



Rizzetta & Company

Reserve At Pradera Community Development District

Final Budget for Fiscal Year 2016/2017

Presented by: Rizzetta & Company, Inc.

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Final Budget
Reserve At Pradera Community Development District
General Fund
Fiscal Year 2016/2017

Chart of Accounts Classification	Budget for 2016/2017
REVENUES	
Tax Roll*	\$ 127,172
Street Light Assessment	\$ -
Off Roll*	\$ 159,747
TOTAL REVENUES	\$ 286,919
Balance Forward from Prior Year	\$ -
TOTAL REVENUES AND BALANCE FORWARD	\$ 286,919
EXPENDITURES - ADMINISTRATIVE	
Financial & Administrative	
Administrative Services	\$ 4,200
District Management	\$ 15,000
District Engineer	\$ 2,500
Disclosure Report	\$ 5,000
Trustees Fees	\$ 3,500
Assessment Roll	\$ 5,000
Financial Consulting Services	\$ 3,600
Accounting Services	\$ 16,000
Auditing Services	\$ 2,825
Arbitrage Rebate Calculation	\$ 650
Public Officials Liability Insurance	\$ 2,549
Legal Advertising	\$ 500
Dues, Licenses & Fees	\$ 175
Website Hosting, Maintenance, Backup (and Email)	\$ 1,200
Legal Counsel	
District Counsel	\$ 2,500
Administrative Subtotal	\$ 65,199
EXPENDITURES - FIELD OPERATIONS	
Electric Utility Services	
Utility Services	\$ 60,000
Stormwater Control	
Aquatic Maintenance	\$ 8,232
Lake/Pond Bank Maintenance	\$ 500
Aquatic Plant Replacement	\$ 5,000
Stormwater System Maintenance	\$ 1,000
Other Physical Environment	
General Liability Insurance	\$ 3,116
Property Insurance	\$ 4,674
Entry Walls, Monument & Fountain Repairs & Maintenance	\$ 5,000
Landscape Maintenance	\$ 79,538
Ornamental Lighting & Maintenance	\$ 2,000
Well Maintenance	\$ 1,000
Holiday Decorations	\$ 5,000
Irrigation Maintenance	\$ 1,000
Landscape Replacement Plants, Shrubs, Trees	\$ 2,000
Field Operations	\$ 6,000
Fire Ant Treatment	\$ 5,000
Parks & Recreation	
Gate Maintenance & Repairs	\$ 500
Clubhouse - Facility Janitorial Service	\$ 4,740
Pool Service Contract	\$ 9,600
Pool Repairs & Equipment	\$ 3,000
Fountain Service Contract	\$ 1,800
Facility Maintenance & Repair	\$ 2,000
Telephone Fax, Internet	\$ 2,220
Furniture Repair/Replacement	\$ 800
Pest Control & Termite Bond	\$ 500
Trail/Bike Path Maintenance	\$ 1,000
Basketball Court Maintenance & Supplies	\$ 500
Dog Waste Stations Supplies and Maintenance	\$ 1,000
Contingency	
Miscellaneous Contingency	\$ 5,000
Field Operations Subtotal	\$ 221,720
Contingency for County TRIM Notice	
TOTAL EXPENDITURES	\$ 286,919

Final Budget
Reserve at Pradera Community Development District
Debt Service
Fiscal Year 2016/2017

Chart of Accounts Classification	Series 2015	Budget for 2016/2017
REVENUES		
Special Assessments		
Net Special Assessments	\$233,121.83	\$233,121.83
TOTAL REVENUES	\$233,121.83	\$233,121.83
EXPENDITURES		
Administrative		
Financial & Administrative		
Bank Fees		
Debt Service Obligation	\$233,121.83	\$233,121.83
Administrative Subtotal	\$233,121.83	\$233,121.83
TOTAL EXPENDITURES	\$233,121.83	\$233,121.83
EXCESS OF REVENUES OVER EXPENDITURES	0	0

Collection and Discount % applicable to the county ⁽¹⁾: 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.

