>0.00%</u></b>
Debt Service - Single Family 55'	\$735.09	\$735.09	\$0.00	0.00%
Operations/Maintenance - Single Family 55'	\$94.28	\$94.28	\$0.00	0.00%
<b>Total</b>	<b><u>\$829.37</u></b>	<b><u>\$829.37</u></b>	<b><u>\$0.00</u></b>	<b><u>0.00%</u></b>
Debt Service - Single Family 65'	\$955.62	\$955.62	\$0.00	0.00%
Operations/Maintenance - Single Family 65'	\$111.25	\$111.25	\$0.00	0.00%
<b>Total</b>	<b><u>\$1,066.87</u></b>	<b><u>\$1,066.87</u></b>	<b><u>\$0.00</u></b>	<b><u>0.00%</u></b>
Debt Service - Single Family 75'	\$1,176.15	\$1,176.15	\$0.00	0.00%
Operations/Maintenance - Single Family 75'	\$128.22	\$128.22	\$0.00	0.00%
<b>Total</b>	<b><u>\$1,304.37</u></b>	<b><u>\$1,304.37</u></b>	<b><u>\$0.00</u></b>	<b><u>0.00%</u></b>

**PORTICO**

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

TOTAL O&M BUDGET		\$114,195.00
COLLECTION COSTS @	4.5%	<u>\$5,380.92</u>
TOTAL O&M ASSESSMENT		<u><u>\$119,575.92</u></u>

<u>LOT SIZE</u>	<u>UNITS ASSESSED</u>		<u>ALLOCATION OF O&amp;M ASSESSMENT</u>			
	<u>SERIES 2006A</u>		<u>EAU FACTOR</u>	<u>TOTAL</u>	<u>% TOTAL</u>	<u>TOTAL</u>
	<u>O&amp;M</u>	<u>DEBT SERVICE <sup>(1)</sup></u>		<u>EAU's</u>	<u>EAU's</u>	<u>O&amp;M BUDGET</u>
<b><u>Platted Parcels</u></b>						
SINGLE FAMILY 55	177	177	1.00	177.00	13.96%	\$16,686.85
SINGLE FAMILY 65	117	117	1.18	138.06	10.88%	\$13,015.75
SINGLE FAMILY 75	86	86	1.36	116.96	9.22%	\$11,026.52
<b>Total Platted</b>	<u><b>380</b></u>	<u><b>380</b></u>		<u>432.02</u>	<u>34.06%</u>	<u><b>\$40,729.12</b></u>
<b><u>UNPLATTED LANDS</u></b>						
	<b><u>PLANNED UNITS</u></b>					
TOWNHOME	120	120	0.55	66.00	5.20%	\$6,222.22
SINGLE FAMILY 55	301	301	1.00	301.00	23.73%	\$28,377.08
SINGLE FAMILY 65	241	241	1.18	284.38	22.42%	\$26,810.21
SINGLE FAMILY 75	136	136	1.36	184.96	14.58%	\$17,437.29
<b>Total Unplatted</b>	<u><b>798</b></u>	<u><b>798</b></u>		<u>836.34</u>	<u>65.94%</u>	<u><b>\$78,846.80</b></u>
<b>Total Community</b>	<u><b>1178</b></u>	<u><b>1178</b></u>		<u>1268.36</u>	<u>100.00%</u>	<u><b>\$119,575.92</b></u>

LESS: Lee County Collection Costs and Early Payment Discount Costs (\$5,380.92)

**Net Revenue to be Collected** \$114,195.00

*UNPLAT BY ACREAGE*    257.17    257.17    \$78,846.80

<u>PER LOT ANNUAL ASSESSMENT</u>		
<u>O&amp;M</u>	<u>DEBT SERVICE <sup>(2)</sup></u>	<u>TOTAL <sup>(3)</sup></u>
\$94.28	\$735.09	\$829.37
\$111.25	\$955.62	\$1,066.87
\$128.22	\$1,176.15	\$1,304.37
\$51.85	\$624.83	\$676.68
\$94.28	\$735.09	\$829.37
\$111.25	\$955.62	\$1,066.87
\$128.22	\$1,176.15	\$1,304.37

<u>PER ACRE ASSESSMENTS - UNPLATTED</u>		
<u>O&amp;M</u>	<u>DEBT</u>	<u>TOTAL</u>
\$306.59	\$2,669.45	\$2,976.04

- (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 2015 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.