



Rizzetta & Company

Connerton West Community Development District

Final Budget for Fiscal Year 2016/2017

Presented by: Rizzetta & Company, Inc.

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Final Budget
Connerton Community Development District
General Fund
Fiscal Year 2016/2017

Chart of Accounts Classification	Budget for 2016/2017
REVENUES	
Interest Earnings	
Interest Earnings	\$ -
Special Assessments	
Tax Roll*	\$ 948,491
Street Light Assessment	
Off Roll*	\$ 231,496
TOTAL REVENUES	\$ 1,179,987
Balance Forward from Prior Year	\$ 55,000
TOTAL REVENUES AND BALANCE FORWARD	\$ 1,234,987
EXPENDITURES - ADMINISTRATIVE	
Legislative	
Supervisor Fees	\$ 12,000
Financial & Administrative	
Administrative Services	\$ 5,400
District Management	\$ 34,500
District Engineer	\$ 30,000
Disclosure Report	\$ 7,000
Trustees Fees	\$ 9,000
Assessment Roll	\$ 5,000
Financial Consulting Services	\$ 5,000
Accounting Services	\$ 20,000
Auditing Services	\$ 5,000
Arbitrage Rebate Calculation	\$ 1,950
Public Officials Liability Insurance	\$ 3,425
Legal Advertising	\$ 1,500
Bank Fees	\$ 200
Dues, Licenses & Fees	\$ 575
Tax Collector /Property Appraiser Fees	\$ -
Website Hosting, Maintenance, Backup (and Email)	\$ 2,100
Legal Counsel	
District Counsel	\$ 60,000.00
Administrative Subtotal	\$ 202,650
EXPENDITURES - FIELD OPERATIONS	
Law Enforcement	
Deputy	\$ 10,000
Electric Utility Services	
Utility Services	\$ 35,000
Street Lights - Collector Roads	\$ 58,800
Streetlights - Neighborhood Roads	\$ 151,500
Water-Sewer Combination Services	
Utility Services	\$ 1,000
Stormwater Control	
Stormwater Assessment	\$ 55
Aquatic Maintenance	\$ 39,570
Mitigation Area Monitoring & Maintenance	\$ 28,000
Stormwater System Maintenance	\$ 2,500
Other Physical Environment	
Field Maintenance Personnel	\$ 30,000
General Liability Insurance	\$ 5,455
Property Insurance	\$ 13,370
Street Light Deposit Bond	\$ -
Entry & Walls Maintenance	\$ 5,500
Landscape Maintenance	\$ 332,234
Holiday Decorations	\$ 10,000
Irrigation Maintenance	\$ 76,512
Irrigation Repairs	\$ 20,000
Landscape - Mulch	\$ 50,000
Landscape Miscellaneous	\$ 5,000
Landscape Replacement Plants, Shrubs, Trees, Annuals	\$ 120,000

Final Budget
Connerton Community Development District
General Fund
Fiscal Year 2016/2017

Chart of Accounts Classification	Budget for 2016/2017
Irrigation Phone Line	\$ 600
Field Operations - Landscape Inspections	\$ 6,000
Road & Street Facilities	
Street Light Decorative Light Maintenance	\$ 2,500
Sidewalk Repair & Maintenance	\$ 5,000
Parks & Recreation	
Vehicle Maintenance	\$ 1,500
Fountain Service Contract	\$ 3,000
Fountain Repairs	\$ 1,000
Playground Equipment and Maintenance	\$ 1,000
Boardwalk and Bridge Maintenance	\$ 1,000
Miscellaneous Expense	\$ 10,000
Contingency	
Miscellaneous Contingency	\$ 6,241
Capital Outlay	\$ -
Field Operations Subtotal	\$ 1,032,337
TOTAL EXPENDITURES	\$ 1,234,987
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

Final Budget
Connerton Community Development District
Reserve Fund
Fiscal Year 2016/2017