⁽¹⁾ Hillsborough County collection costs decreased by 2%

Reserve at Pradera Community Development District

FISCAL YEAR 2016/2017 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2016/2017 O&M Budget	\$286,919.00
Hillsborough Co. 6% Collection Cost ⁽¹⁾ :	<u>\$18,313.98</u>
2016/2017 Total:	\$305,232.98

2015/2016 O&M Budget	\$265,105.00
2016/2017 O&M Budget	\$286,919.00
Total Difference:	<u>\$21,814.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2015/2016	2016/2017	\$	%
Debt Service - Single Family 55'	\$655.94	\$642.55	-\$13.39	-2%
O&M - Single Family 55'	\$766.36	\$806.79	\$40.43	5%
Total	\$1,422.30	\$1,449.34	\$27.04	2%
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Debt Service - Single Family 65'	\$775.20	\$759.38	-\$15.82	-2%
O&M - Single Family 65'	\$788.24	\$843.15	\$54.91	7%
Total	\$1,563.44	\$1,602.53	\$39.09	3%
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Debt Service - Commercial	\$0.00	\$0.00	\$0.00	0%
O&M - Commercial	\$748.32	\$776.79	\$28.47	4%
Total	\$748.32	\$776.79	\$28.47	4%

⁽¹⁾ Hillsborough County collection costs decreased by 2%

RESERVE AT PRADERA

FISCAL YEAR 2016/2017 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

<u>TOTAL O&M BUDGET</u>	\$286,919.00
COLLECTION COSTS ⁽⁴⁾ @ 6%	<u>\$18,313.98</u>
<u>TOTAL O&M ASSESSMENT</u>	<u>\$305,232.98</u>

<u>LOT SIZE</u> <u>Phase 1</u>	<u>UNITS ASSESSED</u>		<u>ALLOCATION OF EQUALIZED COSTS</u>				<u>ALLOCATION OF STRATIFIED COSTS</u>				<u>PER LOT ANNUAL ASSESSMENT</u>		
	<u>O&M</u>	<u>SERIES</u> <u>2015</u>	<u>EAU</u> <u>FACTOR</u>	<u>TOTAL</u> <u>EAU's</u>	<u>TOTAL</u> <u>BUDGET</u>	<u>PER UNIT</u> <u>ASSESSMENT</u>	<u>EAU</u> <u>FACTOR</u>	<u>TOTAL</u> <u>EAU's</u>	<u>TOTAL</u> <u>BUDGET</u>	<u>PER UNIT</u> <u>ASSESSMENT</u>	<u>TOTAL</u>	<u>2015 DEBT</u>	<u>TOTAL</u>
											<u>O&M</u>	<u>SERVICE</u> ⁽²⁾	<u>TOTAL</u> ⁽³⁾
Single Family 55'	206	206	1.00	206.00	\$125,001.49	\$606.80	1.00	206.00	\$41,197.33	\$199.99	\$806.79	\$642.55	\$1,449.34
Single Family 65'	152	152	1.00	152.00	\$92,234.11	\$606.80	1.18	179.64	\$35,924.95	\$236.35	\$843.15	\$759.38	\$1,602.53
Commercial	14	0	1.00	14.00	\$8,495.25	\$606.80	0.85	11.90	\$2,379.85	\$169.99	\$776.79	\$0.00	\$776.79
TOTAL	<u>372</u>	<u>358</u>		<u>372.00</u>	<u>\$225,730.85</u>		<u>397.54</u>	<u>\$79,502.13</u>					

LESS: Hillsborough County Collection Costs and Early Payment Discount	<u>(\$13,543.85)</u>	<u>(\$4,770.13)</u>
Net Revenue to be Collected	<u>\$212,187.00</u>	<u>\$74,732.00</u>

⁽¹⁾ Reflects the number of total lots with Series 2015 debt outstanding.

⁽²⁾ 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.

⁽³⁾ Annual assessment that will appear on November 2016 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.

⁽⁴⁾ Hillsborough County collection costs decreased by 2%