

SPICEWOOD

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2017

Version 1 - Approved Tentative Budget:
(Approved at 4/27/2016 meeting)

Prepared by:



SPICEWOOD

Community Development District

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Spicewood

Community Development District

Operating Budget

Fiscal Year 2017

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2017 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2014	FY 2015	BUDGET	THRU	APR -	PROJECTED	BUDGET
			FY 2016	MAR-2016	SEPT-2016	FY 2016	FY 2017
REVENUES							
Interest - Investments	\$ 70	\$ 166	\$ -	\$ 326	\$ 326	\$ 652	\$ -
Interest - Tax Collector	34	26	-	16	-	16	-
Special Assmnts- Tax Collector	154,600	154,492	154,601	142,558	12,043	154,601	154,601
Special Assmnts- Discounts	(5,076)	(4,987)	(6,184)	(5,478)	-	(5,478)	(6,184)
TOTAL REVENUES	149,628	149,697	148,417	137,422	12,369	149,791	148,417
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	3,200	3,800	7,000	1,600	4,000	5,600	7,000
FICA Taxes	245	291	536	122	306	428	536
ProfServ-Engineering	1,668	1,389	3,435	-	1,500	1,500	3,435
ProfServ-Legal Services	8,374	10,869	9,000	3,275	3,275	6,550	9,000
ProfServ-Mgmt Consulting Serv	19,272	19,561	19,854	9,927	9,927	19,854	20,450
ProfServ-Special Assessment	2,576	2,576	2,576	2,576	-	2,576	2,653
Auditing Services	4,750	4,750	4,750	4,750	-	4,750	4,750
Postage and Freight	74	74	205	27	27	54	205
Rental - Meeting Room	698	981	1,050	280	701	981	1,050
Insurance - General Liability	4,255	4,293	4,937	4,322	-	4,322	4,754
Printing and Binding	511	353	405	82	82	164	405
Legal Advertising	520	492	600	99	501	600	600
Misc-Assessmnt Collection Cost	1,495	1,495	1,546	1,372	174	1,546	1,546
Misc-Contingency	175	-	38,775	-	-	-	38,160
Misc-Web Hosting	200	875	875	438	437	875	1,000
Office Supplies	-	33	248	-	100	100	248
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	48,188	52,007	95,967	29,045	21,030	50,075	95,967
<i>Field</i>							
R&M-Grounds	-	-	12,500	-	12,500	12,500	12,500
Misc-Contingency	-	-	2,450	-	2,450	2,450	2,450
Misc-Security	39,800	36,000	36,500	18,250	18,250	36,500	36,500
Reserve - Playground	-	-	1,000	-	1,000	1,000	1,000
Total Field	39,800	36,000	52,450	18,250	34,200	52,450	52,450
TOTAL EXPENDITURES	87,988	88,007	148,417	47,295	55,230	102,525	148,417
Excess (deficiency) of revenues							
Over (under) expenditures	61,640	61,690	-	90,127	(42,861)	47,266	-
Net change in fund balance	61,640	61,690	-	90,127	(42,861)	47,266	-
FUND BALANCE, BEGINNING	44,130	105,770	167,460	167,460	-	167,460	214,726
FUND BALANCE, ENDING	\$ 105,770	\$ 167,460	\$ 167,460	\$ 257,587	\$ (42,861)	\$ 214,726	\$ 214,726

Budget Narrative
Fiscal Year 2017**REVENUES****Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Administrative****P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon all supervisors attending all of the meetings. Six meetings are scheduled.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Professional Services-Engineering

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for monthly board meetings when requested, review of invoices, and other specifically requested assignments. Annual engineer's report as required by the bond indenture.

Professional Services-Legal Services

The District's Attorney, Billing, Cochran, Lyles provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

Professional Services-Management Consulting Services

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Severn Trent Environmental Services, Inc. Also includes cost of Information Technology (GASB 54 Compliant Software System), transcription services, records management and long term offsite records storage. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement, with a moderate 1.5% proposed increase.

Professional Services-Special Assessments

Administrative services to maintain the District's Assessments Roll including estoppels letters and reports to applicable agencies.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter, including for a moderate increase.

