

Principal One  
Community Development District

**Final Budget For  
Fiscal Year 2018/2019  
October 1, 2018 - September 30, 2019**

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**FINAL BUDGET**  
**PRINCIPAL ONE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2018/2019**  
**OCTOBER 1, 2018 - SEPTEMBER 30, 2019**

	<b>FISCAL YEAR 2018/2019 BUDGET</b>
<b>REVENUES</b>	
O & M Assessments	57,771
Debt Assessments	230,537
Other Revenues	0
Interest Income	120
<b>TOTAL REVENUES</b>	<b>\$ 288,428</b>
<b>EXPENDITURES</b>	
Engineering/Inspections	2,500
Supervisor Fees	0
Management	24,912
Legal	3,000
Assessment Roll	5,000
Audit Fees	3,900
Insurance	6,356
Legal Advertisements	600
Miscellaneous	1,000
Postage	225
Office Supplies	475
Dues & Subscriptions	175
Trustee Fee	2,500
Continuing Disclosure Fee	300
Website Management	1,500
Contingency	827
<b>TOTAL EXPENDITURES</b>	<b>\$ 53,270</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 235,158</b>
Bond Payments	(212,094)
<b>BALANCE</b>	<b>\$ 23,064</b>
County Appraiser & Tax Collector Fees	(11,532)
Discounts For Early Payments	(11,532)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
Carryover From Prior Year	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED FINAL BUDGET**  
**PRINCIPAL ONE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2018/2019**  
**OCTOBER 1, 2018 - SEPTEMBER 30, 2019**

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
<b>REVENUES</b>				
O & M Assessments	58,126	57,771	57,771	Expenditures Less Interest & Carryover/.92
Debt Assessments	230,538	230,537	230,537	Bond Payments/.92
Other Revenues	0	0	0	
Interest Income	112	120	120	Projected At \$10.00 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 288,776</b>	<b>\$ 288,428</b>	<b>\$ 288,428</b>	
<b>EXPENDITURES</b>				
Engineering/Inspections	1,760	2,500	2,500	No Change From 2017/2018 Budget
Supervisor Fees	0	0	0	No Change From 2017/2018 Budget
Management	23,916	24,408	24,912	CPI Adjustment
Legal	2,505	3,500	3,000	\$500 Decrease From 2017/2018 Budget
Assessment Roll	5,000	5,000	5,000	No Change From 2017/2018 Budget
Audit Fees	3,700	3,800	3,900	\$100 Increase From 2017/2018 Budget
Insurance	5,778	6,400	6,356	Insurance Company Estimate
Legal Advertisements	191	650	600	\$50 Decrease From 2017/2018 Budget
Miscellaneous	707	1,000	1,000	No Change From 2017/2018 Budget
Postage	115	225	225	No Change From 2017/2018 Budget
Office Supplies	220	500	475	\$25 Decrease From 2017/2018 Budget
Dues & Subscriptions	175	175	175	No Change From 2017/2018 Budget
Trustee Fee	2,500	2,500	2,500	No Change From 2017/2018 Budget
Continuing Disclosure Fee	350	300	300	No Change From 2017/2018 Budget
Website Management	1,500	1,500	1,500	No Change From 2017/2018 Budget
Contingency	0	812	827	Contingency
<b>TOTAL EXPENDITURES</b>	<b>\$ 48,417</b>	<b>\$ 53,270</b>	<b>\$ 53,270</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 240,359</b>	<b>\$ 235,158</b>	<b>\$ 235,158</b>	
Bond Payments	(214,160)	(212,094)	(212,094)	2019 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 26,199</b>	<b>\$ 23,064</b>	<b>\$ 23,064</b>	
County Appraiser & Tax Collector Fees	(9,736)	(11,532)	(11,532)	Four Percent Of Total Assessment Roll
Discounts For Early Payments	(10,481)	(11,532)	(11,532)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 5,982</b>	<b>\$ -</b>	<b>\$ -</b>	
Carryover From Prior Year	0	0	0	Carryover Balance From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 5,982</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED FINAL DEBT SERVICE BUDGET**  
**PRINCIPAL ONE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2018/2019**  
**OCTOBER 1, 2018 - SEPTEMBER 30, 2019**

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	340	75	75	Projected Interest For 2018/2019
NAV Tax Collection	214,160	212,094	212,094	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 214,500</b>	<b>\$ 212,169</b>	<b>\$ 212,169</b>	
<b>EXPENDITURES</b>				
Principal Payments	130,000	135,000	140,000	Principal Payment Due In 2019
Interest Payments	76,038	75,556	71,775	Interest Payments Due In 2019
Bond Redemption	0	1,613	394	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 206,038</b>	<b>\$ 212,169</b>	<b>\$ 212,169</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 8,462</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2016 Bond Refunding Information**

Original Par Amount =	\$2,945,000	Annual Principal Payments Due =	May 1st
Interest Rate =	2.75%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2016		
Maturity Date =	May 2035		
Par Amount As Of 1/1/18 =	\$2,815,000		

**Principal One Community Development District  
Assessment Comparison**

	<b>Original Projected Assessment*</b>	<b>Fiscal Year 2015/2016 Assessment*</b>	<b>Fiscal Year 2016/2017 Assessment*</b>	<b>Fiscal Year 2017/2018 Assessment*</b>	<b>Fiscal Year 2018/2019 Projected Assessment*</b>
<b>O &amp; M</b>	\$ 132.98	\$ 121.64	\$ 131.30	\$ 131.30	\$ 131.30
<b>Debt</b>	\$ 617.02	\$ 626.78	\$ 523.95	\$ 523.95	\$ 523.95
<b>Total</b>	\$ 750.00	\$ 748.42	\$ 655.25	\$ 655.25	\$ 655.25

\* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Total Units 440