

2017



# SPRING LAKE

COMMUNITY DEVELOPMENT DISTRICT

**FISCAL YEAR 2017**  
FINAL ANNUAL OPERATING BUDGET

AUGUST 4, 2016



# SPRING LAKE

COMMUNITY DEVELOPMENT DISTRICT

## FISCAL YEAR 2017 FINAL ANNUAL OPERATING BUDGET

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AUGUST 4, 2016

# SPRING LAKE

## COMMUNITY DEVELOPMENT DISTRICT

### BUDGET INTRODUCTION

#### **Background Information**

The Spring Lake Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for 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 2017, which begins on October 1, 2016. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<b><u>Fund Number</u></b>	<b><u>Fund Name</u></b>	<b><u>Services Provided</u></b>
001	General Fund	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2014 Capital Improvement Revenue Bonds

#### **Facilities of the District**

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

#### **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 detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

# SPRING LAKE

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2016 Operating Budget	Current Period Actuals 10/1/2015 - 3/31/16	Projected Revenues & Expenditures 04/01/15 to 9/30/16	Total Actuals and Projections Through 09/30/16	Over/(Under) Budget Through 09/30/16
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts-Tax Roll	0.00	23,927.68	0.00	23,927.68	23,927.68
Operations & Maintenance Assmts-Off Roll	298,175.00	18,582.01	188,345.45	206,927.46	(91,247.54)
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$298,175.00</b>	<b>\$42,509.69</b>	<b>\$188,345.45</b>	<b>\$230,855.14</b>	<b>(\$67,319.86)</b>
<b>TOTAL REVENUES</b>	<b>\$298,175.00</b>	<b>\$42,509.69</b>	<b>\$188,345.45</b>	<b>\$230,855.14</b>	<b>(\$67,319.86)</b>
<b>EXPENDITURES</b>					
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	45,000.00	22,500.00	22,500.00	45,000.00	0.00
District Engineer	6,000.00	1,580.00	2,000.00	3,580.00	(2,420.00)
Disclosure Report	5,000.00	0.00	5,000.00	5,000.00	0.00
Trustees Fees	7,500.00	3,670.89	3,670.89	7,341.78	(158.22)
Auditing Services	5,500.00	0.00	5,500.00	5,500.00	0.00
Postage, Phone, Faxes, Copies	3,000.00	269.09	750.00	1,019.09	(1,980.91)
Public Officials Insurance	3,500.00	1,162.27	0.00	1,162.27	(2,337.73)
Legal Advertising	2,500.00	(55.59)	1,000.00	944.41	(1,555.59)
Bank Fees	250.00	149.83	100.00	249.83	(0.17)
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	250.00	0.00	75.00	75.00	(175.00)
Website Administration	0.00	147.00	0.00	147.00	147.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$78,675.00</b>	<b>\$29,598.49</b>	<b>\$40,595.89</b>	<b>\$70,194.38</b>	<b>(\$8,480.62)</b>
<b>LEGAL COUNSEL</b>					
District Counsel	20,000.00	2,457.94	5,000.00	7,457.94	(12,542.06)
<b>TOTAL LEGAL COUNSEL</b>	<b>\$20,000.00</b>	<b>\$2,457.94</b>	<b>\$5,000.00</b>	<b>\$7,457.94</b>	<b>(\$12,542.06)</b>
<b>Electric Utility Services</b>					
Electric Utility Services	76,000.00	16,634.32	19,129.47	35,763.79	(40,236.21)
<b>TOTAL Electric Utility Services</b>	<b>\$76,000.00</b>	<b>\$16,634.32</b>	<b>\$19,129.47</b>	<b>\$35,763.79</b>	<b>(\$40,236.21)</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Waterway Management Program	25,000.00	0.00	5,000.00	5,000.00	(20,000.00)
Property & Casualty Insurance	12,000.00	0.00	12,000.00	12,000.00	0.00
Miscellaneous Landscape - Park	10,000.00	17,595.08	7,500.00	25,095.08	15,095.08
Plant Replacement Program	10,000.00	4,131.25	5,000.00	9,131.25	(868.75)
Wetland Monitoring & Maintenance	18,000.00	2,430.00	2,500.00	4,930.00	(13,070.00)
Irrigation Maintenance	16,000.00	2,400.00	2,500.00	4,900.00	(11,100.00)
Perimeter Walls	4,500.00	0.00	2,000.00	2,000.00	(2,500.00)
Perimeter Landscaping/Irrigation	25,000.00	25,501.70	15,000.00	40,501.70	15,501.70
Entry Feature Maintenance	3,000.00	1,305.00	1,500.00	2,805.00	(195.00)
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$123,500.00</b>	<b>\$53,363.03</b>	<b>\$53,000.00</b>	<b>\$106,363.03</b>	<b>(\$17,136.97)</b>
<b>PARKS &amp; RECREATION</b>					
Security	0.00	6,076.00	5,000.00	11,076.00	11,076.00
<b>TOTAL PARKS &amp; RECREATION</b>	<b>\$0.00</b>	<b>\$6,076.00</b>	<b>\$5,000.00</b>	<b>\$11,076.00</b>	<b>\$11,076.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$298,175.00</b>	<b>\$108,129.78</b>	<b>\$122,725.36</b>	<b>\$230,855.14</b>	<b>(\$67,319.86)</b>
<b>TOTAL: REVENUES OVER / UNDER EXPENDITURES</b>	<b>\$0.00</b>	<b>(\$65,620.09)</b>	<b>\$65,620.09</b>	<b>\$0.00</b>	<b>\$0.00</b>