Budget Narrative
Fiscal Year 2017**EXPENDITURES****Administrative** (continued)**Postage and Freight**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Rental-Meeting Room

Meetings are held at the South Miami-Dade Cultural Arts Center. Rental fee per meeting. Seven meetings are scheduled.

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Florida Municipal Insurance Trust. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected increase in the premium.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

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

Miscellaneous-Assessment Collection Costs

The District reimburses the Miami-Dade County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 1% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 1% of the anticipated assessment collections.

Miscellaneous-Contingency

Unexpected expenditures that the District may incur.

Miscellaneous-Web Hosting

Web hosting of minutes to comply with new State Statutes.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity.

Field**R&M-Grounds**

For maintenance of areas District is responsible for but work is performed by Homeowners' Association.

Miscellaneous-Contingency

Unexpected expenditures that the District may incur.

Budget Narrative
Fiscal Year 2017

EXPENDITURES

Field (continued)

Miscellaneous-Security

Security services for District paid to the Homeowners' Association, per HOA and Easement agreements.

Reserve-Playground

Reserve for future park equipment.

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2017	\$ 214,726
Net Change in Fund Balance - Fiscal Year 2017	-
Reserves - Fiscal Year 2017 Additions	1,000
Total Funds Available (Estimated) - 9/30/17	215,726

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital		37,104 ⁽¹⁾
Reserve - Playground		
Prior Years Funding	4,000	
FY 2016 Funding	1,000	
	<u>5,000</u>	5,000
Total Allocation of Available Funds		42,104

Total Unassigned (undesignated) Cash	\$ 173,622
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Notes

(1) Represents approximately 3 months of operating expenditures

Spicewood

Community Development District

Debt Service Budget

Fiscal Year 2017

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2017 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2014	FY 2015	BUDGET	THRU	APR -	PROJECTED	BUDGET
			FY 2016	MAR-2016	SEPT-2016	FY 2016	FY 2017
REVENUES							
Interest - Investments	\$ 86	\$ 85	\$ -	\$ 60	\$ 60	\$ 120	\$ -
Interest - Tax Collector	-	-	-	-	-	-	-
Special Assmnts- Tax Collector	228,117	227,957	228,118	210,346	17,772	228,118	228,118
Special Assmnts- Discounts	(7,490)	(7,358)	(9,125)	(8,083)	-	(8,083)	(9,125)
TOTAL REVENUES	220,713	220,684	218,993	202,323	17,832	220,155	218,994
EXPENDITURES							
<i>Administrative</i>							
ProfServ-Dissemination Agent	1,000	1,000	1,000	-	1,000	1,000	1,000
ProfServ-Trustee	1,347	2,694	4,275	1,347	2,928	4,275	4,916
Misc-Assessmnt Collection Cost	2,206	2,206	2,281	2,025	256	2,281	2,281
Total Administrative	4,553	5,900	7,556	3,372	4,184	7,556	8,197
<i>Debt Service</i>							
Principal Debt Retirement	100,000	105,000	105,000	-	105,000	105,000	110,000
Interest Expense	108,650	105,369	103,400	51,700	51,700	103,400	101,168
Total Debt Service	208,650	210,369	208,400	51,700	156,700	208,400	211,168
TOTAL EXPENDITURES	213,203	216,269	215,956	55,072	160,884	215,956	219,365
Excess (deficiency) of revenues							
Over (under) expenditures	7,510	4,415	3,037	147,251	(143,052)	4,199	(372)
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	-	-	-	-	-	-	-
Proceeds of Refunding Bonds	-	-	-	-	-	-	-
Operating Transfers-Out	(43)	(43)	-	(32)	-	(32)	-
Pymt to Escrow Acct-Refunding	-	-	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	3,037	-	-	-	(372)
TOTAL OTHER SOURCES (USES)	(43)	(43)	3,037	(32)	-	(32)	(372)
Net change in fund balance	7,467	4,372	3,037	147,219	(143,052)	4,167	(372)
FUND BALANCE, BEGINNING	177,044	184,511	188,883	188,883	-	188,883	193,050
FUND BALANCE, ENDING	\$ 184,511	\$ 188,883	\$ 191,920	\$ 336,102	\$ (143,052)	\$ 193,050	\$ 192,678

