



Rizzetta & Company

# Reserve at Pradera Community Development District

[www.reserveatpraderacdd.org](http://www.reserveatpraderacdd.org)

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**Adopted Budget for Fiscal Year 2017/2018**

**Presented by: Rizzetta & Company, Inc.**

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Phone: 813-533-2950

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**Adopted Budget**  
**Reserve At Pradera Community Development District**  
**General Fund**  
**Fiscal Year 2017/2018**

Chart of Accounts Classification	Budget for 2017/2018
<b>REVENUES</b>	
Special Assessments	
Tax Roll*	\$ 179,347
Off Roll*	\$ 211,922
<b>TOTAL REVENUES</b>	<b>\$ 391,269</b>
<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 391,269</b>
<b>EXPENDITURES - ADMINISTRATIVE</b>	
Financial & Administrative	
Administrative Services	\$ 4,200
District Management	\$ 15,750
District Engineer	\$ 10,000
Disclosure Report	\$ 5,000
Trustees Fees	\$ 3,500
Assessment Roll	\$ 5,000
Financial & Revenue Collections	\$ 3,600
Accounting Services	\$ 16,750
Auditing Services	\$ 3,400
Arbitrage Rebate Calculation	\$ 650
Public Officials Liability Insurance	\$ 2,549
Legal Advertising	\$ 1,000
Dues, Licenses & Fees	\$ 175
Website Hosting, Maintenance, Backup	\$ 1,200
Legal Counsel	
District Counsel	\$ 10,000
<b>Administrative Subtotal</b>	<b>\$ 82,774</b>
<b>EXPENDITURES - FIELD OPERATIONS</b>	
Security Operations	
Security Camera Equipment Lease	\$ 7,664
Security Monitoring Services	\$ 20,000
Electric Utility Services	
Utility Services	\$ 60,000
Water-Sewer Combination Services	
Utility Services	\$ 2,000
Stormwater Control	
Aquatic Maintenance	\$ 8,232
Lake/Pond Bank Maintenance	\$ 15,000
Aquatic Plant Replacement	\$ 5,000
Stormwater System Maintenance	\$ 2,500
Other Physical Environment	
General Liability Insurance	\$ 3,116
Property Insurance	\$ 5,222
Entry & Wall Maintenance	\$ 5,000
Landscape Maintenance	\$ 77,327
Ornamental Lighting & Maintenance	\$ 2,000
Well Maintenance	\$ 2,500
OTC Injections	\$ 280
Holiday Decorations	\$ 3,000
Irrigation Maintenance	\$ 4,656
Irrigation Repairs	\$ 5,000
Landscape - Mulch	\$ 6,631
Landscape Replacement Plants, Shrubs, Trees	\$ 5,000
Annuals	\$ 4,456
Field Operations	\$ 7,500
Fire Ant Treatment	\$ 2,600
Parks & Recreation	
Gate Maintenance & Repairs	\$ 1,000
Clubhouse - Facility Janitorial Service	\$ 4,740
Clubhouse - Facility Janitorial Supplies	\$ 1,000
Pool Service Contract	\$ 9,600
Pool Repairs & Equipment	\$ 3,000
Fountain Service Contract	\$ 1,800
Facility Maintenance & Repair	\$ 5,000
Telephone Fax, Internet	\$ 2,691
Furniture Repair/Replacement	\$ 2,500
Playground Equipment and Maintenance	\$ 5,000

**Adopted Budget**  
**Reserve At Pradera Community Development District**  
**General Fund**  
**Fiscal Year 2017/2018**

Chart of Accounts Classification	Budget for 2017/2018
Pest Control	\$ 1,000
Trail/Bike Path Maintenance	\$ 2,500
Basketball Court Maintenance & Supplies	\$ 1,000
Dog Waste Stations Supplies and Maintenance	\$ 2,980
Contingency	
Miscellaneous Contingency	\$ 10,000
<b>Field Operations Subtotal</b>	<b>\$ 308,495</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 391,269</b>

**Adopted Budget**  
**Reserve At Pradera Community Development District**  
**Reserve Fund**  
**Fiscal Year 2016/2017**

Chart of Accounts Classification	Budget for 2017/2018
<b>REVENUES</b>	
Special Assessments	
Tax Roll*	\$ 30,000
<b>TOTAL REVENUES</b>	<b>\$ 30,000</b>
<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 30,000</b>
<b>EXPENDITURES</b>	
Contingency	
Capital Reserves	\$ 30,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 30,000</b>

**Budget Template**  
**Reserve at Pradera Community Development District**  
**Debt Service**  
**Fiscal Year 2017/2018**

