

# Spring Lake

Community Development District

## Final Operating Budget Fiscal Year 2014

*January 28, 2014*



**Meritus**  
Districts  
Solutions for Better Communities.

**Spring Lake  
Community Development District**

**Final Operating Budget  
Fiscal Year 2014**

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**Background Information**

The Spring Lake Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes. A Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure. CDDs also are a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth and protect their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2014, which begins on October 1, 2013. The District budget ensures that the segregated resources are used for their intended purpose, and the District has established the following:

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities
200	Debt Service Fund	Collection of Special Assessments for Debt Service on Capital Improvement Revenue Bonds

**Maintenance of the Facilities**

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem District Board of Supervisors.



**Spring Lake**  
**Community Development District**  
**Fiscal Year 2014 Final Operating Budget**  
**General Fund**

	Fiscal Year 2014 Final Operating Budget
<b>REVENUES</b>	
<b>Special Assessments</b>	
Operations & Maintenance Assessments	98,675
<b>Total Revenues</b>	<b>\$ 98,675</b>
<b>EXPENDITURES</b>	
<b>Financial &amp; Administrative</b>	
District Management & Accounting Services	45,000
District Engineer	6,000
Disclosure	5,000
Trustee's Fees	7,500
Auditing Services	5,500
Postage, Phone, Faxes, Copies	3,000
Public Officials	3,500
Legal Advertising	2,500
Bank Fees	250
Dues, Licenses & Fees	175
Miscellaneous Administration	-
Office Supplies	250
<b>Total Financial &amp; Administrative</b>	<b>\$ 78,675</b>
<b>Legal Counsel</b>	
District Counsel	20,000
<b>Total Legal Counsel</b>	<b>\$ 20,000</b>
<b>Electric Utility Services</b>	
Electric Utility Services-Streetlights	-
Electric Utility Services-All Others	-
<b>Total Electric Utility Services</b>	<b>\$ -</b>
<b>Garbage/Solid Waste Control Services</b>	
Garbage Collection	-
<b>Total Garbage/Solid Waste Control Services</b>	<b>\$ -</b>
<b>Water-Sewer Combination Services</b>	
Water Utility Services	-
<b>Total Water-Sewer Combination Services</b>	<b>\$ -</b>
<b>Other Physical Environment</b>	
Field Manager	-
Waterway Management System	-
Property & Liability Insurance	-
Amenities Staff	-
Landscape Maintenance - Contract	-
Pool Maintenance	-
Miscellaneous Landscape	-
Plant Replacement Program	-
Clubhouse Maintenance	-
Irrigation Maintenance	-
<b>Total Other Physical Environment</b>	<b>\$ -</b>
<b>Road &amp; Street Facilities</b>	
Pavement & Drainage Repairs & Maintenance	-
<b>Total Road &amp; Street Facilities</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 98,675</b>
<b>Excess of Revenues Over (Under) Expenditures</b>	<b>\$ -</b>



# Spring Lake Community Development District General Fund 001

## Financial & Administrative

### District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of

### Recording Secretary

As part of the consulting managers contract, the District retains a Recording Secretary to prepare and record the minutes of the official district records of proceeding.

### District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

### Disclosure Reporting

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as

### Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

### Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

### Financial Services

As part of the consulting managers contract, the District retains Financial Services to process invoices, tax-roll preparation and record the District's transactions in compliance with governmental accounting standards.

### Travel Per Diem

This applies at the current rate of mileage reimbursement for official District business.

### Postage, Phone, Fax, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

### Rentals & Leases

This is required of the District to store its official records.

### Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

### Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

### Bank Fees

The District operates a checking account for expenditures and receipts.

### Dues, Licenses & Fees

The District is required to file with the County and State each year.

### Miscellaneous Fees

To provide for unbudgeted administrative expenses.

### Investment Reporting Fees

This is to provide an investment report to the District on a quarterly basis.

### Office Supplies

Cost of daily supplies required by the District to facilitate operations.



# Spring Lake Community Development District General Fund 001

## Technology Services

This is to upgrade and keep current the operating components to comply with new governmental accounting standards along with basic website maintenance.

## Website Administration

This is for maintenance and administration of the District's official website.

## Capital Outlay

This is to purchase new equipment as required.

## Legal Counsel

### District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

## Electric Utility Services

### Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity needs.

## Garbage/Solid Waste Control Services

### Garbage Collection

This item is for pick up at the recreation facility and parks as needed.

## Water-Sewer Combination Services

### Water Utility Services

This item is for the potable and non-potable water used for irrigation.

## Other Physical Environment

### Non-Potable Irrigation Service

This item provides for irrigation service to the District's common area landscape program.

### Waterway Management System

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

### Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

### Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

### Landscape Maintenance

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

### Miscellaneous Landscape

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

### Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

### Property Taxes

This item is for property taxes assessed to lands within the District.

### Irrigation Maintenance

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

## Road & Street Facilities

### Pavement & Drainage Repairs & Maintenance

This item is necessary to contract with a vendor to maintain the road and drainage infrastructure within the District



**Spring Lake  
Community Development District  
Fiscal Year 2014 Final Operating Budget  
Debt Service Fund**

**REVENUES**

Bond Proceeds	\$	-
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>-</b>

**EXPENDITURES**

Series 2013 May Bond Principal Payment	\$	-
Series 2013 May Bond Interest Payment	\$	-
Series 2013 November Bond Interest Payment	\$	-
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>-</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

**ANALYSIS OF BONDS OUTSTANDING**

Bonds Outstanding - Period Ending 11/1/2013	\$	-
Principal Payment Applied Toward Series 2013 Bonds	\$	-
<b>Bonds Outstanding - Period Ending 11/1/2014</b>	<b>\$</b>	<b>-</b>

\*\*Debt Service totals to be determined upon Issuance of the Series 2013 Bonds



# Spring Lake Community Development District

## Schedule of Final Annual Assessments <sup>(1)</sup>

Lot Size	EAU Value	Unit Count	Fiscal Year 2014			Fiscal Year 2015		
			Debt Service Per Unit	O&M Per Unit	Fiscal Year 2014 Total	Debt Service Per Unit	O&M Per Unit	Fiscal Year 2015 Total
Single Family 60'	1.00	700	\$0	\$0	\$0	\$1,200	\$152	\$1,352
<b>Total</b>		700						

**Notations:**

<sup>(1)</sup> Annual assessments are adjusted for collection costs and early payment discounts of 7%.

