

SPICEWOOD

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2018

Version 1 - Tentative Approved
(version 1 4/27/2017)

Prepared by:



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Community Development District

Operating Budget

Fiscal Year 2018

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Community Development District

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Tentative Approved Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	BUDGET FY 2017	THRU Mar-17	APR - SEPT-2017	PROJECTED FY 2017	BUDGET FY 2018
REVENUES						
Interest - Investments	\$812	\$ -	\$ 565	\$ 565.00	\$ 1,130	\$ -
Interest - Tax Collector	27	-	27	-	27	-
Special Assmnts- Tax Collector	154,603	154,601	143,784	10,817	154,601	154,603
Special Assmnts- Discounts	(5,227)	(6,184)	(5,804)	(380)	(6,184)	(6,184)
TOTAL REVENUES	150,215	148,417	138,572	11,002	149,574	148,419
EXPENDITURES						
<i>Administrative</i>						
P/R-Board of Supervisors	3,600	7,000	1,600	2,400	4,000	7,000
FICA Taxes	275	536	122	184	306	536
ProfServ-Engineering	-	3,435	1,275	1,500	2,775	3,435
ProfServ-Legal Services	9,117	9,000	3,192	1,596	4,788	9,000
ProfServ-Mgmt Consulting Serv	19,854	20,450	10,225	10,225	20,450	21,064
ProfServ-Special Assessment	2,576	2,653	2,653	-	2,653	2,733
Auditing Services	4,750	4,750	4,750	-	4,750	4,750
Postage and Freight	68	205	17	6	23	205
Rental - Meeting Room	560	1,050	140	420	560	981
Insurance - General Liability	4,322	4,754	4,355	-	4,355	4,791
Printing and Binding	234	405	58	19	77	405
Legal Advertising	493	600	-	600	600	600
Misc-Assessmnt Collection Cost	1,495	1,546	1,434	-	1,434	1,546
Misc-Contingency	119	38,160	-	-	-	37,470
Misc-Web Hosting	875	1,000	500	500	1,000	1,030
Office Supplies	-	248	-	100	100	248
Annual District Filing Fee	175	175	175	-	175	175
Total Administrative	48,513	95,967	30,496	17,550	48,046	95,969
<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	23,998	36,500	-	36,500	36,500	36,500
Reserve - Playground	-	1,000	-	-	-	1,000
Misc-Stormwater System Review	11,999	-	-	-	-	-
Total Field	35,997	52,450	-	51,450	51,450	52,450
TOTAL EXPENDITURES	84,510	148,417	30,496	69,000	99,496	148,419

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Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Tentative Approved Budget

<u>ACCOUNT DESCRIPTION</u>	<u>ACTUAL FY 2016</u>	<u>ADOPTED BUDGET FY 2017</u>	<u>ACTUAL THRU Mar-17</u>	<u>PROJECTED APR - SEPT-2017</u>	<u>TOTAL PROJECTED FY 2017</u>	<u>ANNUAL BUDGET FY 2018</u>
Excess (deficiency) of revenues						
Over (under) expenditures	65,705	-	108,075	(57,998)	50,078	-
Net change in fund balance	65,705	-	108,075	(57,998)	50,078	-
FUND BALANCE, BEGINNING	167,460	233,165	233,165	-	233,165	283,243
FUND BALANCE, ENDING	\$ 233,165	\$ 233,165	\$ 341,240	\$ (57,998)	\$ 283,243	\$ 283,243

Budget Narrative
Fiscal Year 2018**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 2018**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 2018

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.

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Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2018	\$ 283,243
Net Change in Fund Balance - Fiscal Year 2018	-
Reserves - Fiscal Year 2018 Additions	1,000
Total Funds Available (Estimated) - 9/30/18	284,243

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital		36,855 ⁽¹⁾
Reserve - Playground		
Prior Years Funding	4,000	
FY 2016 Funding	1,000	
FY 2017 Reserve	1,000	
FY 2018 Reserve	1,000	7,000

Total Allocation of Available Funds	43,855
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Total Unassigned (undesignated) Cash	\$ 240,388
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Notes

(1) Represents approximately 3 months of operating expenditures, net reserves.

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Community Development District

Debt Service Budget

Fiscal Year 2018

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Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Tentative Approved Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	BUDGET	THRU	APR -	PROJECTED	BUDGET
		FY 2017	Mar-17	SEPT-2017	FY 2017	FY 2018
REVENUES						
Interest - Investments	\$ 181	\$ -	\$ 108	\$ 108	\$ 216	\$ -
Interest - Tax Collector	-	-	-	-	-	-
Special Assmnts- Tax Collector	228,120	228,118	212,158	15,960	228,118	228,118
Special Assmnts- Discounts	(7,713)	(9,125)	(8,563)	(562)	(9,125)	(9,125)
TOTAL REVENUES	220,588	218,993	203,703	15,506	219,209	218,994
EXPENDITURES						
<i>Administrative</i>						
ProfServ-Dissemination Agent	-	1,000	-	1,000	1,000	1,000
ProfServ-Trustee	2,694	4,916	1,347	3,569	4,916	5,408
Misc-Assessmnt Collection Cost	2,206	2,281	2,116	165	2,281	2,281
Total Administrative	4,900	8,197	3,463	4,734	8,197	8,689
<i>Debt Service</i>						
Principal Debt Retirement	105,000	110,000	-	110,000	110,000	110,000
Interest Expense	103,400	101,168	50,584	50,583	101,168	98,694
Total Debt Service	208,400	211,168	50,584	160,583	211,168	208,694
TOTAL EXPENDITURES	213,300	219,365	54,047	165,318	219,365	217,383
Excess (deficiency) of revenues						
Over (under) expenditures	7,288	(372)	149,656	(149,812)	(156)	1,611
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	-86	-	-	-	-	-
Proceeds of Refunding Bonds	-	-	-	-	-	-
Operating Transfers-Out	-	-	(53)	-	(53)	-
Pymt to Escrow Acct-Refunding	-	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	(372)	-	-	-	1,611
TOTAL OTHER SOURCES (USES)	(86)	(372)	(53)	-	(53)	1,611
Net change in fund balance	7,202	(372)	149,603	(149,812)	(209)	1,611
FUND BALANCE, BEGINNING	188,883	196,085	196,085	-	196,085	195,876
FUND BALANCE, ENDING	\$196,085	\$195,713	\$ 345,688	\$(149,812)	\$ 195,876	\$ 197,487

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**Amortization Schedule
Series 2013**

<u>Date</u>	<u>Principal Retirement</u>	<u>Interest Expense</u>	<u>Principal Balance</u>
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			
	\$ 2,550,000	\$ 1,035,213	

Budget Narrative
Fiscal Year 2018**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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Supporting Budget Schedule

Fiscal Year 2018

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Community Development District

**Comparison of Assessment Rates
Fiscal Year 2018 vs. Fiscal Year 2017**

Product	General Fund 001			Series 2013 Debt Service Fund			Total Assessments per Unit			Units	Prepaid
	FY 2018	FY 2017	Percent Change	FY 2018	FY 2017	Percent Change	FY 2018	FY 2017	Percent Change		
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