



Rizzetta & Company

Portico Community Development District

www.porticocdd.org

Adopted Budget for Fiscal Year 2017/2018

Presented by: Rizzetta & Company, Inc.

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**Adopted Budget
Portico Community Development District
General Fund
Fiscal Year 2017/2018**

Chart of Accounts Classification	Budget for 2017/2018
REVENUES	
Contributions & Donations from Private Sources	
Developer Contributions	\$ 126,065
TOTAL REVENUES	\$ 126,065
TOTAL REVENUES	\$ 126,065
EXPENDITURES - ADMINISTRATIVE	
Financial & Administrative	
Administrative Services	\$ 4,500
District Management	\$ 19,000
District Engineer	\$ 5,000
Disclosure Report	\$ 1,500
Trustees Fees	\$ 3,000
Assessment Roll	\$ 5,000
Financial & Revenue Collections	\$ 5,000
Agenda Printing	\$ 1,200
Accounting Services	\$ 16,400
Auditing Services	\$ 3,500
Arbitrage Rebate Calculation	\$ 650
Public Officials Liability Insurance	\$ 2,750
Legal Advertising	\$ 850
Dues, Licenses & Fees	\$ 175
Tax Collector /Property Appraiser Fees	\$ 380
Website Hosting, Maintenance, Backup (and	\$ 2,700
Legal Counsel	
District Counsel	\$ 10,000
Administrative Subtotal	\$ 81,605
EXPENDITURES - FIELD OPERATIONS	
Stormwater Control	
Aquatic Maintenance	\$ 11,160
Wetland Monitoring & Maintenance	\$ 17,500
Mitigation Area Monitoring & Maintenance	\$ 8,900
Aquatic Plant Replacement	\$ 500
Other Physical Environment	
General Liability Insurance	\$ 2,400
Contingency	
Miscellaneous Contingency	\$ 4,000
Field Operations Subtotal	\$ 44,460
TOTAL EXPENDITURES	\$ 126,065
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

Budget Template
Portico Community Development District
Debt Service
Fiscal Year 2017/2018

Chart of Accounts Classification	Series 2006	Budget for 2017/2018
REVENUES		
Special Assessments		
Net Special Assessments	\$ 983,239.51	\$ 983,239.51
TOTAL REVENUES	\$ 983,239.51	\$ 983,239.51
EXPENDITURES		
Administrative		
Financial & Administrative		
Bank Fees		\$ -
Debt Service Obligation	\$ 983,239.51	\$ 983,239.51
Administrative Subtotal	\$ 983,239.51	\$ 983,239.51
TOTAL EXPENDITURES	\$ 983,239.51	\$ 983,239.51
EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -

Collection and Discount % applicable to the county: 4.0%

Gross assessments \$ 1,024,207.82

Notes:

1. Tax Roll Collection Cost for Lee County is 4.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

Portico Community Development District

FISCAL YEAR 2017/2018 DEBT SERVICE ASSESSMENT SCHEDULE

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2016/2017	2017/2018	\$	%
Debt Service - Townhome	\$624.83	\$622.99	-\$1.84	-0.29%
Total	\$624.83	\$622.99	-\$1.84	-0.29%
Debt Service - Single Family 55'	\$735.09	\$732.68	-\$2.41	-0.33%
Total	\$735.09	\$732.68	-\$2.41	-0.33%
Debt Service - Single Family 65'	\$955.62	\$952.07	-\$3.55	-0.37%
Total	\$955.62	\$952.07	-\$3.55	-0.37%
Debt Service - Single Family 75'	\$1,176.15	\$1,171.44	-\$4.71	-0.40%
Total	\$1,176.15	\$1,171.44	-\$4.71	-0.40%

PORTICO

FISCAL YEAR 2017/2018 DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET **\$126,065.00**

<u>LOT SIZE</u>	<u>UNITS ASSESSED</u>		<u>EAU FACTOR</u>	<u>TOTAL SERIES 2006 DEBT SERVICE ASSESSMENT</u>	<u>PER LOT ANNUAL ASSESSMENT DEBT</u>	
	<u>SERIES 2006 DEBT SERVICE ⁽¹⁾</u>				<u>SERVICE ⁽²⁾⁽⁴⁾</u>	<u>TOTAL ⁽³⁾⁽⁴⁾</u>
<u>Platted Parcels</u>						
SINGLE FAMILY 55	177		1.00	\$129,433.02	\$732.68	\$732.68
SINGLE FAMILY 65	117		1.18	\$111,226.05	\$952.07	\$952.07
SINGLE FAMILY 75	86		1.36	\$100,621.72	\$1,171.44	\$1,171.44
Total Platted	<u>380</u>			<u>\$341,280.79</u>		
<u>UNPLATTED LANDS</u>						
<u>PLANNED UNITS</u>						
TOWNHOME	120		0.55	\$74,588.40	\$622.99	\$622.99
SINGLE FAMILY 55	301		1.00	\$220,109.26	\$732.68	\$732.68
SINGLE FAMILY 65	241		1.18	\$229,106.65	\$952.07	\$952.07
SINGLE FAMILY 75	136		1.36	\$159,122.72	\$1,171.44	\$1,171.44
Total Unplatted	<u>798</u>			<u>\$682,927.03</u>		
Total Community	<u>1178</u>			<u>\$1,024,207.82</u>		
LESS: Lee County Collection Costs and Early Payment Discount Costs				<u>(\$40,968.31)</u>		
Net Revenue to be Collected				<u>\$983,239.51</u>		
<u>PER ACRE ASSESSMENTS - UNPLATTED</u>						
UNPLAT BY ACREAGE	247.59			\$682,927.03	<u>DEBT</u>	<u>TOTAL</u>
					\$2,758.30	\$2,758.30

- (1) Reflects the number of total lots with Series 2006 debt outstanding.
- (2) Annual debt service assessment per lot adopted in connection with the Series 2006 bond issue. Annual assessment includes principal, interest, Lee County collection costs and early payment discount costs.
- (3) Annual assessment that will appear on November 2017 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.
- (4) Lee County collection costs changed from 0.5% to 1.42 per parcel/line.