

HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT

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www.heritageisleatvieracdd.org

May 22, 2024

Board of County Commissioners
Brevard County BOCC
Brevard County Government Center
2725 Judge Fran Jamieson Way
Viera, FL 32940

**Re: Heritage Isle at Viera Community Development District
Proposed Fiscal Year 2024/2025 Budget**

Dear Sir/Madam:

Enclosed please find the Fiscal Year 2024/2025 budget (the "Proposed Budget") approved by the Board of Supervisors of the Heritage Isle at Viera Community Development District for the purpose of setting a hearing to consider public comment and testimony on same. The public hearing on the Proposed Budget has been scheduled for **August 27, 2024, at 10:30 am** at the **Brevard County Government Center, located at 2725 Judge Fran Jamieson Way, Building C, Florida Room, Viera, Florida 32940.**

Transmittal of the enclosed Proposed Budget is being made for purposes of disclosure and information, in accordance with the requirement set forth in Section 190.008(b), *Florida Statutes*.

Should you have any questions, please do not hesitate to contact me at your earliest convenience.

Sincerely,

Brian Mendes

Brian Mendes
District Manager

cc: Wes Haber, District Counsel
Emmett J Williams, Jr., District Chairperson

Enclosures



Rizzetta & Company

Heritage Isle at Viera Community Development District

<https://heritageisleatvieracdd.org>

Approved Proposed Budget for Fiscal Year 2024/2025

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Proposed Budget
Heritage Isle at Viera Community Development District
Fiscal Year 2024/2025

	Chart of Accounts Classification	Actual YTD through 03/31/24	Projected Annual Totals 2023/2024	Annual Budget for 2023/2024	Projected Budget variance for 2023/2024	Budget for 2024/2025	Budget Increase (Decrease) vs 2023/2024	Stratified	Comments
1	REVENUES								
2									
3	Special Assessments								
4	Tax Roll	\$ 833,566	\$ 833,566	\$ 831,397	\$ 2,169	\$ 951,001	\$ 119,604		
	Interest Earnings	\$ 2,206	\$ 2,206						
5									
6	TOTAL REVENUES	\$ 835,772	\$ 835,772	\$ 831,397	\$ 2,169	\$ 951,001	\$ 119,604		
7									
8	Annual 20 Year Street Lease - Prepaid	\$ -	\$ 7,907	\$ 7,907	\$ -		\$ (7,907)		Removing per the new FPL project
9									
10	TOTAL REVENUES AND BALANCE FORWARD	\$ 835,772	\$ 843,679	\$ 839,304	\$ 2,169	\$ 951,001	\$ 111,697		
11									
12	EXPENDITURES - ADMINISTRATIVE								
13									
14	Legislative								
15	Supervisor Fees	\$ 3,000	\$ 6,000	\$ 6,000	\$ -	\$ 6,000	\$ -		
16	Financial & Administrative								
17	Administrative Services	\$ 3,358	\$ 6,717	\$ 6,717	\$ -	\$ 6,717	\$ -		
18	District Management	\$ 19,031	\$ 38,062	\$ 38,062	\$ -	\$ 38,062	\$ -		
19	District Engineer	\$ 3,753	\$ 10,000	\$ 15,000	\$ 5,000	\$ 10,000	\$ (5,000)		decreasing based off projections
20	Disclosure Report	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	\$ 2,000	\$ -		
21	Trustees Fees	\$ 5,441	\$ 6,950	\$ 7,750	\$ 800	\$ 7,750	\$ -		
22	Assessment Roll	\$ 5,794	\$ 5,794	\$ 5,678	\$ (116)	\$ 5,794	\$ 116		
23	Financial & Revenue Collections	\$ 2,839	\$ 5,678	\$ 5,678	\$ -	\$ 5,678	\$ -		
24	Accounting Services	\$ 11,262	\$ 22,523	\$ 22,523	\$ -	\$ 22,523	\$ -		
25	Auditing Services	\$ -	\$ 4,100	\$ 4,100	\$ -	\$ 4,100	\$ -		
26	Arbitrage Rebate Calculation	\$ 450	\$ 1,050	\$ 1,050	\$ -	\$ 1,050	\$ -		2 Reports for 2 Bond Series 2013 & 2017
27	Public Officials Liability Insurance	\$ 3,144	\$ 3,144	\$ 3,391	\$ 247	\$ 3,391	\$ -		
28	Legal Advertising	\$ 1,459	\$ 3,100	\$ 3,500	\$ 400	\$ 3,500	\$ -		
29	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -		
30	Miscellaneous Fees	\$ 882	\$ 882	\$ 885	\$ 3	\$ 885	\$ -		
31	ADA Website & Compliance	\$ 1,369	\$ 2,738	\$ 2,738	\$ -	\$ 2,738	\$ -		Per YTD Services and Agreements
32	Legal Counsel						\$ -		
33	District Counsel	\$ 6,382	\$ 13,000	\$ 21,000	\$ 8,000	\$ 15,000	\$ (6,000)		decreasing based off projections
34									
35	Administrative Subtotal	\$ 70,339	\$ 131,913	\$ 146,247	\$ 14,334	\$ 135,363	\$ (10,884)		
36									
37	EXPENDITURES - FIELD OPERATIONS								
38									
39	Electric Utility Services								
40	Utility Services	\$ 17,684	\$ 35,465	\$ 38,465	\$ 3,000	\$ 38,465	\$ -		
41	Street Lights	\$ 31,994	\$ 64,025	\$ 71,825	\$ 7,800	\$ 86,325	\$ 14,500		
42	Amortization - 20 Yr Street Light Lease	\$ -	\$ -	\$ 7,907	\$ 7,907	\$ -	\$ (7,907)		Line item will be removed based off new FPL agreement

