

**RESOLUTION 2023-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Town of Kindred Community Development District (“**District**”) prior to June 15, 2023, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING PUBLIC HEARINGS.** Pursuant to Chapters 190 and 197, Florida Statutes, public hearings on said approved Proposed Budget and related special assessments are hereby declared and set for the following date, hour and location:

DATE:	August 10, 2022
HOUR:	6:00 p.m.
LOCATION:	1450 Diamond Loop Drive Kissimmee, Florida 34744

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PROVISION OF NOTICE.** Notice of the public hearings shall be provided in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 8th day of June 2023.**

ATTEST:

  
\_\_\_\_\_  
Secretary / Assistant Secretary

**TOWN OF KINDRED COMMUNITY  
DEVELOPMENT DISTRICT**

  
\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Proposed Budget



Rizzetta & Company

# Town of Kindred Community Development District

[Townofkindredcdd.org](http://Townofkindredcdd.org)

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**Proposed Budget for Fiscal Year 2023-2024**

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**Proposed Budget  
Town of Kindred Community Development District  
General Fund  
Fiscal Year 2023/2024**

	Chart of Accounts Classification	Actual YTD through 04/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	<b>REVENUES</b>							
3								
4	Special Assessments							
5	Tax Roll*	\$ 1,233,554	\$ 1,054,101	1,224,030	\$ (169,929)	\$ 1,294,050.14	\$ 70,020	
6								
7	Other Miscellaneous Revenues							
8	Miscellaneous Revenues	\$ 4,921	\$ 8,436	\$ -	\$ 8,436	\$ 5,000	\$ 5,000	
9								
10	Other Misc. Revenue	\$ 3,776	\$ 6,473	\$ -	\$ 6,473	\$ -		
11	<b>TOTAL REVENUES</b>	<b>\$ 1,242,251</b>	<b>\$ 1,069,010</b>	<b>\$ 1,224,030</b>	<b>\$ (155,020)</b>	<b>\$ 1,299,050.14</b>	<b>\$ 75,020</b>	
12								
13	Balance Forward from Prior Year	\$ -		\$ -	\$ -	\$ -	\$ -	
14								
15	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 1,242,251</b>	<b>\$ 1,069,010</b>	<b>\$ 1,224,030</b>	<b>\$ (155,020)</b>	<b>\$ 1,299,050</b>	<b>\$ 75,020</b>	
16								
17	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
18								
19								
20	<b>EXPENDITURES - ADMINISTRATIVE</b>							
21								
22	Legislative							
23	Supervisor Fees	\$ 1,600	\$ 2,743	\$ -	\$ (2,743)	\$ 9,600	\$ 9,600	4 New Supervisors
24	Financial & Administrative							
25	Administrative Services	\$ 2,625	\$ 4,500	\$ 4,500	\$ -	\$ 4,680	\$ 180	4 % Increase
26	District Management	\$ 13,125	\$ 22,500	\$ 22,500	\$ -	\$ 23,400	\$ 900	4 % Increase
27	District Engineer	\$ 812	\$ 10,000	\$ 10,000	\$ -	\$ 10,000	\$ -	
28	Disclosure Report	\$ 6,000	\$ 6,000	\$ 6,000	\$ -	\$ 6,000	\$ -	Required per bond indenture.
29	Trustees Fees	\$ 8,620	\$ 8,620	\$ 8,620	\$ -	\$ 8,620	\$ -	
30	Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,200	\$ 200	4 % Increase
31	Financial & Revenue Collections	\$ 2,625	\$ 4,500	\$ 4,500	\$ -	\$ 5,200	\$ 700	4 % Increase
32	Accounting Services	\$ 11,725	\$ 20,100	\$ 20,100	\$ -	\$ 20,904	\$ 804	4 % Increase
33	Auditing Services	\$ 484	\$ 4,100	\$ 4,100	\$ -	\$ 4,100	\$ -	Pending Audit RFP
34	Arbitrage Rebate Calculation	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -	\$500 per bond issuance
