

LEXINGTON COMMUNITY DEVELOPMENT DISTRICT

Operating and Debt Service Budget

Fiscal Year 2016

Version 4 - Adopted Budget:
(Printed 8/26/15)

Prepared by:



LEXINGTON

Community Development District

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Lexington Community Development District

Operating Budget

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2016 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2014	ADOPTED BUDGET FY 2015	ACTUAL THRU JUNE-2015	PROJECTED JULY- SEP-2015	TOTAL PROJECTED FY 2015	ANNUAL BUDGET FY 2016
REVENUES						
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	40,186	38,225	38,150	75	38,225	44,140
Special Assmnts- Discounts	(1,271)	(1,529)	(1,321)	-	(1,321)	(1,766)
TOTAL REVENUES	38,915	36,696	36,829	75	36,904	42,374
EXPENDITURES						
<i>Administrative</i>						
P/R-Board of Supervisors	5,600	3,600	4,800	1,000	5,800	6,000
FICA Taxes	428	275	367	77	444	459
ProfServ-Dissemination Agent	-	1,250	-	1,250	1,250	1,250
ProfServ-Engineering	-	1,000	-	500	500	500
ProfServ-Legal Services	7,923	7,000	3,237	3,763	7,000	6,750
ProfServ-Mgmt Consulting Serv	18,500	18,500	13,875	4,625	18,500	18,500
ProfServ-Property Appraiser	-	573	552	1	553	662
ProfServ-Trustee	6,270	6,498	4,326	2,172	6,498	7,473
ProfServ-Web Site Development	-	-	-	1,500	1,500	500
Auditing Services	5,300	5,300	2,000	3,300	5,300	5,300
Postage and Freight	289	230	104	35	139	230
Insurance - General Liability	1,641	1,805	1,789	-	1,789	1,968
Legal Advertising	518	500	76	424	500	500
Misc-Bank Charges	152	160	222	180	402	450
Misc-Assessment Collection Cost	1,140	573	552	1	553	662
Office Supplies	173	190	63	21	84	175
Annual District Filing Fee	175	175	175	-	175	175
Total Administrative	48,109	47,629	32,138	18,848	50,986	51,554
TOTAL EXPENDITURES	48,109	47,629	32,138	18,848	50,986	51,554
Excess (deficiency) of revenues						
Over (under) expenditures	(9,194)	(10,933)	4,691	(18,773)	(14,082)	(9,180)
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	(10,933)	-	-	-	(9,180)
TOTAL OTHER SOURCES (USES)	-	(10,933)	-	-	-	(9,180)
Net change in fund balance	(9,194)	(10,933)	4,691	(18,773)	(14,082)	(9,180)
FUND BALANCE, BEGINNING	46,141	36,944	36,944	-	36,944	22,862
FUND BALANCE, ENDING	\$ 36,944	\$ 26,011	\$ 41,635	\$ (18,773)	\$ 22,862	\$ 13,682

Budget Narrative
Fiscal Year 2016**REVENUES****Interest-Investments**

The District earns interest on the monthly average collected balance for their operating accounts.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Administrative****P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon all supervisors attending all of the meetings.

Professional Services - Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with Rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Professional Services-Engineering

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for monthly board meetings when requested, review of invoices, and other specifically requested assignments.

Professional Services-Legal Services

The District's Attorney provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

Professional Services-Management Consulting Services

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Severn Trent Environmental Services, Inc. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Professional Services-Property Appraiser

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The budgeted amount for property appraiser costs was based on a maximum of 1.5% of the anticipated assessment collections.

Budget Narrative
Fiscal Year 2016**EXPENDITURES****Administrative** (continued)**Professional Services - Trustee**

The District issued Series Special Assessment Bonds that are deposited with a Trustee to handle all trustee matters. The annual trustee fee is based on standard fees charged plus any out-of-pocket expenses. US Bank increased their fees by 15%.

Professional Services – Web Site Development

The District incurs fees as they relate to the development and ongoing maintenance of its own website.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter, including for a moderate increase.