Chart of Accounts Classification	Budget for 2016/2017
REVENUES	
Special Assessments	
Tax Roll*	\$ -
Off Roll*	\$ -
TOTAL REVENUES	\$ -
TOTAL REVENUES AND BALANCE FORWARD	\$ -
EXPENDITURES	
Contingency	
Capital Reserves	\$ -
Capital Outlay	\$ -
TOTAL EXPENDITURES	\$ -
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

Budget Template
Connerton West Community Development District
Debt Service
Fiscal Year 2016/2017

Chart of Accounts Classification	Series 2004A-1	Series 2004A-2	Series 2006A-1	Series 2006A-2	Series 2015A-1	Series 2015A-2	Budget for 2016/2017
REVENUES							
Special Assessments							
Net Special Assessments ⁽¹⁾	\$216,505.07	\$412,581.81	\$157,215.63	\$296,550.00	\$169,979.04	\$151,590.00	\$1,404,421.55
TOTAL REVENUES	\$216,505.07	\$412,581.81	\$157,215.63	\$296,550.00	\$169,979.04	\$151,590.00	\$1,404,421.55
EXPENDITURES							
Administrative							
Financial & Administrative							
Bank Fees							
Debt Service Obligation	\$216,505.07	\$412,581.81	\$157,215.63	\$296,550.00	\$169,979.04	\$151,590.00	\$1,404,421.55
Administrative Subtotal	\$216,505.07	\$412,581.81	\$157,215.63	\$296,550.00	\$169,979.04	\$151,590.00	\$1,404,421.55
TOTAL EXPENDITURES	\$216,505.07	\$412,581.81	\$157,215.63	\$296,550.00	\$169,979.04	\$151,590.00	\$1,404,421.55
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Collection and Discount % applicable to the county:

6.0%

Gross assessments

\$1,493,774.59

Notes:

Tax Roll Collection Costs for Pasco 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

CONNERTON WEST

FISCAL YEAR 2016/2017 O&M & STREETLIGHT ASSESSMENT SCHEDULE

Total O&M Budget		\$1,179,987
Collection Costs @ 6%		\$75,318.32
Total O&M Assessment		\$1,255,305.32

Total Admin Budget		\$197,400.00
Collection Costs @ 6%		\$12,600.00
Total O&M Assessment		\$210,000.00

Platted Field		\$770,807.00
Collection Costs @ 6%		\$49,200.45
Total O&M Assessment		\$820,007.45

Unplatted Field		\$64,742.50
Collection Costs @ 6%		\$4,132.50
Total O&M Assessment		\$68,875.00

Parcel Streetlight		\$147,037.50
Collection Costs @ 6%		\$9,385.37
Total O&M Assessment		\$156,422.87