35	Miscellaneous Mailings	\$ -	\$ 400	\$ 400	\$ -	\$ 400	\$ -	
36	Public Officials Liability Insurance	\$ 1,941	\$ 1,941	\$ 3,356	\$ 1,415	\$ 3,308	\$ (48)	
37	Legal Advertising	\$ 2,622	\$ 4,495	\$ 2,500	\$ (1,995)	\$ 4,500	\$ 2,000	
38	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 451	\$ 276	\$ 175	\$ (276)	DEO Fees
39	Website Hosting, Maintenance, Backup	\$ 1,853	\$ 3,638	\$ 3,638	\$ -	\$ 2,738	\$ (901)	Campus Suites Agreement and Technology Agreement
40	Legal Counsel							
41	District Counsel	\$ 9,936	\$ 17,033	\$ 20,000	\$ 2,967	\$ 20,000	\$ -	
42								
43	<b>Administrative Subtotal</b>	<b>\$ 69,143</b>	<b>\$ 116,745</b>	<b>\$ 116,665</b>	<b>\$ (80)</b>	<b>\$ 129,825</b>	<b>\$ 13,159</b>	
44								
45	<b>EXPENDITURES - FIELD OPERATIONS</b>							
46								
47	Security Operations							
48	Security Services and Patrols	\$ 8,094	\$ 13,875	\$ 30,508	\$ 16,633	\$ 56,056	\$ 25,548	SAI - 8 hours a day x \$ 19.25 per hour 7 days a week. Est. 2912 hours per year
49	Security & Fire Monitoring Services	\$ 4,215	\$ 7,226	\$ 1,500	\$ (5,726)	\$ 6,841	\$ 5,341	Security Alarm monitoring @ \$659.40 yr. & @ \$90 qtr. plus Envera \$ 485.12 per month.
50	Electric Utility Services							
51	Utility Services	\$ 53,591	\$ 91,870	\$ 102,500	\$ 10,630	\$ 102,500	\$ -	Est.
52	Street Lights	\$ 37,807	\$ 64,812	\$ 76,000	\$ 11,188	\$ 76,000	\$ -	
53	Garbage/Solid Waste Control Services							
54	Garbage - Recreation Facility	\$ 1,728	\$ 2,962	\$ 3,000	\$ 38	\$ 3,000	\$ -	8 cuyd dumpster
55	Water-Sewer Combination Services							
56	Utility Services	\$ 48,514	\$ 83,167	\$ 115,000	\$ 31,833	\$ 90,000	\$ (25,000)	
57	Stormwater Control							
58	Aquatic Maintenance	\$ 17,569	\$ 30,118	\$ 10,200	\$ (19,918)	\$ 16,600	\$ 6,400	\$550 per month - Aquatic Weed Control plus allowance for bank repa
59	Other Physical Environment							
60	General Liability/Property Insurance	\$ 19,123	\$ 19,123	\$ 29,934	\$ 10,811	\$ 39,554	\$ 9,620	Projected Egis Insurance Estimated Increase
61	Entry & Walls Maintenance	\$ -	\$ -	\$ 550	\$ 550	\$ 550	\$ -	
62	Landscape Maintenance	\$ 164,838	\$ 282,579	\$ 338,546	\$ 55,967	\$ 394,137	\$ 55,591	New agreement as of Jan 1, 2023 with United Land Services Oct thru December \$ 96,381 and \$ 297,756 for Jan thru September
63	Landscape Inspections	\$ -	\$ -	\$ 17,922	\$ -	\$ 18,720	\$ 798	Sunscape Consulting
64	Irrigation Repairs	\$ 8,565	\$ 14,683	\$ 40,000	\$ 25,317	\$ 40,000	\$ -	
65	Landscape - Mulch	\$ -	\$ -	\$ 23,000	\$ 23,000	\$ 23,000	\$ -	Not included in existing agreement
66	Landscape Replacement Plants, Shrubs, Trees	\$ 13,275	\$ 22,757	\$ 62,434	\$ 39,677	\$ 62,434	\$ -	
67	Landscape Irrigation - Maintenance	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ (25,000)	
68	Parks & Recreation							
69	Management Contract	\$ 29,592	\$ 50,729	\$ 67,196	\$ 16,467	\$ 70,556	\$ 3,360	For on-site amenity/lifestyle staffing- Inc. Included
70	Pool Permits	\$ -	\$ -	\$ 325	\$ 325	\$ 325	\$ -	\$325 annually.
71	Pest Control	\$ 1,022	\$ 1,752	\$ 1,700	\$ (52)	\$ 1,752	\$ 52	
72	Fitness Equipment Maintenance & Repairs	\$ 1,293	\$ 2,217	\$ 9,500	\$ 7,283	\$ 9,500	\$ -	
73	Clubhouse - Facility Janitorial Service	\$ 42,391	\$ 72,670	\$ 20,000	\$ (52,670)	\$ 28,600	\$ 8,600	

