

OTC
Community Development District

Fiscal Year 2014

Adopted Budget

May 20, 2013



OTC
Community Development District

TABLE OF CONTENTS

General Fund

Summary of Revenues and Expenses Page 1

Narrative Page 2-4

Series 2007A Debt Service Fund

Summary of Revenues and Expenses Page 5

Amortization Schedule Page 6

Exhibit "A" Page 7

OTC

Community Development District

| | <u>Adopted Budget FY2013</u> | <u>Actual YTD As of 4/30/13</u> | <u>Projected Actual FY2013</u> | <u>Approved Budget FY 2014</u> | <u>Change FY 2013</u> | <u>Adopted Budget FY 2014</u> |
|---------------------------------------|----------------------------------|-------------------------------------|------------------------------------|------------------------------------|---------------------------|-----------------------------------|
| Revenues | | | | | | |
| Interest Income | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Assessments - Tax Collector | \$74,525 | \$74,718 | \$74,718 | \$74,525 | \$0 | \$74,525 |
| Carry Forward Surplus | \$15,701 | \$75,635 | \$75,635 | \$10,451 | \$50 | \$10,501 |
| Total Revenues | \$90,226 | \$150,353 | \$150,353 | \$84,976 | \$50 | \$85,026 |
| Expenditures | | | | | | |
| <i>Administrative</i> | | | | | | |
| Engineering | \$3,000 | \$195 | \$1,500 | \$3,000 | \$0 | \$3,000 |
| Attorney | \$15,000 | \$1,648 | \$6,600 | \$10,000 | \$0 | \$10,000 |
| Arbitrage | \$1,200 | \$0 | \$1,200 | \$1,200 | \$0 | \$1,200 |
| Annual Audit | \$4,000 | \$4,000 | \$4,000 | \$4,000 | \$0 | \$4,000 |
| Assessment Roll Administration | \$5,000 | \$5,000 | \$5,000 | \$5,000 | \$0 | \$5,000 |
| Dissemination Agent | \$5,500 | \$5,250 | \$5,500 | \$5,500 | \$0 | \$5,500 |
| Trustee Fees | \$3,600 | \$50 | \$3,600 | \$3,600 | \$0 | \$3,600 |
| Management Fees | \$35,000 | \$20,417 | \$35,000 | \$35,000 | \$0 | \$35,000 |
| Computer Time | \$1,000 | \$583 | \$1,000 | \$1,000 | \$0 | \$1,000 |
| Telephone | \$100 | \$10 | \$50 | \$100 | \$0 | \$100 |
| Postage | \$200 | \$145 | \$250 | \$200 | \$50 | \$250 |
| Insurance | \$5,775 | \$5,750 | \$5,750 | \$5,775 | \$0 | \$5,775 |
| Printing & Binding | \$500 | \$214 | \$500 | \$500 | \$0 | \$500 |
| Travel | \$500 | \$0 | \$250 | \$250 | \$0 | \$250 |
| Legal Advertising | \$6,100 | \$1,522 | \$2,000 | \$6,100 | \$0 | \$6,100 |
| Other Current Charges | \$1,000 | \$700 | \$1,000 | \$1,000 | \$0 | \$1,000 |
| Office Supplies | \$100 | \$21 | \$50 | \$100 | \$0 | \$100 |
| Dues, Licenses & Subscriptions | \$175 | \$175 | \$175 | \$175 | \$0 | \$175 |
| Capital Outlay | \$100 | \$0 | \$100 | \$100 | \$0 | \$100 |
| <i>Maintenance</i> | | | | | | |
| Stormwater maintenance | \$2,376 | \$792 | \$2,376 | \$2,376 | \$0 | \$2,376 |
| Total Expenditures | \$90,226 | \$46,473 | \$75,901 | \$84,976 | \$50 | \$85,026 |
| Excess Revenues (Expenditures) | \$0 | \$103,880 | \$74,452 | \$0 | \$0 | \$0 |

| | <u>FY 2013</u> | <u>FY 2014</u> |
|--------------------------------|-----------------|-----------------|
| Net Assessments | \$74,525 | \$74,525 |
| Discounts & Collections (7.5%) | \$6,043 | \$6,043 |
| Gross Assessments | \$80,568 | \$80,568 |
| Square Footage - 780,000 | | |
| Net Assessment per square ft | \$ 0.096 | \$ 0.096 |
| Gross Assessment per Square Ft | \$ 0.103 | \$ 0.103 |

OTC
Community Development District
GENERAL FUND BUDGET

REVENUES:

Assessments

Annual assessments will be levied on all assessable property within the District to fund the operating budget for the fiscal year. The assessments will be collected by Duval County Tax Collectors Office.