Proposed Budget
Heritage Isle at Viera Community Development District
Fiscal Year 2024/2025

	Chart of Accounts Classification	Actual YTD through 03/31/24	Projected Annual Totals 2023/2024	Annual Budget for 2023/2024	Projected Budget variance for 2023/2024	Budget for 2024/2025	Budget Increase (Decrease) vs 2023/2024	Stratified	Comments
43	Stormwater Control								
44	Aquatic Maintenance	\$ 22,199	\$ 44,360	\$ 35,360	\$ (9,000)	\$ 44,360	\$ 9,000	stratified	
45	Fountain Service Repairs & Maintenance	\$ 251	\$ 3,500	\$ 5,000	\$ 1,500	\$ 6,000	\$ 1,000	stratified	Quarterly service and misc. repairs.
46	Stormwater System Maintenance	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 10,000	\$ 8,000	stratified	
47	Other Physical Environment								
48	General Liability & Property Insurance	\$ 11,491	\$ 11,491	\$ 12,000	\$ 509	\$ 17,000	\$ 5,000		Adjusted Based Projections.
49	Landscape Maintenance	\$ 117,191	\$ 322,000	\$ 268,000	\$ (54,000)	\$ 317,448	\$ 49,448		Est. of New FY 24 Agreement, Including Tree Pruning Palms
50	Landscape Mulch	\$ -	\$ 53,580	\$ 50,000	\$ (3,580)	\$ 57,340	\$ 7,340		Est. for 900 cubic yards
51	Irrigation Repairs	\$ 17,485	\$ 45,500	\$ 65,500	\$ 20,000	\$ 65,500	\$ -		
52	Landscape Replacement Plants, Annuals, Shrubs, Trees	\$ 20,354	\$ 42,000	\$ 50,000	\$ 8,000	\$ 50,000	\$ -		
53	Field Services	\$ 4,500	\$ 9,000	\$ 9,000	\$ -	\$ 10,200	\$ 1,200		
54	Road & Street Facilities								
55	Sidewalk Repair	\$ 24,663	\$ 24,663	\$ 25,000	\$ 337	\$ 45,000	\$ 20,000	stratified	For remaining sidewalk repairs
56	Sidewalk Pressure Washing	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 30,000	\$ 15,000	stratified	
57	Parks & Recreation								
58	Infrastructure Annual Inspection	\$ -	\$ 15,000	\$ 15,000	\$ -	\$ 15,000	\$ -		
59	Pedestrian Bridge Maintenance	\$ -	\$ 3,000	\$ 3,000	\$ -	\$ 3,000	\$ -		
60	Contingency								
61	Miscellaneous Contingency	\$ 4,669	\$ 16,000	\$ 20,000	\$ 4,000	\$ 20,000	\$ -		
62									
63	Field Operations Subtotal	\$ 272,481	\$ 689,584	\$ 693,057	\$ 3,473	\$ 815,638	\$ 122,581		
64									
65									
66	TOTAL EXPENDITURES	\$ 342,820	\$ 821,497	\$ 839,304	\$ 17,807	\$ 951,001	\$ 111,697		
67									

