

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

Chart of Accounts Classification	Budget for 2015/2016
REVENUES	
Special Assessments	
Tax Roll*	\$ 26,739
Off Roll*	\$ 152,201
TOTAL REVENUES	\$ 178,940
TOTAL REVENUES AND BALANCE	\$ 178,940
<i>*Allocation of assessments between the Tax Roll and Off Roll are</i>	
EXPENDITURES - ADMINISTRATIVE	
Legislative	
Supervisor Fees	\$ 1,200
Financial & Administrative	
Administrative Services	\$ 4,500
District Management	\$ 18,960
District Engineer	\$ 1,500
Disclosure Report	\$ 5,000
Trustees Fees	\$ 7,500
Financial Consulting Services	\$ 10,000
Accounting Services	\$ 16,500
Auditing Services	\$ 4,000
Arbitrage Rebate Calculation	\$ 650
Public Officials Liability Insurance	\$ 3,500
Legal Advertising	\$ 1,500
Dues, Licenses & Fees	\$ 175
Website Backup, Hosting & Maintenance	\$ 1,200
Miscellaneous Fees	\$ 500
Legal Counsel	
District Counsel	\$ 12,000
Administrative Subtotal	\$ 88,685
EXPENDITURES - FIELD OPERATIONS	
Security Operations	
Guard & Gate Facility Maintenance	\$ 2,000
Guardhouse Termite Bond/Pest Control	\$ 250
Electric Utility Services	
Utility Services	\$ 150
Street Lights	\$ 9,500
Water-Sewer Combination Services	
Utility Services	\$ 22,000
Stormwater Control	
Aquatic Maintenance	\$ 6,000
Other Physical Environment	
General Liability & Property Insurance	\$ 6,500
Landscape Maintenance	\$ 25,000
Miscellaneous Expense	\$ 5,000
Road & Street Facilities	
Entry and Walls Maintenance	\$ 1,055
Street Light Decorative Light Maintenance	\$ 5,000
Parks & Recreation	
Arbor & Fence Maintenance & Repairs	\$ 1,000
Contingency	
Miscellaneous Contingency	\$ 6,800
Field Operations Subtotal	\$ 90,255
TOTAL EXPENDITURES	\$ 178,940
EXCESS OF REVENUES OVER	\$ -

**Madeira
Community Development District
Reserve Fund
Fiscal Year 2015/2016**

Chart of Accounts Classification	Budget for 2015/2016
REVENUES	
Special Assessments	
Tax Roll*	\$ 2,200
Off Roll*	\$ 13,300
TOTAL REVENUES	\$ 15,500
TOTAL REVENUES AND BALANCE	\$ 15,500
<i>*Allocation of assessments between the Tax Roll and Off Roll are</i>	
EXPENDITURES	
Contingency	
Capital Reserves	\$ 15,500
TOTAL EXPENDITURES	\$ 15,500
EXCESS OF REVENUES OVER	\$ -

**Budget Template
 Madeira Community Development District
 Debt Service (Adjusted)
 Fiscal Year 2015/2016**

Chart of Accounts Classification	Series 2007A	Series 2007B	Budget for 2015/2016
REVENUES			
Special Assessments			
Net Special Assessments ⁽¹⁾	\$ 273,064.19	\$ -	\$ 273,064.19
TOTAL REVENUES	\$ 273,064.19	\$ -	\$ 273,064.19
EXPENDITURES			
Administrative			
Financial & Administrative			
Bank Fees			\$ -
Debt Service Obligation	\$ 273,064.19	\$ -	\$ 273,064.19
Administrative Subtotal	\$ 273,064.19	\$ -	\$ 273,064.19
TOTAL EXPENDITURES	\$ 273,064.19	\$ -	\$ 273,064.19
EXCESS OF REVENUES OVER EXPENDITURES	0	0	0

Collection and Discount % applicable to the county: 6.0%

Gross assessments \$ 290,493.82

Notes:

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

⁽¹⁾ Amounts reduced to reflect acceleration of certain assessments.

Madeira Community Development District

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

2015/2016 O&M Budget	\$194,440.00
St. Johns Co. 6% Collection Cost:	\$12,411.06
2015/2016 Total:	<u>\$206,851.06</u>

2014/2015 O&M Budget	\$194,440.00
2015/2016 O&M Budget	\$194,440.00
Total Difference:	<u>\$0.00</u>

