



**Lake Emma**  
**Community Development District**

**Proposed Budget**  
**FY 2022**



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# Lake Emma

## Community Development District

### Fiscal Year 2022 General Fund

Adopted Budget FY2021	Actual Thru 3/31/21	Projected Next 6 Months	Total Thru 9/30/21	Proposed Budget FY2022
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#### Revenues

Administrative Assessments	\$0	\$0	\$0	\$0	\$74,685
Maintenance Assessments	\$0	\$0	\$0	\$0	\$219,833
Developer Contributions	\$119,818	\$32,744	\$36,451	\$69,195	\$0

#### **Total Revenues**

<b>\$119,818</b>	<b>\$32,744</b>	<b>\$36,451</b>	<b>\$69,195</b>	<b>\$294,518</b>
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#### Expenditures

##### Administrative

Supervisor Fees	\$12,000	\$0	\$600	\$600	\$12,000
FICA Expense	\$918	\$0	\$46	\$46	\$918
Engineering	\$12,000	\$705	\$2,295	\$3,000	\$12,000
Attorney	\$25,000	\$4,627	\$7,873	\$12,500	\$25,000
Dissemination	\$3,500	\$0	\$1,750	\$1,750	\$3,500
Arbitrage	\$450	\$0	\$0	\$0	\$450
Annual Audit	\$5,000	\$2,800	\$0	\$2,800	\$4,400
Trustee Fees	\$5,000	\$0	\$0	\$0	\$5,000
Assessment Administration	\$5,000	\$0	\$0	\$0	\$5,000
Management Fees	\$35,000	\$17,500	\$17,500	\$35,000	\$35,000
Information Technology	\$1,200	\$600	\$600	\$1,200	\$1,050
Website Maintenance	\$0	\$0	\$0	\$0	\$600
Telephone	\$300	\$0	\$75	\$75	\$300
Postage	\$1,000	\$24	\$726	\$750	\$1,000
Printing & Binding	\$1,000	\$42	\$708	\$750	\$1,000
Insurance	\$5,650	\$5,000	\$0	\$5,000	\$5,500
Legal Advertising	\$5,000	\$405	\$4,595	\$5,000	\$2,500
Other Current Charges	\$1,000	\$0	\$300	\$300	\$1,000
Office Supplies	\$625	\$1	\$249	\$250	\$625
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175

##### Total Administrative

\$119,818	\$31,879	\$37,317	\$69,196	\$117,018
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##### Operations & Maintenance

Field Services	\$0	\$0	\$0	\$0	\$7,500
Landscape Maintenance	\$0	\$0	\$0	\$0	\$150,000
Contingency	\$0	\$0	\$0	\$0	\$10,000
Repairs & Maintenance	\$0	\$0	\$0	\$0	\$10,000

##### Total Operations & Maintenance

\$0	\$0	\$0	\$0	\$177,500
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#### **Total Expenditures**

<b>\$119,818</b>	<b>\$31,879</b>	<b>\$37,317</b>	<b>\$69,196</b>	<b>\$294,518</b>
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#### **Excess Revenues/(Expenditures)**

<b>\$0</b>	<b>\$866</b>	<b>(\$866)</b>	<b>(\$0)</b>	<b>\$0</b>
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# Lake Emma

## Community Development District

### Fiscal Year 2022 General Fund

<b>Net Administrative Annual Assessments</b>	\$117,018
<b>Collection Cost (6%)</b>	\$7,469
<b>Gross Assessments</b>	\$124,487

Property Type	Units	ERU Factor	ERUs	Gross Per Unit	Total Gross
40' Lots	294	0.8	235.2	\$85.62	\$25,171.42
50' Lots	572	1	572	\$107.02	\$61,216.21
60' Lots	217	1.2	260.4	\$128.43	\$27,868.36
65' Lots	24	1.3	31.2	\$139.13	\$3,339.07
70' Lots	46	1.4	64.4	\$149.83	\$6,892.17
<b>Total</b>	1153		1163.2		\$124,487.23