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Proposed Budget
Heritage Isle at Viera Community Development District
Reserve Fund FY 2023/2024

	Chart of Accounts Classification	Actual YTD through 03/31/24	Projected Annual Totals 2023/2024	Annual Budget for 2023/2024	Projected Budget variance for 2023/2024	Budget for 2024/2025	Budget Increase (Decrease) vs 2023/2024	Comments
1								
2	REVENUES							
3								
4	Interest Earnings							
3	Interest Earnings							
4	Special Assessments							
5	Tax Roll	\$ 195,000	\$ 195,000	\$ 195,000	\$ -	\$ 244,500	\$ 49,500	
6	Interest Earnings	\$ 7,370	\$ 7,370	\$ -				
6								
7	TOTAL REVENUES	\$ 202,370	\$ 202,370	\$ 195,000	\$ -	\$ 244,500	\$ 49,500	
8								
9	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
7								
8	TOTAL REVENUES AND BALANCE FORWARD	\$ 202,370	\$ 202,370	\$ 195,000	\$ -	\$ 244,500	\$ 49,500	
8								
9	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
9								
9	EXPENDITURES							
10								
11	Other Physical Environment							
12	Irrigation - Controller Replacements Reserve	\$ 21,581	\$ 30,581	\$ 27,000	\$ (3,581)	\$ 39,000	\$ 12,000	covers 4 per year.
13	Tree Trimming Reserve	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	
14	Tree Replacement Reserve	\$ 15,006	\$ 15,006	\$ 10,000	\$ (5,006)	\$ 15,000	\$ 5,000	
15	Irrigation Pump Station Reserve	\$ -	\$ -	\$ 60,000	\$ 60,000	\$ 35,000	\$ (25,000)	Offset FPL cost
16	Parks & Recreation				\$ -			
17	Pedestrian Bridge Reserve	\$ 8,000	\$ 8,000	\$ 8,000	\$ -	\$ 8,000	\$ -	
18	Miscellaneous Parks and Infrastructure	\$ 6,949	\$ 49,000	\$ 50,000	\$ 1,000	\$ 50,000	\$ -	
19	Road & Street Facilities							
	Utility FPL Light Replacement	\$ -	\$ -	\$ -	\$ -	\$ 57,500	\$ 57,500	1 time fee FY 24-25
20	Sidewalk Reserve	\$ 30,000	\$ 30,000	\$ 30,000	\$ -	\$ 30,000	\$ -	remaing sidewalk repairs
21								
22	TOTAL EXPENDITURES	\$ 81,536	\$ 132,587	\$ 195,000	\$ 62,413	\$ 244,500	\$ 49,500	
23								

Proposed Budget
Heritage Isle at Viera Community Development District
Reserve Fund FY 2023/2024

	Chart of Accounts Classification	Actual YTD through 03/31/24	Projected Annual Totals 2023/2024	Annual Budget for 2023/2024	Projected Budget variance for 2023/2024	Budget for 2024/2025	Budget Increase (Decrease) vs 2023/2024	Comments
24	EXCESS OF REVENUES OVER EXPENDITURES	\$ 120,834	\$ 69,783	\$ -	\$ 62,413	\$ -	\$ -	
25								