EXPENDITURES:

Administrative:

Engineering Fees

The District's engineering firm, England Thims, and Miller, will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

Attorney

The District's legal counsel, Hopping Green and Sams, will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2007 Special Assessment Revenue Bonds. The District has contracted with Grau and Company to calculate the rebate liability and submit a report to the District.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted Grau and Associates to conduct their annual audit.

Assessment Roll

Governmental Management Services serves as the District's collection agent and certifies the District's non-ad valorem assessments with the county tax collector.

OTC
Community Development District
GENERAL FUND BUDGET

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with Prager & Co., LLC, the District's bond underwriter, to provide this service.

Trustee Fees

The District's Series 2007 Special Assessment Revenue Bonds are held by a Trustee at Region's Bank. The amount represents the fee for the administration of the District's bond issue.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. These services are further outlined in Exhibit "A" of the Management Agreement.

Computer Time

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a computer system time shared by Governmental Management Services, LLC.

Telephone

Telephone and fax machine

Postage

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

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Preferred Governmental Insurance Trust (PGIT). The amount is based upon prior year's premiums.

Printing & Binding

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

OTC
Community Development District
GENERAL FUND BUDGET

Travel

Expenses the Board of Supervisors may incur due to attending an OTC Community Development District meeting or other District related travel expenses.

Legal Advertising

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

Other Current Charges

Bank charges, property tax and any other miscellaneous expenses that are incurred during the year by the District.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

Capital Outlay

Represents any minor capital expenditures the District may need to make during the Fiscal Year such as a file cabinet for District files.

Maintenance:

Storm water

The District has entered into an agreement with Argyle Forest Retail 1, LLC for pond maintenance services dated May 2008. The agreement provides for Argyle to provide services related to District pond/storm water facilities and to maintain compliance with St. Johns Water River Management District permit #04-031-65850-43.

OTC
Community Development District

Debt Service Fund
Series 2007A

| Description | Adopted Budget FY2013 | Actual YTD As of 4/30/13 | Projected Actual FY2013 | Adopted Budget FY 2014 |
|---|--------------------------|-----------------------------|----------------------------|---------------------------|
| Revenues | | | | |
| Carry Forward Surplus (1) | \$259,328 | \$274,054 | \$274,054 | \$253,354 |
| Assessments - Tax Collector | \$652,885 | \$493,381 | \$652,885 | \$652,885 |
| Interest Income | \$800 | \$17 | \$800 | \$800 |
| Total Revenues | \$913,013 | \$767,452 | \$927,739 | \$907,039 |
| Expenditures | | | | |
| <i>Series 2007A</i> | | | | |
| Interest 11/1 | \$240,090 | \$239,693 | \$239,693 | \$234,923 |
| Principal 11/1 (Special Call) | \$0 | \$15,000 | \$15,000 | \$0 |
| Interest 5/1 | \$240,090 | \$0 | \$239,693 | \$234,923 |
| Principal 5/1 | \$165,000 | \$0 | \$165,000 | \$175,000 |
| Principal 5/1 (Special Call) | \$0 | \$0 | \$15,000 | \$0 |
| Total Expenditures | \$645,180 | \$254,693 | \$674,386 | \$644,845 |
| EXCESS REVENUES / (EXPENDITURES) | \$267,833 | \$512,760 | \$253,354 | \$262,194 |

(1) Carryforward Surplus is net of reserve fund requirements

| | |
|---|-------------------|
| 11/01/2014 Interest Payment | \$ 230,285 |
| Net Assessments | \$652,885 |
| Discounts & Collections (7.5%) | \$52,937 |
| Gross Assessments | \$705,822 |
| Square Footage - 780,000 | |
| Net Assessemnts per square ft | \$ 0.8370 |
| Gross Assessments per square ft | \$ 0.9000 |