<b>Net Administrative Annual Assessments (Assessment Area 1)</b>	\$42,332.51
<b>Collection Cost (6%)</b>	\$2,702.08
<b>Gross Assessments</b>	\$45,034.58

Property Type	Units	ERU Factor	ERUs	Gross Per Unit	Total Gross
40' Lots	133	0.8	106.4	\$85.62	\$11,387.07
50' Lots	189	1	189	\$107.02	\$20,227.04
60' Lots	94	1.2	112.8	\$128.43	\$12,072.01
65' Lots	0	1.3	0	\$139.13	\$0.00
70' Lots	9	1.4	12.6	\$149.83	\$1,348.47
<b>Total</b>	425		420.8		\$45,034.58

<b>Net Maintenance Annual Assessments</b>	\$177,500
<b>Collection Cost (6%)</b>	\$11,330
<b>Gross Assessments</b>	\$188,830

Property Type	Units	ERU Factor	ERUs	Gross Per Unit	Total Gross
40' Lots	133	0.8	106.4	\$358.99	\$47,745.93
50' Lots	189	1	189	\$448.74	\$84,811.86
60' Lots	94	1.2	112.8	\$538.49	\$50,617.87
65' Lots	0	1.3	0	\$0.00	\$0.00
70' Lots	9	1.4	12.6	\$628.24	\$5,654.12
<b>Total</b>	425		420.8		\$188,829.79

Property Type	Units	ERU Factor	ERUs	Gross Per Unit	Total Gross
40' Lots	133	0.8	106.4	\$444.61	\$59,133.01
50' Lots	189	1	189	\$555.76	\$105,038.89
60' Lots	94	1.2	112.8	\$666.91	\$62,689.88
65' Lots	0	1.3	0	\$0.00	\$0.00
70' Lots	9	1.4	12.6	\$778.07	\$7,002.59
<b>Total</b>	425		420.8		\$233,864.37

**Lake Emma**  
**Community Development District**  
GENERAL FUND BUDGET

**REVENUES:**

*Administrative Assessments*

The District will levy a non-ad valorem assessment on all the assessable property within the district to fund the administrative portion of the general fund expenditures during the fiscal year.

*Maintenance Assessments*

The District will levy a non-ad valorem assessment on all the assessable property within Assessment Area One to fund all operations and maintenance expenditures during the fiscal year.

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**EXPENDITURES:**

**Administrative:**

*Supervisor Fees*

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

*FICA Expense*

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

*Engineering*

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc. District has contracted with Dewberry Engineers, Inc. for this service.

*Attorney*

The District's legal counsel, Hopping, Green & Sams, will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

*Dissemination*

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues.

**Lake Emma**  
**Community Development District**  
GENERAL FUND BUDGET

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2021 Special Assessment Bonds (Assessment Area One).

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District has contracted with Grau & Associates for this service.

Trustee Fees

The District will pay annual trustee fees for the Series 2021 Special Assessment Bonds (Assessment Area One) that are deposited with a Trustee at USBank.

Assessment Administration

The District has contracted with Governmental Management Services-CF, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Management Fees

The District has contracted with Governmental Management Services-Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, budget preparation, all financial reporting, annual audit, etc.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

**Lake Emma**  
**Community Development District**  
GENERAL FUND BUDGET

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

The District's general liability and public officials liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

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

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

**Operations & Maintenance:**

Field Services

Provide onsite field management of contracts for the District such as landscape maintenance. Services to include onsite inspections, meetings with contractors, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

Represents estimated costs for landscape maintenance of dry retention ponds located within the District's boundaries.

Contingency

Represents any additional field expense that may not have been provided for in the budget.

Repairs & Maintenance

Represents general repairs and maintenance costs that are not budgeted under any other budget line item.