**Proposed Budget**  
**Town of Kindred Community Development District**  
**General Fund**  
**Fiscal Year 2023/2024**

	Chart of Accounts Classification	Actual YTD through 04/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
74	Pool/Fountain Service Contract	\$ 20,025	\$ 34,329	\$ 43,200	\$ 8,871	\$ 37,420	\$ (5,780)	Pool maintenance \$ 3000 per month. Fountain quarterly maintenance.
75	Pool Repairs	\$ 1,325	\$ 2,271	\$ 5,000	\$ 2,729	\$ 5,000	\$ -	
76	Fountain Repairs	\$ 1,050	\$ 13,000	\$ 15,000	\$ 2,000	\$ 15,000	\$ -	
77	Facility A/C & Heating Maintenance & Repair	\$ 3,000	\$ 5,143	\$ 5,500	\$ 357	\$ 5,200	\$ (300)	
78	Sidewalk Maintenance & Repair	\$ 10,716	\$ 18,370	\$ 32,000	\$ 13,630	\$ 30,000	\$ (2,000)	
79	Furniture Repair/Replacement	\$ -	\$ -	\$ 2,750	\$ 2,750	\$ 7,000	\$ 4,250	Increased to include costs for replacement of pool cushions and clubhouse tables
80	Playground Equipment and Maintenance	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	
81	Athletic/Park Court/Field Repairs	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	Utilize for misc. repairs, net replacements, etc.
82	Cable Television, Internet & Telephone	\$ 2,168	\$ 3,717	\$ 3,400	\$ (317)	\$ 3,781	\$ 381	Spectrum @ \$ 315.09 per month
83	Access Control Maintenance & Repair	\$ 1,144	\$ 1,961	\$ 5,700	\$ 3,739	\$ 5,700	\$ -	Access control repairs- doors, gates, access system
84	Dog Waste Station Supplies	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	Supplies purchased thru Amazon and coded to line # 77
85	Special Events						\$ -	
86	Special Events/Lifestyle	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	
87	Contingency							
88	Miscellaneous Contingency	\$ 4,531	\$ 7,767	\$ 15,000	\$ -	\$ 15,000	\$ -	Holiday Lighting to be paid from this line item.
89	<b>Field Operations Subtotal</b>	<b>\$ 495,576</b>	<b>\$ 847,100</b>	<b>\$ 1,107,365</b>	<b>\$ 210,111</b>	<b>\$ 1,169,226</b>	<b>\$ 61,861</b>	
90								
91	<b>Contingency for County TRIM Notice</b>							
92								
93	<b>TOTAL EXPENDITURES</b>	<b>\$ 564,719</b>	<b>\$ 963,844</b>	<b>\$ 1,224,030</b>	<b>\$ 210,031</b>	<b>\$ 1,299,050.14</b>	<b>\$ 75,020</b>	
94								
95	<b>EXCESS OF REVENUES OVER</b>	<b>\$ 677,532</b>	<b>\$ 105,166</b>	<b>\$ (0)</b>	<b>\$ 55,011</b>	<b>\$ -</b>	<b>\$ 0</b>	

**Town of Kindred Community Development District  
Debt Service  
Fiscal Year 2023/2024**

Chart of Accounts Classification	Series 2016	Series 2017	Budget for 2023/2024
<b>REVENUES</b>			
Special Assessments			
Net Special Assessments <sup>(1)</sup>	\$227,066.40	\$275,457.60	\$502,524.00
<b>TOTAL REVENUES</b>	<b>\$227,066.40</b>	<b>\$275,457.60</b>	<b>\$502,524.00</b>
<b>EXPENDITURES</b>			
<b>Administrative</b>			
Debt Service Obligation	\$227,066.40	\$275,457.60	\$502,524.00
<b>Administrative Subtotal</b>	<b>\$227,066.40</b>	<b>\$275,457.60</b>	<b>\$502,524.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$227,066.40</b>	<b>\$275,457.60</b>	<b>\$502,524.00</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

Osceola County Collection Costs (2%) and Early Payment Discounts (4%): 6.0%

**Gross assessments:** **\$534,600.00**

**Notes:**

Tax Roll Collection Costs (2%) and Early Payment Discounts (4% ) are a total 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

<sup>(1)</sup> Maximum Annual Debt Sservice less any Prepaid Assessments received.

**TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

2023/2024 O&M Budget		\$1,294,050.14
Collection Costs @	2%	\$27,532.98
Early Payment Discount @	4%	<u>\$55,065.96</u>
2023/2024 Total:		<b>\$1,376,649.08</b>

2022/2023 O&M Budget	\$1,224,030.05
2023/2024 O&M Budget	\$1,294,050.14

Total Difference:	<u><b>\$70,020.09</b></u>
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	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Series 2016 Debt Service - Townhome	\$330.00	\$330.00	\$0.00	0.00%
Operations/Maintenance - Townhome	\$655.50	\$693.00	\$37.50	5.72%
<b>Total</b>	<b>\$985.50</b>	<b>\$1,023.00</b>	<b>\$37.50</b>	<b>3.81%</b>
Series 2016 Debt Service - Single Family	\$660.00	\$660.00	\$0.00	0.00%
Operations/Maintenance - Single Family	\$1,638.76	\$1,732.51	\$93.75	5.72%
<b>Total</b>	<b>\$2,298.76</b>	<b>\$2,392.51</b>	<b>\$93.75</b>	<b>4.08%</b>
Series 2017 Debt Service - Townhome	\$330.00	\$330.00	\$0.00	0.00%
Operations/Maintenance - Townhome	\$655.50	\$693.00	\$37.50	5.72%
<b>Total</b>	<b>\$985.50</b>	<b>\$1,023.00</b>	<b>\$37.50</b>	<b>3.81%</b>
Series 2017 Debt Service - Single Family	\$660.00	\$660.00	\$0.00	0.00%
Operations/Maintenance - Single Family	\$1,638.76	\$1,732.51	\$93.75	5.72%
<b>Total</b>	<b>\$2,298.76</b>	<b>\$2,392.51</b>	<b>\$93.75</b>	<b>4.08%</b>



TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,294,050.14
COLLECTION COSTS @	2%	\$27,532.98
EARLY PAYMENT DISCOUNT @	4%	\$55,065.96
TOTAL O&M ASSESSMENT		<u>\$1,376,649.08</u>

LOT SIZE	UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT			PER UNIT ASSESSMENTS				
	O&M	SERIES 2016 DEBT SERVICE <sup>(1)</sup>	SERIES 2017 DEBT SERVICE <sup>(2)</sup>	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	SERIES 2016 DEBT SERVICE <sup>(3)</sup>	SERIES 2017 DEBT SERVICE <sup>(4)</sup>	Total <sup>(5)</sup>
<b>SERIES 2016</b>											
Townhome	58	58	0	0.40	23	2.92%	\$40,194.13	\$693.00	\$330.00	\$0.00	\$1,023.00
Single Family	337	337	0	1.00	337	42.41%	\$583,854.44	\$1,732.51	\$660.00	\$0.00	\$2,392.51
<b>SERIES 2017</b>											
Townhome	106	0	106	0.40	42	5.34%	\$73,458.24	\$693.00	\$0.00	\$330.00	\$1,023.00
Single Family	392	0	391	1.00	392	49.33%	\$679,142.26	\$1,732.51	\$0.00	\$660.00	\$2,392.51
<b>Total</b>	<b>893</b>	<b>395</b>	<b>497</b>		<b>794.60</b>	<b>100.00%</b>	<b>\$1,376,649.08</b>				

LESS: Osceola County Collection Costs (2%) and Early Payment Discounts (4%): (\$82,598.94)

Net Revenue to be Collected: \$1,294,050.14

<sup>(1)</sup> Reflects the total number of lots with Series 2016 debt outstanding.

<sup>(2)</sup> Reflects the total number of lots with Series 2017 debt outstanding.

<sup>(3)</sup> Annual debt service assessment per lot adopted in connection with the Series 2016 bond issue. Annual assessment includes principal, interest, Osceola County collection costs and

<sup>(4)</sup> Annual debt service assessment per lot adopted in connection with the Series 2017 bond issue. Annual assessment includes principal, interest, Osceola County collection costs and

<sup>(5)</sup> Annual assessment that will appear on November 2023 Osceola County property tax bill. Amount shown includes all applicable collection costs (2%) and early payment discounts (up to 4% if paid early).

## 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.

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### 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.

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## **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.

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### 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.

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### 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.