OTC
Community Development District
Series 2007A Special Assessment Bonds
AMORTIZATION SCHEDULE

| DATE | BALANCE | RATE | PRINCIPAL | INTEREST | TOTAL | | |
|----------|-----------------|-------|---------------|---------------|------------------------|------------------------|-------------------------|
| 05/01/13 | \$ 9,030,000.00 | 5.30% | \$ 165,000.00 | \$ 239,295.00 | | | |
| 11/01/13 | \$ 8,865,000.00 | 5.30% | | \$ 234,922.50 | \$ 639,217.50 | | |
| 05/01/14 | \$ 8,865,000.00 | 5.30% | \$ 175,000.00 | \$ 234,922.50 | | | |
| 11/01/14 | \$ 8,690,000.00 | 5.30% | | \$ 230,285.00 | \$ 640,207.50 | | |
| 05/01/15 | \$ 8,690,000.00 | 5.30% | \$ 185,000.00 | \$ 230,285.00 | | | |
| 11/01/15 | \$ 8,505,000.00 | 5.30% | | \$ 225,382.50 | \$ 640,667.50 | | |
| 05/01/16 | \$ 8,505,000.00 | 5.30% | \$ 195,000.00 | \$ 225,382.50 | | | |
| 11/01/16 | \$ 8,310,000.00 | 5.30% | | \$ 220,215.00 | \$ 640,597.50 | | |
| 05/01/17 | \$ 8,310,000.00 | 5.30% | \$ 205,000.00 | \$ 220,215.00 | | | |
| 11/01/17 | \$ 8,105,000.00 | 5.30% | | \$ 214,782.50 | \$ 639,997.50 | | |
| 05/01/18 | \$ 8,105,000.00 | 5.30% | \$ 215,000.00 | \$ 214,782.50 | | | |
| 11/01/18 | \$ 7,890,000.00 | 5.30% | | \$ 209,085.00 | \$ 638,867.50 | | |
| 05/01/19 | \$ 7,890,000.00 | 5.30% | \$ 230,000.00 | \$ 209,085.00 | | | |
| 11/01/19 | \$ 7,660,000.00 | 5.30% | | \$ 202,990.00 | \$ 642,075.00 | | |
| 05/01/20 | \$ 7,660,000.00 | 5.30% | \$ 240,000.00 | \$ 202,990.00 | | | |
| 11/01/20 | \$ 7,420,000.00 | 5.30% | | \$ 196,630.00 | \$ 639,620.00 | | |
| 05/01/21 | \$ 7,420,000.00 | 5.30% | \$ 255,000.00 | \$ 196,630.00 | | | |
| 11/01/21 | \$ 7,165,000.00 | 5.30% | | \$ 189,872.50 | \$ 641,502.50 | | |
| 05/01/22 | \$ 7,165,000.00 | 5.30% | \$ 265,000.00 | \$ 189,872.50 | | | |
| 11/01/22 | \$ 6,900,000.00 | 5.30% | | \$ 182,850.00 | \$ 637,722.50 | | |
| 05/01/23 | \$ 6,900,000.00 | 5.30% | \$ 280,000.00 | \$ 182,850.00 | | | |
| 11/01/23 | \$ 6,620,000.00 | 5.30% | | \$ 175,430.00 | \$ 638,280.00 | | |
| 05/01/24 | \$ 6,620,000.00 | 5.30% | \$ 295,000.00 | \$ 175,430.00 | | | |
| 11/01/24 | \$ 6,325,000.00 | 5.30% | | \$ 167,612.50 | \$ 638,042.50 | | |
| 05/01/25 | \$ 6,325,000.00 | 5.30% | \$ 315,000.00 | \$ 167,612.50 | | | |
| 11/01/25 | \$ 6,010,000.00 | 5.30% | | \$ 159,265.00 | \$ 641,877.50 | | |
| 05/01/26 | \$ 6,010,000.00 | 5.30% | \$ 330,000.00 | \$ 159,265.00 | | | |
| 11/01/26 | \$ 5,680,000.00 | 5.30% | | \$ 150,520.00 | \$ 639,785.00 | | |
| 05/01/27 | \$ 5,680,000.00 | 5.30% | \$ 350,000.00 | \$ 150,520.00 | | | |
