

**CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT  
FY 2023 PRELIMINARY PROPOSED BUDGET - GENERAL FUND (O&M)**

	<b>FY 2022 ADOPTED</b>	<b>FY 2023 PROPOSED</b>	<b>VARIANCE</b>
<b>I. REVENUE</b>			
GENERAL FUND REVENUE /(a)	\$ 398,729	\$ 441,187	\$ 42,458
INTEREST	-		-
<b>TOTAL REVENUE</b>	<b>398,729</b>	<b>441,187</b>	<b>42,458</b>
<b>II. EXPENDITURES</b>			
<b>GENERAL ADMINISTRATIVE</b>			
SUPERVISORS COMPENSATION (3 Supervisors- 8 Meetings)	3,600	4,800	1,200
PAYROLL TAXES	275	367	92
PAYROLL PROCESSING	660	490	(170)
MANAGEMENT CONSULTING SERVICES	21,000	23,000	2,000
CONSTRUCTION ACCOUNTING SERVICES	3,500	750	(2,750)
PLANNING, COORDINATING & CONTRACT SERVICES	36,000	36,000	-
ADMINISTRATIVE SERVICES	3,600	3,600	-
BANK FEES	300	300	-
AUDITING SERVICES	2,800	3,600	800
TRAVEL PER DIEM	525	500	(25)
INSURANCE (increase for amneity going live - do we have any hardscape to add policy )	12,000	17,000	5,000
REGULATORY AND PERMIT FEES	175	175	-
LEGAL ADVERTISEMENTS	5,500	3,500	(2,000)
ENGINEERING SERVICES	5,500	5,500	-
LEGAL SERVICES	7,000	7,000	-
PERFORMANCE & WARRANTY BOND PREMIUM	-	2,015	2,015
WEBSITE HOSTING	2,015	800	(1,215)
MEETING ROOM RENTAL	-	2,500	2,500
ADMINISTRATIVE CONTINGENCY	2,500	-	(2,500)
<b>TOTAL GENERAL ADMINISTRATIVE</b>	<b>106,950</b>	<b>111,897</b>	<b>4,947</b>

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	<b>FY 2022 ADOPTED</b>	<b>FY 2023 PROPOSED</b>	<b>VARIANCE</b>
<b>DEBT ADMINISTRATION:</b>			
DISSEMINATION AGENT	5,000	5,000	-
TRUSTEE FEES	7,004	7,004	-
ARBITRAGE	750	750	-
<b>TOTAL DEBT ADMINISTRATION</b>	<b>12,754</b>	<b>12,754</b>	<b>-</b>
<b>PHYSICAL ENVIRONMENT EXPENDITURES</b>			
COMPREHENSIVE FIELD SERVICES	8,000	8,016	16
STREETPOLE LIGHTING	58,900	80,000	21,100
ELECTRICITY (IRRIGATION & POND PUMPS)	10,000	6,500	(3,500)
WATER	-	8,000	8,000
LANDSCAPING MAINTENANCE	100,000	125,020	25,020
LANDSCAPE REPLINISHMENT	6,000	6,000	-
IRRIGATION MAINTENANCE	1,000	2,500	1,500
POND MAINTENANCE	12,000	25,000	13,000
ENTRY FEATURES	3,000	3,000	-
GATE & CAMERA MONITORING	10,000	10,000	-
GATE REPAIRS AND MAINTENANCE		7,500	7,500
CONTINGENCY FOR PHYSICAL ENVIRONMENT	25,000	25,000	-
<b>TOTAL PHYSICAL ENVIRONMENT EXPENDITURES</b>	<b>233,900</b>	<b>306,536</b>	<b>72,636</b>

**CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT  
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**AMENITY CENTER OPERATIONS**

AMENITY CENTER INTERNET  
 PLAYGROUND & TOT LOT MAINTENANCE  
 AMENITY CENTER ELECTRIC  
 AMENITY CENTER WATER  
 AMENITY CENTER CAMERAS  
 PEST CONTROL  
 AMENITY CONTINGENCY