LOT SIZE	O&M	EAU Factor	Allocation of Admin O&M Assessment			Allocation of Platted Field O&M Assessment			Allocation of Unplatted Field O&M Assessment			Allocation of Parcel Streetlight Assessment				PER LOT ANNUAL ASSESSMENT					
			% Total EAU's	Admin Per Product	Admin Per Lot	% Total EAU's	Field Per Product	Field Per Lot	% Total EAU's	Field Per Product	Field Per Lot	Parcel SL Units	% Total EAU's	Parcel SL Per Product	Parcel SL Per Lot	O&M	SL	TOTAL			
Platted Parcels																					
Single Family 55	82	1.350	110.70	110.70	0.00	4.46%	\$9,361.33	\$114.16	6.33%	\$51,876.52	\$632.64	0.00%	\$0.00	\$0.00	82	6.91%	\$10,814.73	\$131.89	\$746.80	\$131.89	\$878.69
Single Family 65	82	1.625	133.25	133.25	0.00	5.37%	\$11,268.27	\$137.42	7.62%	\$62,443.95	\$761.51	0.00%	\$0.00	\$0.00	82	8.32%	\$13,017.74	\$158.75	\$898.93	\$158.75	\$1,057.68
Single Family 75	46	1.850	85.10	85.10	0.00	3.43%	\$7,196.47	\$156.45	4.86%	\$39,879.78	\$866.95	0.00%	\$0.00	\$0.00	46	5.31%	\$8,313.77	\$180.73	\$1,023.40	\$180.73	\$1,204.13
Single Family 90	54	2.250	121.50	121.50	0.00	4.89%	\$10,274.63	\$190.27	6.94%	\$56,937.64	\$1,054.40	0.00%	\$0.00	\$0.00	54	7.59%	\$11,869.83	\$219.81	\$1,244.67	\$219.81	\$1,464.48
Commercial	14.5	0.400	5.80	5.80	0.00	0.23%	\$490.48	\$33.83	0.33%	\$2,718.01	\$187.45	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	\$221.28	\$0.00	\$221.28
Townhome	14.5	0.750	10.88	10.88	0.00	0.44%	\$919.64	\$63.42	0.62%	\$5,096.27	\$351.47	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	\$414.89	\$0.00	\$414.89
Single Family 45	55	1.125	61.88	61.88	0.00	2.49%	\$5,232.45	\$95.14	3.54%	\$28,996.02	\$527.20	0.00%	\$0.00	\$0.00	55	3.86%	\$6,044.82	\$109.91	\$622.34	\$109.91	\$732.25
Single Family 55	255	1.350	344.25	344.25	0.00	13.86%	\$29,111.46	\$114.16	19.67%	\$161,323.31	\$632.64	0.00%	\$0.00	\$0.00	255	21.50%	\$33,631.19	\$131.89	\$746.80	\$131.89	\$878.69
Single Family 65	186	1.625	302.25	302.25	0.00	12.17%	\$25,559.74	\$137.42	17.27%	\$141,641.16	\$761.51	0.00%	\$0.00	\$0.00	186	18.88%	\$29,528.03	\$158.75	\$898.93	\$158.75	\$1,057.68
Single Family 75	68	1.850	125.80	125.80	0.00	5.07%	\$10,638.26	\$156.45	7.19%	\$58,952.72	\$866.95	0.00%	\$0.00	\$0.00	68	7.86%	\$12,289.91	\$180.73	\$1,023.40	\$180.73	\$1,204.13
Apartments	264	0.500	132.00	132.00	0.00	5.32%	\$11,162.57	\$42.28	7.54%	\$61,858.18	\$234.31	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	\$276.59	\$0.00	\$276.59
Townhome	0	0.750	0.00	0.00	0.00	0.00%	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Single Family 45	26	1.125	29.25	29.25	0.00	1.18%	\$2,473.52	\$95.14	1.67%	\$13,707.21	\$527.20	0.00%	\$0.00	\$0.00	26	1.83%	\$2,857.55	\$109.91	\$622.34	\$109.91	\$732.25