	<u>PER UNIT ANNUAL ASSESSMENT</u>		<u>Proposed Increase / Decrease</u>	
	<u>2014/2015</u>	<u>2015/2016</u>	<u>\$</u>	<u>%</u>
Debt Service - Condo	\$1,248.94	\$1,248.94	\$0.00	0.00%
Operations/Maintenance - Condo	\$163.58	\$163.58	\$0.00	0.00%
Total	\$1,412.52	\$1,412.52	\$0.00	0.00%
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Debt Service - Townhomes	\$1,295.74	\$1,295.74	\$0.00	0.00%
Operations/Maintenance - Townhomes	\$163.58	\$163.58	\$0.00	0.00%
Total	\$1,459.32	\$1,459.32	\$0.00	0.00%
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Debt Service - SF 55	\$1,665.96	\$1,665.96	\$0.00	0.00%
Operations/Maintenance - SF 55	\$179.94	\$179.94	\$0.00	0.00%
Total	\$1,845.90	\$1,845.90	\$0.00	0.00%
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Debt Service - SF 65	\$1,805.32	\$1,805.32	\$0.00	0.00%
Operations/Maintenance - SF 65	\$212.66	\$212.66	\$0.00	0.00%
Total	\$2,017.98	\$2,017.98	\$0.00	0.00%
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Debt Service - SF 75	\$1,943.62	\$1,943.62	\$0.00	0.00%
Operations/Maintenance - SF 75	\$245.37	\$245.37	\$0.00	0.00%
Total	\$2,188.99	\$2,188.99	\$0.00	0.00%
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Debt Service - SF 85	\$2,082.98	\$2,082.98	\$0.00	0.00%
Operations/Maintenance - SF 85	\$278.09	\$278.09	\$0.00	0.00%
Total	\$2,361.07	\$2,361.07	\$0.00	0.00%
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Debt Service - SF 90	\$2,313.83	\$2,313.83	\$0.00	0.00%
Operations/Maintenance - SF 90	\$294.45	\$294.45	\$0.00	0.00%
Total	\$2,608.28	\$2,608.28	\$0.00	0.00%
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Debt Service - SF 100	\$2,453.19	\$2,453.19	\$0.00	0.00%
Operations/Maintenance - SF 100	\$327.17	\$327.17	\$0.00	0.00%
Total	\$2,780.36	\$2,780.36	\$0.00	0.00%
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Debt Service - Commercial	\$154.58	\$154.58	\$0.00	0.00%
Operations/Maintenance - Commercial	\$245.37	\$245.37	\$0.00	0.00%
Total	\$399.95	\$399.95	\$0.00	0.00%

MADEIRA

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

TOTAL O&M BUDGET		\$194,440.00
COLLECTION COSTS @	6.0%	<u>\$12,411.06</u>
TOTAL O&M ASSESSMENT		<u>\$206,851.06</u>

LOT SIZE	UNITS ASSESSED ⁽¹⁾		ALLOCATION OF O&M ASSESSMENT				TOTAL SERIES 2007A DEBT SERVICE ASSESSMENT	PER LOT ANNUAL ASSESSMENT		
	O&M	SERIES 2007A DEBT SERVICE ⁽²⁾	EAU FACTOR	TOTAL		TOTAL O&M BUDGET		O&M	DEBT	
				EAU's	% TOTAL EAU's				SERVICE ^{(3) (5)}	TOTAL ⁽⁴⁾
Platted Parcels										
Single Family 55'	71	71	0.55	39.05	6.18%	\$12,775.85	\$118,283.16	\$179.94	\$1,665.96	\$1,845.90
Single Family 65'	83	82	0.65	53.95	8.53%	\$17,650.64	\$148,036.24	\$212.66	\$1,805.32	\$2,017.98
Single Family 75'	74	74	0.75	55.50	8.78%	\$18,157.74	\$143,827.88	\$245.37	\$1,943.62	\$2,188.99
Single Family 85'	21	21	0.85	17.85	2.82%	\$5,839.92	\$43,742.58	\$278.09	\$2,082.98	\$2,361.07
Total Platted	249	248		166.35	26.31%	\$54,424.16	\$453,889.86			
Unplatted Lands										
Planned Units										
Condos	110	110	0.50	55.00	8.70%	\$17,994.16	\$137,383.40	\$163.58	\$1,248.94	\$1,412.52
Townhomes	166	166	0.50	83.00	13.13%	\$27,154.83	\$215,092.84	\$163.58	\$1,295.74	\$1,459.32
Single Family 65'	6	6	0.65	3.90	0.62%	\$1,275.95	\$10,831.92	\$212.66	\$1,805.32	\$2,017.98
Single Family 75'	16	16	0.75	12.00	1.90%	\$3,926.00	\$31,097.92	\$245.37	\$1,943.62	\$2,188.99
Single Family 85'	40	40	0.85	34.00	5.38%	\$11,123.66	\$83,319.20	\$278.09	\$2,082.98	\$2,361.07
Single Family 90'	85	85	0.90	76.50	12.10%	\$25,028.24	\$196,675.55	\$294.45	\$2,313.83	\$2,608.28
Single Family 100'	74	74	1.00	74.00	11.70%	\$24,210.33	\$181,536.06	\$327.17	\$2,453.19	\$2,780.36
Commercial	170	170	0.75	127.50	20.17%	\$41,713.74	\$26,278.60	\$245.37	\$154.58	\$399.95
Total Unplatted	667	667		465.90	73.69%	\$152,426.90	\$882,215.49			
Total Community	916	915		632.25	100.00%	\$206,851.06	\$1,336,105.35			
LESS: St. Johns County Collection Costs and Early Payment Discount Costs						(\$12,411.06)	(\$80,166.32)			
Net Revenue to be Collected						\$194,440.00	\$1,255,939.03			
UNPLAT BY ACREAGE	391.20	391.20				\$152,426.90	\$882,215.49			
								PER ACRE ASSESSMENTS - UNPLATTED		
								O&M	DEBT	TOTAL
								\$389.64	\$2,255.15	\$2,644.79

(1) Reflects one (1) prepayment .

(2) Reflects the number of total lots with Series 2007A debt outstanding.

(3) Annual debt service assessment per lot adopted in connection with the Series 2007A bond issue. Annual assessment includes principal, interest, St. Johns County collection costs and early payment discount costs.

(4) Annual assessment that will appear on November 2015 St. Johns 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.

(5) Some amounts are subject to acceleration of debt service assessments.