**TOTAL AMENITY CENTER OPERATIONS**

**TOTAL EXPENDITURES**

**III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES**

FUND BALANCE - BEGINNING

**FUND BALANCE - ENDING**

FOOTNOTE:

	<b>FY 2022 ADOPTED</b>	<b>FY 2023 PROPOSED</b>	<b>VARIANCE</b>
	1,800	-	(1,800)
	12,000	-	(12,000)
	2,400	-	(2,400)
	1,800	-	(1,800)
	15,000	-	(15,000)
	500	-	(500)
	11,625	10,000	(1,625)
	<b>45,125</b>	<b>10,000</b>	<b>(35,125)</b>
	<b>398,729</b>	<b>441,187</b>	<b>42,458</b>
	<b>(0)</b>	-	<b>0</b>
	(5,018)	0	0
	<b>\$ (5,018)</b>	<b>\$ 0</b>	<b>\$ (0)</b>

**STATEMENT 2  
CHAPARRAL OF PALM BAY CDD  
FY 2023 PROPOSED GENERAL FUND BUDGET  
O&M ASSESSMENT ALLOCATION**

**A. ERU Assignment**

Approx Lot Width	Assigned ERU	Lot Count	Total ERU	% ERU
40'	0.80	195	156.00	36.2%
50'	1.00	275	275.00	63.8%
<b>total</b>		<b>470</b>	<b>431.00</b>	<b>100.0%</b>

**B. Expenditures (O&M Assessment)**

<b>Total Expenditures (net)</b>	\$ 441,187.20
County collection charges & early pmt. Disc.	\$ 28,160.89
<b>Total O&amp;M Assessment, if all ON Roll (gross)</b>	<b>\$ 479,551.30</b>
Total ERUs in District	431.00
O&M Assessment per ERU (Gross)	<b>\$ 1,112.65</b>
O&M Assessment per ERU (Net)	\$ 1,023.64

**C. Assessment Allocation**

**Table 1 - Proposed FY 2023 Allocation of AR (as if all On-Roll)**

Approx Lot Width	Assigned ERU	Net Assmt/Lot	Total Net Assmt	Gross Assmt/Lot	Total Gross Assmt
40'	0.80	\$ 819	\$ 159,687	\$ 890.12	\$ 173,573
50'	1.00	\$ 1,024	\$ 281,500	\$ 1,112.65	\$ 305,978
<b>total</b>			<b>\$ 441,187</b>		<b>\$ 479,551</b>

**Table 2 - Adopted FY 2022 Allocation of AR (as if all On-Roll)**

Approx Lot Width	Assigned ERU	Net Assmt/Lot	Total Net Assmt	Gross Assmt/Lot	Total Gross Assmt
40'	0.80	\$ 446	\$ 158,376	\$ 484.92	\$ 172,148
50'	1.00	\$ 558	\$ 240,353	\$ 606.16	\$ 261,253
<b>total</b>			<b>\$ 398,729</b>		<b>\$ 433,402</b>

**3. Difference between Proposed FY 2023 and Current FY 2022**

	<u>FY 2023</u>	<u>Current FY</u>	<u>% Change</u>	<u>\$ Change</u>
TOTAL EXPENDITURES - NET:	\$ 441,187.20	\$398,729	10.6%	<b>\$ 42,458</b>

Lot Width	FY 2022 Net Assmt/Unit	Proposed FY 2023 Net Assmt/Unit	Change in Net Assmt/Unit	Change in Net/Unit per month
40'	\$ 446	\$ 819	\$372.91	\$31.08
50'	\$ 558	\$ 1,024	\$465.64	\$38.80

**FOOTNOTE:**

(a) Revenue collections from County tax collector and/or budget funding agreement as needed only based on actual expenditures. Draws upon budget funding agreement can only be based on actual expenditures.