Single Family 45	156	1.125	175.50	175.50	0.00	7.07%	\$14,841.14	\$95.14	10.03%	\$82,243.26	\$527.20	0.00%	\$0.00	\$0.00	156	10.96%	\$17,145.31	\$109.91	\$622.34	\$109.91	\$732.25
Single Family 55	15	1.350	20.25	20.25	0.00	0.82%	\$1,712.44	\$114.16	1.16%	\$9,489.61	\$632.64	0.00%	\$0.00	\$0.00	15	1.26%	\$1,978.31	\$131.89	\$746.80	\$131.89	\$878.69
Single Family 65	13	1.625	21.13	21.13	0.00	0.85%	\$1,786.43	\$137.42	1.21%	\$9,899.65	\$761.51	0.00%	\$0.00	\$0.00	13	1.32%	\$2,063.79	\$158.75	\$898.93	\$158.75	\$1,057.68
Single Family 75	38	1.850	70.30	70.30	0.00	2.83%	\$5,944.91	\$156.45	4.02%	\$32,944.16	\$866.95	0.00%	\$0.00	\$0.00	38	4.39%	\$6,867.89	\$180.73	\$1,023.40	\$180.73	\$1,204.13
Total Platted	1369.0		1749.83	1749.83	0.00	70.46%	\$147,973.76		100.00%	\$820,007.45		0.00%	\$0.00		100.00%	\$156,422.87					
Townhome	56	0.750	42.00	0.00	42.00	1.69%	\$3,551.73	\$63.42	0.00%	\$0.00	\$0.00	5.73%	\$3,943.90	\$70.43	0	0.00%	\$0.00	\$0.00	\$133.85	\$0.00	\$133.85
Triplex	60	0.800	48.00	0.00	48.00	1.93%	\$4,059.11	\$67.65	0.00%	\$0.00	\$0.00	6.54%	\$4,507.31	\$75.12	0	0.00%	\$0.00	\$0.00	\$142.77	\$0.00	\$142.77
Villa / Duplex	48	1.000	48.00	0.00	48.00	1.93%	\$4,059.11	\$84.56	0.00%	\$0.00	\$0.00	6.54%	\$4,507.31	\$93.90	0	0.00%	\$0.00	\$0.00	\$178.46	\$0.00	\$178.46
Single Family 45	0	1.125	0.00	0.00	0.00	0.00%	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Single Family 55	27	1.350	36.45	0.00	36.45	1.47%	\$3,082.39	\$114.16	0.00%	\$0.00	\$0.00	4.97%	\$3,422.74	\$126.77	0	0.00%	\$0.00	\$0.00	\$240.93	\$0.00	\$240.93
Single Family 65	0	1.625	0.00	0.00	0.00	0.00%	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Single Family 75	23	1.850	42.55	0.00	42.55	1.71%	\$3,598.24	\$156.45	0.00%	\$0.00	\$0.00	5.80%	\$3,995.54	\$173.72	0	0.00%	\$0.00	\$0.00	\$330.17	\$0.00	\$330.17
Single Family 90	37	2.250	83.25	0.00	83.25	3.35%	\$7,040.03	\$190.27	0.00%	\$0.00	\$0.00	11.35%	\$7,817.37	\$211.28	0	0.00%	\$0.00	\$0.00	\$401.55	\$0.00	\$401.55
Single Family 45	365	1.125	410.63	0.00	410.63	16.54%	\$34,724.46	\$95.14	0.00%	\$0.00	\$0.00	55.98%	\$38,558.64	\$105.64	0	0.00%	\$0.00	\$0.00	\$200.78	\$0.00	\$200.78
Commercial	56.5	0.400	22.60	0.00	22.60	0.91%	\$1,911.17	\$33.83	0.00%	\$0.00	\$0.00	3.08%	\$2,122.19	\$37.56	0	0.00%	\$0.00	\$0.00	\$71.39	\$0.00	\$71.39
Total Unplatted	672.5		733.48	0.00	733.48	29.54%	\$62,026.24		0.00%	\$0.00		100.00%	\$68,875.00		0.00%	\$0.00					
Total Community	2041.5		2483.30	1749.83	733.48	100.00%	\$210,000.00		100.00%	\$820,007.45		100.00%	\$68,875.00		100.00%	\$156,422.87					
LESS: Pasco County Collection Costs and Early Payment Discount Costs							(\$12,600.00)			(\$49,200.45)			(\$4,132.50)			(\$9,385.37)					
Net Revenue to be Collected							\$197,400.00			\$770,807.00			\$64,742.50			\$147,037.50					