Postage and Freight

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Preferred Governmental Insurance Trust. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected increase in the premium.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Miscellaneous-Bank Charges

This includes monthly bank charges.

Miscellaneous-Assessment Collection Costs

The District reimburses the Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 1.5% on the amount of special assessments collected and remitted, whichever is greater. The budgeted amount for collection costs was based on a maximum of 1.5% of the anticipated assessment collections.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Community Affairs.

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2016	\$ 22,862
Net change in Fund Balance - Fiscal Year 2016	(9,180)
Reserves - Fiscal Year 2016 Additions	-

Total Funds Available(Estimated) - 9/30/2016	13,682
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ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - Operating Capital	12,889 ⁽¹⁾
Subtotal	<u>12,889</u>

Total Allocation of Available Funds	12,889
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Total Unassigned (undesignated) Cash	<u><u>\$ 793</u></u>
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Notes

(1) Represents approximately 3 months of operating expenditures

Lexington Community Development District

Debt Service Budgets

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2016 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2014	ADOPTED BUDGET FY 2015	ACTUAL THRU JUNE-2015	PROJECTED JULY- SEP-2015	TOTAL PROJECTED FY 2015	ANNUAL BUDGET FY 2016
REVENUES						
Interest - Investments	\$ 2	\$ -	\$ 1	\$ -	\$ 1	\$ -
Special Assmnts- Tax Collector	21,855	23,424	22,671	753	23,424	22,692
Special Assmnts- Prepayment	8,257	-	-	-	-	-
Special Assmnts- Discounts	-	(937)	(887)	-	(887)	(908)
TOTAL REVENUES	30,114	22,487	21,785	753	22,538	21,784
EXPENDITURES						
<i>Debt Service</i>						
ProfServ-Tax Collector	-	351	337	11	348	340
Misc-Assessment Collection Cost	(82)	351	337	11	348	340
Principal Debt Retirement	6,000	6,000	6,000	-	6,000	7,000
Principal Prepayments	20,000	-	5,000	-	5,000	-
Interest Expense	15,336	14,202	14,202	-	14,202	13,878
Total Debt Service	41,254	20,904	25,876	23	25,899	21,558
TOTAL EXPENDITURES	41,254	20,904	25,876	23	25,899	21,558
Excess (deficiency) of revenues Over (under) expenditures	(11,140)	1,583	(4,091)	730	(3,361)	226
OTHER FINANCING SOURCES (USES)						
Operating Transfers-Out	-	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	1,583	-	-	-	226
TOTAL OTHER SOURCES (USES)	-	1,583	-	-	-	226
Net change in fund balance	(11,140)	1,583	(4,091)	730	(3,361)	226
FUND BALANCE, BEGINNING	41,062	29,922	29,922	-	29,922	26,561
FUND BALANCE, ENDING	\$ 29,922	\$ 31,505	\$ 25,831	\$ 730	\$ 26,561	\$ 26,787