**STATEMENT 2**

**Chaparral of Palm Bay Community Development District - Contract Summary**

<b>FINANCIAL STATEMENT CATEGORY</b>	<b>VENDOR</b>	<b>COMMENTS/SCOPE OF SERVICE</b>	<b>ANNUAL</b>
<b>GENERAL ADMINISTRATIVE:</b>			
SUPERVISORS COMPENSATION	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 assumes - 3 Board Members per Meeting , 8 Meetings Considered. Chairman waives compensation as the fourth Supervisor	\$ 4,800
PAYROLL TAXES	Payroll	Amount is for employer taxes related to the payroll calculated at 7.65% Of BOS Payroll	\$ 367
PAYROLL PROCESSING	Innovative	Amount is assessed at \$55 Per Payroll Plus Year End Processing of \$50 for the processing of payroll related to Supervisor compensation	\$ 490
MANAGEMENT CONSULTING SERVICES	BREEZE	The District received Management, Accounting and Assessment services as part of a Management Agreement.	\$ 23,000
CONSTRUCTION ACCOUNTING SERVICES	BREEZE	Construction accounting services are provided for the processing of requisitions and funding request for the District.	\$ 750
PLANNING & COORDINATING SERVICES	BREEZE	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with the maintenance & construction of District infrastructure	\$ 36,000
ADMINISTRATIVE SERVICES	BREEZE	Pursuant to District Management Contract for services related to administration functions of the District such as agenda processing, public records request, etc.	\$ 3,600
BANK FEES	Bank United	Fees associated with maintaining the District's bank accounts and the ordering of checks	\$ 300
AUDITING	DIBARTOLOMEO	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.	\$ 3,600
TRAVEL PER DEIM	Misc	Estimated for Supervisor travel to and from District meetings	\$ 500
INSURANCE	EGIS	The Districts General Liability , Public Officials and Property insurance is with EGIS Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount is based on estimates received fro EGIS.	\$ 17,000
REGULATORY AND PERMIT FEES	Florida Dept of Economic Opportunity	The District is required to pay an annual fee of \$175 to the Department of Community Affairs.	\$ 175
LEGAL ADVERTISEMENTS	Local Newspaper	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation	\$ 3,500
ENGINEERING SERVICES	Stantec	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.	\$ 5,500
LEGAL SERVICES	Strayley, Robin Vericker	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 Superviros and the District Manager	\$ 7,000

**STATEMENT 2**

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<b>FINANCIAL STATEMENT CATEGORY</b>	<b>VENDOR</b>	<b>COMMENTS/SCOPE OF SERVICE</b>	<b>ANNUAL</b>
WEBSITE HOSTING	Campus Suite	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. Campus Suite - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager upload and oversight	\$ 2,015
MEETING ROOM RENTAL	Hotel	The District rents conference rooms in order to host its public meetings in the County	\$ 800
ADMINISTRATIVE CONTINGENCY		Estimated for items not known and considered in the administrative allocations	\$ 2,500
<b>DEBT SERVICE ADMINISTRATION:</b>			
DISSEMINATING AGENT	LERNER	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.	\$ 5,000
TRUSTEE FEES	US BANK	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. The annual trustee fees are based on fees estimated by the Trustee	\$ 7,004
ARBITRAGE	LLS	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances. Confirmed with LLS for arbitrage related to the 2017A Bonds - rebate is calculated by end of July	\$ 750
<b>PHYSICAL ENVIRONMENT:</b>			
COMPREHENSIVE FIELD SERVICES	BREEZE	Directs day to day operations and oversees field services technician. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security, manage of RFP for ongoing maintenance, prepare written monthly reports to the Board, including travel for field technician.	\$ 8,016
STREETPOLE LIGHTING	Gig Fiber, LLC	Currently there are 49 streetlights in the Distirct at a monthly cost of \$2,450 . Phase 3A will have 47 streetlights and is slated for installment on 06/30/2022 at a cost of \$2,350 monthly . Additionally Phase 4A will be installed with 56 streetlights in April 2023, a monthly rate of \$2,800. There is a deposit of \$5,600 for the initial install in	\$ 80,000
ELECTRICITY (IRRIGATION & POND PUMPS)	FPL	Estimated for electrical services related to the irrigation and pond pumps. There is one meter locate at 1694 Malabt at an average cost of \$125 monthly. Additional amounts are anticipated due to the new landscape coming online	\$ 6,500
WATER	City of Palm Bay	Estimated water utility services related to the operations of the District for the meter located at 90 Abiliene Dr. . The average monthly cost is \$300 for this meter. It is anticipated that costs will increase due to the new landscape maintenance associated with the spine road.	\$ 8,000
LANDSCAPING MAINTENANCE	Brightview Landscape	Base maintenance cost contracted at \$62,820. Once a week service to maintain pet waste stations at \$1,200 per year. It is anticipated that the landscape maintenace will double for the mantenance associated with the spine road	\$ 125,020
LANDSCAPE REPLINISHMENT	Brightview Landscape	Replenishment of landscape materials as needed by the District	\$ 6,000
IRRIGATION MAINTENANCE	Brightview Landscape	The maintenance and repair of the irrigation as needed	\$ 2,500