Heritage Isle at Viera Community Development District				5
Debt Service				
Fiscal Year 2024/2025				
Chart of Accounts Classification	Series 2013A-1	Series 2013A-2	Series 2017	Budget for 2024/2025
REVENUES				
Special Assessments				
Net Special Assessments ⁽¹⁾	\$276,451.94	\$37,613.76	\$348,398.06	\$662,463.77
TOTAL REVENUES	\$276,451.94	\$37,613.76	\$348,398.06	\$662,463.77
EXPENDITURES				
Administrative				
Debt Service Obligation	\$276,451.94	\$37,613.76	\$348,398.06	\$662,463.77
Administrative Subtotal	\$276,451.94	\$37,613.76	\$348,398.06	\$662,463.77
TOTAL EXPENDITURES	\$276,451.94	\$37,613.76	\$348,398.06	\$662,463.77
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00

Brevard County Collection Costs (2%) and Early Payment Discounts (4%):	6.0%
GROSS ASSESSMENTS	\$704,433.52

Notes:

Tax Roll County Collection Costs and Early Payment discount is 6% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

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2024/2025 O&M Budget: \$1,195,501.00
 Collection Costs: 2% \$25,436.19
 Early Payment Discounts: 4% \$50,872.38
 2024/2025 Total: \$1,271,809.57

2023/2024 O&M Budget: \$1,026,397.00
 2024/2025 O&M Budget: \$1,195,501.00
 Total Difference: \$169,104.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2023/2024	2024/2025	\$	%
South					
Villa	Series 2013A-1/A-2 Debt Service Operations/Maintenance	\$293.76	\$293.76	\$0.00	0.00%
		\$645.89	\$741.99	\$96.10	14.88%
	Total	\$939.65	\$1,035.75	\$96.10	10.23%
Duplex	Series 2013A-1/A-2 Debt Service Operations/Maintenance	\$398.67	\$398.68	\$0.01	0.00%
		\$666.29	\$772.01	\$105.72	15.87%
	Total	\$1,064.96	\$1,170.69	\$105.73	9.93%
Single Family 50'	Series 2013A-1/A-2 Debt Service Operations/Maintenance	\$482.60	\$482.61	\$0.01	0.00%
		\$686.69	\$802.04	\$115.35	16.80%
	Total	\$1,169.29	\$1,284.65	\$115.36	9.87%
Single Family 70'	Series 2013A-1/A-2 Debt Service Operations/Maintenance	\$587.52	\$587.52	\$0.00	0.00%
		\$719.33	\$850.07	\$130.74	18.18%
	Total	\$1,306.85	\$1,437.59	\$130.74	10.00%
North					
Condo	Series 2017 Debt Service Operations/Maintenance	\$291.54	\$291.54	\$0.00	0.00%
		\$645.89	\$741.99	\$96.10	14.88%
	Total	\$937.43	\$1,033.53	\$96.10	10.25%
Villa	Series 2017 Debt Service Operations/Maintenance	\$291.54	\$291.54	\$0.00	0.00%
		\$645.89	\$741.99	\$96.10	14.88%
	Total	\$937.43	\$1,033.53	\$96.10	10.25%
Single Family 50'	Series 2017 Debt Service Operations/Maintenance	\$478.96	\$478.96	\$0.00	0.00%
		\$686.69	\$802.04	\$115.35	16.80%
	Total	\$1,165.65	\$1,281.00	\$115.35	9.90%
Single Family 60'	Series 2017 Debt Service Operations/Maintenance	\$541.44	\$541.44	\$0.00	0.00%
		\$703.01	\$826.05	\$123.04	17.50%
	Total	\$1,176.43	\$1,367.49	\$191.06	16.24%
Single Family 70'	Series 2017 Debt Service Operations/Maintenance	\$583.09	\$583.09	\$0.00	0.00%
		\$719.33	\$850.07	\$130.74	18.18%
	Total	\$1,302.42	\$1,433.16	\$130.74	10.04%
Clubhouse	Operations/Maintenance	\$931.48	\$1,162.30	\$230.82	24.78%
	Total	\$931.48	\$1,162.30	\$230.82	24.78%

GENERAL FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Streetlights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.