Amortization Schedule
Series 2013

<u>Date</u>	<u>Principal Retirement</u>	<u>Interest Expense</u>	<u>Principal Balance</u>
11/1/2016		\$ 50,584	\$ 2,660,000
5/1/2017	\$ 110,000	\$ 50,584	\$ 2,550,000
11/1/2017		\$ 49,347	\$ 2,550,000
5/1/2018	\$ 110,000	\$ 49,347	\$ 2,440,000
11/1/2018		\$ 47,972	\$ 2,440,000
5/1/2019	\$ 115,000	\$ 47,972	\$ 2,325,000
11/1/2019		\$ 46,319	\$ 2,325,000
5/1/2020	\$ 120,000	\$ 46,319	\$ 2,205,000
11/1/2020		\$ 44,519	\$ 2,205,000
5/1/2021	\$ 120,000	\$ 44,519	\$ 2,085,000
11/1/2021		\$ 42,644	\$ 2,085,000
5/1/2022	\$ 125,000	\$ 42,644	\$ 1,960,000
11/1/2022		\$ 40,456	\$ 1,960,000
5/1/2023	\$ 130,000	\$ 40,456	\$ 1,830,000
11/1/2023		\$ 38,100	\$ 1,830,000
5/1/2024	\$ 135,000	\$ 38,100	\$ 1,695,000
11/1/2024		\$ 35,569	\$ 1,695,000
5/1/2025	\$ 140,000	\$ 35,569	\$ 1,555,000
11/1/2025		\$ 32,856	\$ 1,555,000
5/1/2026	\$ 150,000	\$ 32,856	\$ 1,405,000
11/1/2026		\$ 29,856	\$ 1,405,000
5/1/2027	\$ 155,000	\$ 29,856	\$ 1,250,000
11/1/2027		\$ 26,563	\$ 1,250,000
5/1/2028	\$ 160,000	\$ 26,563	\$ 1,090,000
11/1/2028		\$ 23,163	\$ 1,090,000
5/1/2029	\$ 165,000	\$ 23,163	\$ 925,000
11/1/2029		\$ 19,656	\$ 925,000
5/1/2030	\$ 175,000	\$ 19,656	\$ 750,000
11/1/2030		\$ 15,938	\$ 750,000
5/1/2031	\$ 180,000	\$ 15,938	\$ 570,000
11/1/2031		\$ 12,113	\$ 570,000
5/1/2032	\$ 180,000	\$ 12,113	\$ 390,000
11/1/2032		\$ 8,288	\$ 390,000
5/1/2033	\$ 190,000	\$ 8,288	\$ 200,000
11/1/2033		\$ 4,250	\$ 200,000
5/1/2034	\$ 200,000	\$ 4,250	\$ -
11/1/2034			
	\$ 2,660,000	\$ 1,136,381	

Budget Narrative
Fiscal Year 2017**REVENUES****Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the debt service expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Administrative****Professional Services-Dissemination Agent**

The District is required by the Securities and Exchange Commission to comply with Rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Professional Services-Trustee

The District issued this Series of 2013 Special Assessment Bonds that are deposited with a Trustee to handle all trustee matters. The annual trustee fee is based on standard fees charged plus any out-of-pocket expenses. There will be a 15% increase.

Miscellaneous-Assessment Collection Cost

The District reimburses the Miami-Dade County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 1% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 1% of the anticipated assessment collections.

Debt Service**Principal Debt Retirement**

The District pays regular principal payments annually in order to pay down/retire the debt.

Interest Expense

The District pays interest expense on the debt twice during the year.

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Community Development District

Supporting Budget Schedules

Fiscal Year 2017

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Community Development District

Comparison of Assessment Rates Fiscal Year 2017 vs. Fiscal Year 2016

Product	General Fund 001			Series 2013 Debt Service Fund			Total Assessments per Unit			Units	Prepaid
	FY 2017	FY 2016	Percent Change	FY 2017	FY 2016	Percent Change	FY 2017	FY 2016	Percent Change		Units
Townhome	\$308.15	\$308.15	0%	\$423.71	\$423.71	0%	\$731.86	\$731.86	0%	222	1
SF 50'	\$338.01	\$338.01	0%	\$529.44	\$529.44	0%	\$867.45	\$867.45	0%	255	1
										477	2