Special Assessment Bonds
Amortization Schedule

Date	Outstanding Balance	Principal	Rate	Interest	Annual Debt Service
11/1/2015	\$ 257,000		5.4%	\$ 6,939	\$ 6,939
5/1/2016	\$ 257,000	\$ 7,000	5.4%	\$ 6,939	\$ 13,939
11/1/2016	\$ 250,000		5.4%	\$ 6,750	\$ 6,750
5/1/2017	\$ 250,000	\$ 7,000	5.4%	\$ 6,750	\$ 13,750
11/1/2017	\$ 243,000		5.4%	\$ 6,561	\$ 6,561
5/1/2018	\$ 243,000	\$ 7,000	5.4%	\$ 6,561	\$ 13,561
11/1/2018	\$ 236,000		5.4%	\$ 6,372	\$ 6,372
5/1/2019	\$ 236,000	\$ 8,000	5.4%	\$ 6,372	\$ 14,372
11/1/2019	\$ 228,000		5.4%	\$ 6,156	\$ 6,156
5/1/2020	\$ 228,000	\$ 8,000	5.4%	\$ 6,156	\$ 14,156
11/1/2020	\$ 220,000		5.4%	\$ 5,940	\$ 5,940
5/1/2021	\$ 220,000	\$ 9,000	5.4%	\$ 5,940	\$ 14,940
11/1/2021	\$ 211,000		5.4%	\$ 5,697	\$ 5,697
5/1/2022	\$ 211,000	\$ 9,000	5.4%	\$ 5,697	\$ 14,697
11/1/2022	\$ 202,000		5.4%	\$ 5,454	\$ 5,454
5/1/2023	\$ 202,000	\$ 9,000	5.4%	\$ 5,454	\$ 14,454
11/1/2023	\$ 193,000		5.4%	\$ 5,211	\$ 5,211
5/1/2024	\$ 193,000	\$ 10,000	5.4%	\$ 5,211	\$ 15,211
11/1/2024	\$ 183,000		5.4%	\$ 4,941	\$ 4,941
5/1/2025	\$ 183,000	\$ 10,000	5.4%	\$ 4,941	\$ 14,941
11/1/2025	\$ 173,000		5.4%	\$ 4,671	\$ 4,671
5/1/2026	\$ 173,000	\$ 11,000	5.4%	\$ 4,671	\$ 15,671
11/1/2026	\$ 162,000		5.4%	\$ 4,374	\$ 4,374
5/1/2027	\$ 162,000	\$ 12,000	5.4%	\$ 4,374	\$ 16,374
11/1/2027	\$ 150,000		5.4%	\$ 4,050	\$ 4,050
5/1/2028	\$ 150,000	\$ 12,000	5.4%	\$ 4,050	\$ 16,050
11/1/2028	\$ 138,000		5.4%	\$ 3,726	\$ 3,726
5/1/2029	\$ 138,000	\$ 13,000	5.4%	\$ 3,726	\$ 16,726
11/1/2029	\$ 125,000		5.4%	\$ 3,375	\$ 3,375
5/1/2030	\$ 125,000	\$ 13,000	5.4%	\$ 3,375	\$ 16,375
11/1/2030	\$ 112,000		5.4%	\$ 3,024	\$ 3,024
5/1/2031	\$ 112,000	\$ 14,000	5.4%	\$ 3,024	\$ 17,024
11/1/2031	\$ 98,000		5.4%	\$ 2,646	\$ 2,646
5/1/2032	\$ 98,000	\$ 14,000	5.4%	\$ 2,646	\$ 16,646
11/1/2032	\$ 84,000		5.4%	\$ 2,268	\$ 2,268
5/1/2033	\$ 84,000	\$ 15,000	5.4%	\$ 2,268	\$ 17,268
11/1/2033	\$ 69,000		5.4%	\$ 1,863	\$ 1,863
5/1/2034	\$ 69,000	\$ 16,000	5.4%	\$ 1,863	\$ 17,863
11/1/2034	\$ 53,000		5.4%	\$ 1,431	\$ 1,431
5/1/2035	\$ 53,000	\$ 17,000	5.4%	\$ 1,431	\$ 18,431
11/1/2035	\$ 36,000		5.4%	\$ 972	\$ 972
5/1/2036	\$ 36,000	\$ 18,000	5.4%	\$ 972	\$ 18,972
11/1/2036	\$ 18,000		5.4%	\$ 486	\$ 486
5/1/2037	\$ 18,000	\$ 18,000	5.4%	\$ 486	\$ 18,486
		\$ 257,000		\$ 185,814	\$ 442,814