# Lake Emma

## Community Development District

### Fiscal Year 2022 Debt Service Fund Series 2021

Proposed Budget FY2021	Actual Thru 3/31/21	Projected Next 6 Months	Total Thru 9/30/21	Proposed Budget FY2022
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**Revenues**

Assessments	\$125,850	\$0	\$125,850	\$125,850	\$393,888
Bond Proceeds	\$249,381	\$249,381	\$0	\$249,381	\$0
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$125,850
<b>Total Revenues</b>	<b>\$375,231</b>	<b>\$249,381</b>	<b>\$125,850</b>	<b>\$375,231</b>	<b>\$519,738</b>

**Expenditures**

Interest - 12/15	\$0	\$0	\$0	\$0	\$125,850
Principal - 06/15	\$0	\$0	\$0	\$0	\$140,000
Interest - 06/15	\$52,438	\$0	\$52,438	\$52,438	\$125,850
<b>Total Expenditures</b>	<b>\$52,438</b>	<b>\$0</b>	<b>\$52,438</b>	<b>\$52,438</b>	<b>\$391,700</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$322,793</b>	<b>\$249,381</b>	<b>\$73,413</b>	<b>\$322,794</b>	<b>\$128,038</b>

Interest - 12/15/22 \$ 124,100  
\$ 124,100

Net Assessments \$393,888  
Collection Cost (6%) \$25,142  
Gross Assessments \$419,030

Property Type	Units	Gross Per Unit	Total Gross
40' Lots	133	\$812.83	\$108,106.39
50' Lots	189	\$983.80	\$185,938.20
60' Lots	94	\$1,196.00	\$112,424.00
70' Lots	9	\$1,395.68	\$12,561.12
Total	425		\$419,029.71