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<b>FINANCIAL STATEMENT CATEGORY</b>	<b>VENDOR</b>	<b>COMMENTS/SCOPE OF SERVICE</b>	<b>ANNUAL</b>
POND MAINTENANCE	Steadfast Environmental	The District has a contract for the monthly care and maintenance of the lakes and ponds throughout the District. The current service contract will provide for the maintenance of areas #1 - 14 with service measures to 10,206 LF. The annual cost for this maintenance is \$6,840. It is anticipated that there will be an additional 6 ponds brought online by the end of the FY 2022 year.	\$ 25,000
ENTRY FEATURES		Estimated for The maintenance and repair of the entry features	\$ 3,000
GATE & CAMERA MONITORING		Estimated for camera monitoring at the one gate	\$ 10,000
GATE REPAIRS & MAINTENANCE		Estimated for the repairs and maintenance associated with gate repairs	\$ 7,500
PHYSICAL ENVIRONMENT CONTINGENCY		Additional maintenance added with new areas coming online	\$ 25,000
<b>AMENITY:</b>			
Amenity Contingency		As needed for any amenity features	\$ 10,000

**\$ 441,187.20**

**STATEMENT 3**  
**CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE SCHEDULES**

	<b>SERIES 2020A-1</b>	<b>SERIES 2020A-2</b>	<b>TOTAL FY23 BUDGET</b>
<b>REVENUE</b>			
SPECIAL ASSESSMENTS - ON ROLL - GROSS	\$ 268,492		\$ 268,492
SPECIAL ASSESSMENTS - OFF ROLL - NET	-	\$ 38,600	\$ 38,600
LESS: EARLY PAYMENT DISCOUNT	(10,740)	-	(10,740)
<b>TOTAL REVENUE</b>	<b>257,752</b>	<b>38,600</b>	<b>296,352</b>
<b>EXPENDITURES</b>			
COUNTY - ASSESSMENT COLLECTION FEES	10,740	-	10,740
INTEREST EXPENSE			
May 1, 2023	79,181	19,300	98,481
November 1, 2023	77,831	19,300	97,131
PRINCIPAL RETIREMENT			
May 1, 2023	90,000	-	90,000
<b>TOTAL EXPENDITURES</b>	<b>257,752</b>	<b>38,600</b>	<b>296,352</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**Table 1. Series 2020A-1 Allocation of Maximum Annual Debt Service (GROSS MADS)**

<b>LOT WIDTH</b>	<b>LOTS</b>	<b>ERU</b>	<b>Total ERU</b>	<b>% ERU</b>	<b>TOTAL ASSMTS</b>	<b>ASSMT / LOT</b>
40'	147	0.80	118.1	48.8%	\$130,952	\$891
50'	124	1.00	124.0	51.2%	\$137,540	\$1,109
<b>Total</b>	<b>271</b>		<b>242.1</b>	<b>100.0%</b>	<b>\$268,492</b>	