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2016 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY2014	ADOPTED BUDGET FY 2015	ACTUAL THRU JUNE-2015	PROJECTED JULY- SEP-2015	TOTAL PROJECTED FY 2015	ANNUAL BUDGET FY 2016
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 1	\$ -	\$ 1	\$ -
Special Assmnts- Tax Collector	-	-	10,152	-	10,152	157,643
Special Assmnts- Discounts	-	-	-	-	-	(6,306)
TOTAL REVENUES	-	-	10,153	-	10,153	151,337
EXPENDITURES						
<i>Debt Service</i>						
Cost of Issuance	-	-	127,374	-	127,374	-
ProfServ-Tax Collector	-	-	152	-	152	2,365
Misc-Assessment Collection Cost	-	-	152	-	152	2,365
Principal Debt Retirement	-	-	-	-	-	75,000
Interest Expense	-	-	9,875	-	9,875	72,285
Total Debt Service	-	-	137,553	-	137,553	152,015
TOTAL EXPENDITURES	-	-	137,553	-	137,553	152,015
Excess (deficiency) of revenues Over (under) expenditures	-	-	(127,400)	-	(127,400)	(678)
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	-	-	37,761	-	37,761	-
Proceeds of Refunding Bonds	-	-	1,975,000	-	1,975,000	-
Pymt to Escrow Acct-Refunding	-	-	(1,785,377)	-	(1,785,377)	-
Contribution to (Use of) Fund Balance	-	-	-	-	-	(678)
TOTAL OTHER SOURCES (USES)	-	-	227,384	-	227,384	(678)
Net change in fund balance	-	-	99,984	-	99,984	(678)
FUND BALANCE, BEGINNING	-	-	-	-	-	99,984
FUND BALANCE, ENDING	\$ -	\$ -	\$ 99,984	\$ -	\$ 99,984	\$ 99,306

Amortization Schedule

Date	Outstanding Balance	Principal	Rate	Interest	Annual Debt Service
11/1/2015	\$ 1,975,000.00		3.600%	\$ 36,340.00	\$ 36,340.00
5/1/2016	\$ 1,975,000.00	\$ 75,000.00	3.600%	\$ 35,945.00	\$ 110,945.00
11/1/2016	\$ 1,900,000.00		3.600%	\$ 34,960.00	\$ 34,960.00
5/1/2017	\$ 1,900,000.00	\$ 75,000.00	3.600%	\$ 34,390.00	\$ 109,390.00
11/1/2017	\$ 1,825,000.00		3.600%	\$ 33,580.00	\$ 33,580.00
5/1/2018	\$ 1,825,000.00	\$ 80,000.00	3.600%	\$ 33,032.50	\$ 113,032.50
11/1/2018	\$ 1,745,000.00		3.600%	\$ 32,108.00	\$ 32,108.00
5/1/2019	\$ 1,745,000.00	\$ 80,000.00	3.600%	\$ 31,584.50	\$ 111,584.50
11/1/2019	\$ 1,665,000.00		3.600%	\$ 30,636.00	\$ 30,636.00
5/1/2020	\$ 1,665,000.00	\$ 85,000.00	3.600%	\$ 30,303.00	\$ 115,303.00
11/1/2020	\$ 1,580,000.00		3.600%	\$ 29,072.00	\$ 29,072.00
5/1/2021	\$ 1,580,000.00	\$ 90,000.00	3.600%	\$ 28,598.00	\$ 118,598.00
11/1/2021	\$ 1,490,000.00		3.600%	\$ 27,416.00	\$ 27,416.00
5/1/2022	\$ 1,490,000.00	\$ 90,000.00	3.600%	\$ 26,969.00	\$ 116,969.00
11/1/2022	\$ 1,400,000.00		3.600%	\$ 25,760.00	\$ 25,760.00
5/1/2023	\$ 1,400,000.00	\$ 95,000.00	3.600%	\$ 25,340.00	\$ 120,340.00
11/1/2023	\$ 1,305,000.00		3.600%	\$ 24,012.00	\$ 24,012.00
5/1/2024	\$ 1,305,000.00	\$ 100,000.00	3.600%	\$ 23,751.00	\$ 123,751.00
11/1/2024	\$ 1,205,000.00		3.600%	\$ 22,172.00	\$ 22,172.00
5/1/2025	\$ 1,205,000.00	\$ 100,000.00	3.600%	\$ 21,810.50	\$ 121,811.00
11/1/2025	\$ 1,105,000.00		3.600%	\$ 20,332.00	\$ 20,332.00
5/1/2026	\$ 1,105,000.00	\$ 105,000.00	3.600%	\$ 20,000.50	\$ 125,001.00
11/1/2026	\$ 1,000,000.00		3.600%	\$ 18,400.00	\$ 18,400.00
5/1/2027	\$ 1,000,000.00	\$ 110,000.00	3.600%	\$ 18,100.00	\$ 128,100.00
11/1/2027	\$ 890,000.00		3.600%	\$ 16,376.00	\$ 16,376.00
5/1/2028	\$ 890,000.00	\$ 115,000.00	3.600%	\$ 16,198.00	\$ 131,198.00
11/1/2028	\$ 775,000.00		3.600%	\$ 14,260.00	\$ 14,260.00
5/1/2029	\$ 775,000.00	\$ 120,000.00	3.600%	\$ 14,027.50	\$ 134,028.00
11/1/2029	\$ 655,000.00		3.600%	\$ 12,052.00	\$ 12,052.00
5/1/2030	\$ 655,000.00	\$ 125,000.00	3.600%	\$ 11,855.50	\$ 136,856.00
11/1/2030	\$ 530,000.00		3.600%	\$ 9,752.00	\$ 9,752.00
5/1/2031	\$ 530,000.00	\$ 125,000.00	3.600%	\$ 9,593.00	\$ 134,593.00
11/1/2031	\$ 405,000.00		3.600%	\$ 7,452.00	\$ 7,452.00
5/1/2032	\$ 405,000.00	\$ 130,000.00	3.600%	\$ 7,371.00	\$ 137,371.00
11/1/2032	\$ 275,000.00		3.600%	\$ 5,060.00	\$ 5,060.00
5/1/2033	\$ 275,000.00	\$ 135,000.00	3.600%	\$ 4,977.50	\$ 139,978.00
11/1/2033	\$ 140,000.00		3.600%	\$ 2,576.00	\$ 2,576.00
5/1/2034	\$ 140,000.00	\$ 140,000.00	3.600%	\$ 2,534.00	\$ 142,534.00
		\$ 1,975,000.00		\$ 798,697.00	\$ 2,773,697.00