**Lake Emma  
Series 2021, Special Assessment Bonds (Assessment Area One)  
(Term Bonds Combined)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
6/15/21	\$ 7,040,000	\$ -	\$ 52,437.50	\$ -
12/15/21	\$ 7,040,000	\$ -	\$ 125,850.00	\$ 178,287.50
6/15/22	\$ 7,040,000	\$ 140,000	\$ 125,850.00	\$ -
12/15/22	\$ 6,900,000	\$ -	\$ 124,100.00	\$ 389,950.00
6/15/23	\$ 6,900,000	\$ 145,000	\$ 124,100.00	\$ -
12/15/23	\$ 6,755,000	\$ -	\$ 122,287.50	\$ 391,387.50
6/15/24	\$ 6,755,000	\$ 150,000	\$ 122,287.50	\$ -
12/15/24	\$ 6,605,000	\$ -	\$ 120,412.50	\$ 392,700.00
6/15/25	\$ 6,605,000	\$ 155,000	\$ 120,412.50	\$ -
12/15/25	\$ 6,450,000	\$ -	\$ 118,475.00	\$ 393,887.50
6/15/26	\$ 6,450,000	\$ 155,000	\$ 118,475.00	\$ -
12/15/26	\$ 6,295,000	\$ -	\$ 116,537.50	\$ 390,012.50
6/15/27	\$ 6,295,000	\$ 160,000	\$ 116,537.50	\$ -
12/15/27	\$ 6,135,000	\$ -	\$ 114,057.50	\$ 390,595.00
6/15/28	\$ 6,135,000	\$ 165,000	\$ 114,057.50	\$ -
12/15/28	\$ 5,970,000	\$ -	\$ 111,500.00	\$ 390,557.50
6/15/29	\$ 5,970,000	\$ 170,000	\$ 111,500.00	\$ -
12/15/29	\$ 5,800,000	\$ -	\$ 108,865.00	\$ 390,365.00
6/15/30	\$ 5,800,000	\$ 175,000	\$ 108,865.00	\$ -
12/15/30	\$ 5,625,000	\$ -	\$ 106,152.50	\$ 390,017.50
6/15/31	\$ 5,625,000	\$ 180,000	\$ 106,152.50	\$ -
12/15/31	\$ 5,445,000	\$ -	\$ 103,362.50	\$ 389,515.00
6/15/32	\$ 5,445,000	\$ 190,000	\$ 103,362.50	\$ -
12/15/32	\$ 5,255,000	\$ -	\$ 100,037.50	\$ 393,400.00
6/15/33	\$ 5,255,000	\$ 195,000	\$ 100,037.50	\$ -
12/15/33	\$ 5,060,000	\$ -	\$ 96,625.00	\$ 391,662.50
6/15/34	\$ 5,060,000	\$ 200,000	\$ 96,625.00	\$ -
12/15/34	\$ 4,860,000	\$ -	\$ 93,125.00	\$ 389,750.00
6/15/35	\$ 4,860,000	\$ 210,000	\$ 93,125.00	\$ -
12/15/35	\$ 4,650,000	\$ -	\$ 89,450.00	\$ 392,575.00
6/15/36	\$ 4,650,000	\$ 215,000	\$ 89,450.00	\$ -
12/15/36	\$ 4,435,000	\$ -	\$ 85,687.50	\$ 390,137.50
6/15/37	\$ 4,435,000	\$ 225,000	\$ 85,687.50	\$ -
12/15/37	\$ 4,210,000	\$ -	\$ 81,750.00	\$ 392,437.50
6/15/38	\$ 4,210,000	\$ 230,000	\$ 81,750.00	\$ -
12/15/38	\$ 3,980,000	\$ -	\$ 77,725.00	\$ 389,475.00
6/15/39	\$ 3,980,000	\$ 240,000	\$ 77,725.00	\$ -
12/15/39	\$ 3,740,000	\$ -	\$ 73,525.00	\$ 391,250.00
6/15/40	\$ 3,740,000	\$ 250,000	\$ 73,525.00	\$ -
12/15/40	\$ 3,490,000	\$ -	\$ 69,150.00	\$ 392,675.00
6/15/41	\$ 3,490,000	\$ 260,000	\$ 69,150.00	\$ -
12/15/41	\$ 3,230,000	\$ -	\$ 64,600.00	\$ 393,750.00
6/15/42	\$ 3,230,000	\$ 270,000	\$ 64,600.00	\$ -
12/15/42	\$ 2,960,000	\$ -	\$ 59,200.00	\$ 393,800.00
6/15/43	\$ 2,960,000	\$ 280,000	\$ 59,200.00	\$ -
12/15/43	\$ 2,680,000	\$ -	\$ 53,600.00	\$ 392,800.00
6/15/44	\$ 2,680,000	\$ 290,000	\$ 53,600.00	\$ -
12/15/44	\$ 2,390,000	\$ -	\$ 47,800.00	\$ 391,400.00
6/15/45	\$ 2,390,000	\$ 300,000	\$ 47,800.00	\$ -
12/15/45	\$ 2,090,000	\$ -	\$ 41,800.00	\$ 389,600.00
6/15/46	\$ 2,090,000	\$ 315,000	\$ 41,800.00	\$ -
12/15/46	\$ 1,775,000	\$ -	\$ 35,500.00	\$ 392,300.00
6/15/47	\$ 1,775,000	\$ 325,000	\$ 35,500.00	\$ -
12/15/47	\$ 1,450,000	\$ -	\$ 29,000.00	\$ 389,500.00
6/15/48	\$ 1,450,000	\$ 340,000	\$ 29,000.00	\$ -
12/15/48	\$ 1,110,000	\$ -	\$ 22,200.00	\$ 391,200.00
6/15/49	\$ 1,110,000	\$ 355,000	\$ 22,200.00	\$ -
12/15/49	\$ 755,000	\$ -	\$ 15,100.00	\$ 392,300.00
6/15/50	\$ 755,000	\$ 370,000	\$ 15,100.00	\$ -
12/15/50	\$ 385,000	\$ -	\$ 7,700.00	\$ 392,800.00
6/15/51	\$ 385,000	\$ 385,000	\$ 7,700.00	\$ 392,700.00
<b>Totals</b>		<b>\$ 7,040,000</b>	<b>\$ 4,882,788</b>	<b>\$ 11,922,787.50</b>