| 11/01/27 | \$ 5,330,000.00 | 5.30% | | \$ 141,245.00 | \$ 641,765.00 | | |
| 05/01/28 | \$ 5,330,000.00 | 5.30% | \$ 365,000.00 | \$ 141,245.00 | | | |
| 11/01/28 | \$ 4,965,000.00 | 5.30% | | \$ 131,572.50 | \$ 637,817.50 | | |
| 05/01/29 | \$ 4,965,000.00 | 5.30% | \$ 385,000.00 | \$ 131,572.50 | | | |
| 11/01/29 | \$ 4,580,000.00 | 5.30% | | \$ 121,370.00 | \$ 637,942.50 | | |
| 05/01/30 | \$ 4,580,000.00 | 5.30% | \$ 405,000.00 | \$ 121,370.00 | | | |
| 11/01/30 | \$ 4,175,000.00 | 5.30% | | \$ 110,637.50 | \$ 637,007.50 | | |
| 05/01/31 | \$ 4,175,000.00 | 5.30% | \$ 430,000.00 | \$ 110,637.50 | | | |
| 11/01/31 | \$ 3,745,000.00 | 5.30% | | \$ 99,242.50 | \$ 639,880.00 | | |
| 05/01/32 | \$ 3,745,000.00 | 5.30% | \$ 455,000.00 | \$ 99,242.50 | | | |
| 11/01/32 | \$ 3,290,000.00 | 5.30% | | \$ 87,185.00 | \$ 641,427.50 | | |
| 05/01/33 | \$ 3,290,000.00 | 5.30% | \$ 480,000.00 | \$ 87,185.00 | | | |
| 11/01/33 | \$ 2,810,000.00 | 5.30% | | \$ 74,465.00 | \$ 641,650.00 | | |
| 05/01/34 | \$ 2,810,000.00 | 5.30% | \$ 505,000.00 | \$ 74,465.00 | | | |
| 11/01/34 | \$ 2,305,000.00 | 5.30% | | \$ 61,082.50 | \$ 640,547.50 | | |
| 05/01/35 | \$ 2,305,000.00 | 5.30% | \$ 530,000.00 | \$ 61,082.50 | | | |
| 11/01/35 | \$ 1,775,000.00 | 5.30% | | \$ 47,037.50 | \$ 638,120.00 | | |
| 05/01/36 | \$ 1,775,000.00 | 5.30% | \$ 560,000.00 | \$ 47,037.50 | | | |
| 11/01/36 | \$ 1,215,000.00 | 5.30% | | \$ 32,197.50 | \$ 639,235.00 | | |
| 05/01/37 | \$ 1,215,000.00 | 5.30% | \$ 590,000.00 | \$ 32,197.50 | | | |
| 11/01/37 | \$ 625,000.00 | 5.30% | | \$ 16,562.50 | \$ 638,760.00 | | |
| 05/01/38 | \$ 625,000.00 | 5.30% | \$ 625,000.00 | \$ 16,562.50 | | | |
| 11/01/38 | | | | | \$ 641,562.50 | | |
| 6 | | | | | \$ 9,030,000.00 | \$ 7,604,175.00 | \$ 16,634,175.00 |

OTC

Community Development District

Exhibit "A"

Allocation of Operating Reserves

Estimated Funds Available

| | | |
|--|-----------|---------------|
| Beginning Fund Balance - Fiscal Year 2013 | \$ | 75,635 |
| Estimated Excess Revenues - Fiscal Year 2013 | \$ | (1,183) |
| Total Estimated Funds Available - 9/30/2013 | \$ | 74,452 |

Allocation of Funds Available

| | | |
|---|-----------|----------|
| Operating Reserve - First Quarter Operating Capital | \$ | 30,900 |
| Undesignated Reserves | \$ | 43,552 |
| Total Reserve | \$ | 74,452 |
| Total Undesignated Cash | \$ | - |

Applied to FY 2014

| | | |
|---|----|--------|
| Carry Forward Surplus Applied | \$ | 10,451 |
| Undesignated Reserves Remaining @ year end 2014 | \$ | 33,101 |