Chart of Accounts Classification	Series 2015	Budget for 2017/2018
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments	\$233,121.83	\$233,121.83
<b>TOTAL REVENUES</b>	<b>\$233,121.83</b>	<b>\$233,121.83</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Financial & Administrative		
Bank Fees		
Debt Service Obligation	\$233,121.83	\$233,121.83
<b>Administrative Subtotal</b>	<b>\$233,121.83</b>	<b>\$233,121.83</b>
<b>TOTAL EXPENDITURES</b>	<b>\$233,121.83</b>	<b>\$233,121.83</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>0</b>	<b>0</b>

Collection and Discount % applicable to the county : 6.0%

**Gross assessments** \$247,791.06

**Notes:**

Tax Roll Collection Costs for Hillsborough County is 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

Reserve at Pradera Community Development District

FISCAL YEAR 2017/2018 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2017/2018 O&M Budget	\$421,269.00
Hillsborough Co. 6% Collection Cost :	<u>\$26,889.51</u>
2017/2018 Total:	<b>\$448,158.51</b>

2016/2017 O&M Budget	\$286,919.00
2017/2018 O&M Budget	\$421,269.00
Total Difference:	<u><b>\$134,350.00</b></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2016/2017	2017/2018	\$	%
Debt Service - Single Family 55'	\$642.55	\$642.55	\$0.00	0%
O&M - Single Family 55'	\$806.79	\$1,188.06	\$381.27	47%
<b>Total</b>	<b>\$1,449.34</b>	<b>\$1,830.61</b>	<b>\$381.27</b>	<b>26%</b>
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Debt Service - Single Family 65'	\$759.38	\$759.38	\$0.00	0%
O&M - Single Family 65'	\$843.15	\$1,232.22	\$389.07	46%
<b>Total</b>	<b>\$1,602.53</b>	<b>\$1,991.60</b>	<b>\$389.07</b>	<b>24%</b>
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Debt Service - Commercial	\$0.00	\$0.00	\$0.00	0%
O&M - Commercial	\$776.79	\$1,151.65	\$374.86	48%
<b>Total</b>	<b>\$776.79</b>	<b>\$1,151.65</b>	<b>\$374.86</b>	<b>48%</b>

**RESERVE AT PRADERA**

**FISCAL YEAR 2017/2018 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

<b>TOTAL O&amp;M BUDGET</b>	<b>\$421,269.00</b>
<b>COLLECTION COSTS @ 6%</b>	<b>\$26,889.51</b>
<b>TOTAL O&amp;M ASSESSMENT</b>	<b>\$448,158.51</b>

LOT SIZE Phase 1	UNITS ASSESSED		\$351,635.00				\$96,523.40				PER LOT ANNUAL ASSESSMENT		
	O&M	SERIES 2015	ALLOCATION OF EQUALIZED COSTS				ALLOCATION OF STRATIFIED COSTS				TOTAL O&M	2015 DEBT SERVICE <sup>(2)</sup>	TOTAL <sup>(3)</sup>
			EAU FACTOR	TOTAL EAU's	TOTAL BUDGET	PER UNIT ASSESSMENT	EAU FACTOR	TOTAL EAU's	TOTAL BUDGET	PER UNIT ASSESSMENT			
Single Family 55'	206	206	1.00	206.00	\$194,722.61	\$945.26	1.00	206.00	\$50,017.61	\$242.80	\$1,188.06	\$642.55	\$1,830.61
Single Family 65'	152	152	1.00	152.00	\$143,678.82	\$945.26	1.18	179.64	\$43,616.42	\$286.96	\$1,232.22	\$759.38	\$1,991.60
Commercial	14	0	1.00	14.00	\$13,233.58	\$945.26	0.85	11.90	\$2,889.37	\$206.39	\$1,151.65	\$0.00	\$1,151.65
<b>TOTAL</b>	<b>372</b>	<b>358</b>		<b>372.00</b>	<b>\$351,635.00</b>			<b>397.54</b>	<b>\$96,523.40</b>				

LESS: Hillsborough County Collection Costs and Early Payment Discount	<b>(\$21,098.10)</b>	<b>(\$5,791.40)</b>
<b>Net Revenue to be Collected</b>	<b>\$330,536.90</b>	<b>\$90,732.00</b>

<sup>(1)</sup> Reflects the number of total lots with Series 2015 debt outstanding.

<sup>(2)</sup> Annual debt service assessment per lot adopted in connection with the Series 2015 bond issues. Annual assessment includes principal, interest, Hillsborough County collection costs and early payment discount costs.

<sup>(3)</sup> Annual assessment that will appear on November 2017 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.