CONNERTON WEST

FISCAL YEAR 2016/2017 DEBT SERVICE ASSESSMENT SCHEDULE

LOT SIZE	O&M	Series 2004A-1	Series 2004A-2	Series 2006A-1	Series 2006A-2	Series 2015A-1	Series 2015A-2	PER LOT ANNUAL ASSESSMENT						
		Debt Service ⁽¹⁾	Debt Service ⁽¹⁾	Debt Service ⁽¹⁾	Debt Service ⁽¹⁾	Debt Service ⁽¹⁾	Debt Service ⁽¹⁾	Series 2004A-1	Series 2004A-2	Series 2006A-1	Series 2006A-2	Series 2015 A-1	Series 2015 A-2	TOTAL
Single Family 55	82	82	-	-	-	-	-	\$650.09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$650.09
Single Family 65	82	79	-	-	-	-	-	\$782.52	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$782.52
Single Family 75	46	46	-	-	-	-	-	\$890.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$890.86
Single Family 90	54	54	-	-	-	-	-	\$1,083.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,083.48
Commercial	14.5	14.5	-	-	-	-	-	\$722.33	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$722.33
Townhome	14.5	14.5	-	-	-	-	-	\$361.16	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$361.16
Single Family 45	55	-	55	-	-	-	-	\$0.00	\$609.70	\$0.00	\$0.00	\$0.00	\$0.00	\$609.70
Single Family 55	255	-	237	-	-	-	-	\$0.00	\$731.64	\$0.00	\$0.00	\$0.00	\$0.00	\$731.64
Single Family 65	186	-	186	-	-	-	-	\$0.00	\$880.68	\$0.00	\$0.00	\$0.00	\$0.00	\$880.68
Single Family 75	68	-	68	-	-	-	-	\$0.00	\$1,002.62	\$0.00	\$0.00	\$0.00	\$0.00	\$1,002.62
Apartments	264	-	-	0	-	-	-	\$0.00	\$0.00	\$296.00	\$0.00	\$0.00	\$0.00	\$296.00
Single Family 45	26	-	-	0	-	-	-	\$0.00	\$0.00	\$675.00	\$0.00	\$0.00	\$0.00	\$675.00
Single Family 45	156	-	-	0	-	156	111	\$0.00	\$0.00	\$0.00	\$0.00	\$675.00	\$772.85	\$1,447.85
Single Family 55	15	-	-	0	-	15	4	\$0.00	\$0.00	\$0.00	\$0.00	\$825.00	\$912.42	\$1,737.42
Single Family 65	13	-	-	0	-	13	13	\$0.00	\$0.00	\$0.00	\$0.00	\$975.00	\$1,116.34	\$2,091.34
Single Family 75	38	-	-	0	-	38	38	\$0.00	\$0.00	\$0.00	\$0.00	\$1,125.00	\$1,255.91	\$2,380.91
Townhome	0	-	-	0	-	-	-	\$0.00	\$0.00	\$449.83	\$0.00	\$0.00	\$0.00	\$449.83
Total Platted	1369.0	290	546	0	0	222	166							
Townhome	56	-	-	56	-	-	-	\$0.00	\$0.00	\$449.83	\$0.00	\$0.00	\$0.00	\$449.83
Triplex	60	-	-	60	-	-	-	\$0.00	\$0.00	\$479.82	\$0.00	\$0.00	\$0.00	\$479.82
Villa / Duplex	48	-	-	48	-	-	-	\$0.00	\$0.00	\$599.77	\$0.00	\$0.00	\$0.00	\$599.77
Single Family 45	0	-	-	0	-	-	-	\$0.00	\$0.00	\$675.00	\$0.00	\$0.00	\$0.00	\$675.00
Single Family 55	27	-	-	27	-	-	-	\$0.00	\$0.00	\$824.69	\$0.00	\$0.00	\$0.00	\$824.69
Single Family 65	0	-	-	0	-	-	-	\$0.00	\$0.00	\$974.63	\$0.00	\$0.00	\$0.00	\$974.63
Single Family 75	23	-	-	23	-	-	-	\$0.00	\$0.00	\$1,124.57	\$0.00	\$0.00	\$0.00	\$1,124.57
Single Family 90	37	-	-	37	-	-	-	\$0.00	\$0.00	\$1,350.49	\$0.00	\$0.00	\$0.00	\$1,350.49
Single Family 45'	365	-	-	-	365	-	-	\$0.00	\$0.00	\$0.00	\$742.50	\$0.00	\$0.00	\$742.50
Commercial	56.5	-	-	-	56.5	-	-	\$0.00	\$0.00	\$0.00	\$263.67	\$0.00	\$0.00	\$263.67
Total Unplatted	672.5	0	0	251	421.5	0	0							
Total Community	2041.5	290	546	251	421.5	222	166							

(1) Reflects the number of total lots with Series 2004A-1, 2004A-2, 2006A-1, 2006A-2, 2015 debt outstanding.