Budget Narrative
Fiscal Year 2016

REVENUES

Interest-Investments

The District earns interest income on their trust accounts with US Bank.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the debt service expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administrative

Miscellaneous-Assessment Collection Cost

The District reimburses the County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 1.5% on the amount of special assessments collected and remitted, whichever is greater. The budgeted amount for collection costs was based on a maximum of 1.5% of the anticipated assessment collections.

Lexington Community Development District

Supporting Budget Schedule

Assessment Summary
Fiscal Year 2016 vs. Fiscal Year 2015

Product	General Fund			Debt Service Series 2007			Debt Service Series 2015			Total Assessments per Unit			Units
	FY 2016	FY 2015	Percent Change	FY 2016	FY 2015	Percent Change	FY 2016	FY 2015	Percent Change	FY 2016	FY 2015	Percent Change	
TH	\$82.24	\$71.22	15%	\$0.00	\$0.00	n/a	\$373.47	\$480.00	-22%	\$455.71	\$551.22	-17%	97
SF 55'	\$100.33	\$86.89	15%	\$0.00	\$0.00	n/a	\$448.17	\$576.00	-22%	\$548.50	\$662.89	-17%	100
SF 70'	\$128.29	\$111.10	15%	\$0.00	\$0.00	n/a	\$504.19	\$648.00	-22%	\$632.48	\$759.10	-17%	108
SF 80'	\$146.39	\$126.77	15%	\$732.00	\$732.00	0.0%	\$0.00	\$0.00	n/a	\$878.39	\$858.77	2%	35
SF 85'	\$155.43	\$134.61	15%	\$0.00	\$0.00	n/a	\$522.86	\$672.00	-22%	\$678.29	\$806.61	-16%	46
													386