# FISCAL YEAR 2016 BUDGET ANALYSIS

# SPRING LAKE

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2016 Operating Budget	Total Actuals and Projections Through 09/30/16	Over/(Under) Budget Through 09/30/16	Fiscal Year 2017 Final Operating Budget	Increase / (Decrease) from FY 2016 to FY 2017
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts-Tax Roll	0.00	23,927.68	23,927.68	298,175.00	298,175.00
Operations & Maintenance Assmts-Off Roll	298,175.00	206,927.46	(91,247.54)	0.00	(298,175.00)
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$298,175.00</b>	<b>\$230,855.14</b>	<b>(\$67,319.86)</b>	<b>\$298,175.00</b>	<b>\$0.00</b>
<b>TOTAL REVENUES</b>	<b>\$298,175.00</b>	<b>\$230,855.14</b>	<b>(\$67,319.86)</b>	<b>\$298,175.00</b>	<b>\$0.00</b>
<b>EXPENDITURES</b>					
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	45,000.00	45,000.00	0.00	45,000.00	0.00
District Engineer	6,000.00	3,580.00	(2,420.00)	6,000.00	0.00
Disclosure Report	5,000.00	5,000.00	0.00	5,000.00	0.00
Trustees Fees	7,500.00	7,341.78	(158.22)	7,500.00	0.00
Auditing Services	5,500.00	5,500.00	0.00	5,500.00	0.00
Postage, Phone, Faxes, Copies	3,000.00	1,019.09	(1,980.91)	3,000.00	0.00
Public Officials Insurance	3,500.00	1,162.27	(2,337.73)	3,500.00	0.00
Legal Advertising	2,500.00	944.41	(1,555.59)	2,500.00	0.00
Bank Fees	250.00	249.83	(0.17)	250.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	250.00	75.00	(175.00)	250.00	0.00
Website Administration	0.00	147.00	147.00	0.00	0.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$78,675.00</b>	<b>\$70,194.38</b>	<b>(\$8,480.62)</b>	<b>\$78,675.00</b>	<b>\$0.00</b>
<b>LEGAL COUNSEL</b>					
District Counsel	20,000.00	7,457.94	(12,542.06)	20,000.00	0.00
<b>TOTAL LEGAL COUNSEL</b>	<b>\$20,000.00</b>	<b>\$7,457.94</b>	<b>(\$12,542.06)</b>	<b>\$20,000.00</b>	<b>\$0.00</b>
<b>Electric Utility Services</b>					
Electric Utility Services	76,000.00	35,763.79	(40,236.21)	76,000.00	0.00
<b>TOTAL Electric Utility Services</b>	<b>\$76,000.00</b>	<b>\$35,763.79</b>	<b>(\$40,236.21)</b>	<b>\$76,000.00</b>	<b>\$0.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Waterway Management Program	25,000.00	5,000.00	(20,000.00)	25,000.00	0.00
Property & Casualty Insurance	12,000.00	12,000.00	0.00	12,000.00	0.00
Miscellaneous Landscape - Park	10,000.00	25,095.08	15,095.08	10,000.00	0.00
Plant Replacement Program	10,000.00	9,131.25	(868.75)	10,000.00	0.00
Wetland Monitoring & Maintenance	18,000.00	4,930.00	(13,070.00)	18,000.00	0.00
Irrigation Maintenance	16,000.00	4,900.00	(11,100.00)	16,000.00	0.00
Perimeter Walls	4,500.00	2,000.00	(2,500.00)	4,500.00	0.00
Perimeter Landscaping/Irrigation	25,000.00	40,501.70	15,501.70	25,000.00	0.00
Entry Feature Maintenance	3,000.00	2,805.00	(195.00)	3,000.00	0.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$123,500.00</b>	<b>\$106,363.03</b>	<b>(\$17,136.97)</b>	<b>\$123,500.00</b>	<b>\$0.00</b>
<b>PARKS &amp; RECREATION</b>					
Security	0.00	11,076.00	11,076.00	0.00	0.00
<b>TOTAL PARKS &amp; RECREATION</b>	<b>\$0.00</b>	<b>\$11,076.00</b>	<b>\$11,076.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$298,175.00</b>	<b>\$230,855.14</b>	<b>(\$67,319.86)</b>	<b>\$298,175.00</b>	<b>\$0.00</b>
<b>TOTAL: REVENUES OVER / UNDER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**FISCAL YEAR 2017**  
FINAL ANNUAL OPERATING BUDGET

# 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

##### 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

##### Disclosure Reporting

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

##### 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.

##### 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

##### 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.

##### Office Supplies

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

#### 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

##### Wetland Mitigation

This item provides for the preservation, enhancement, restoration or creation of District wetlands.

# SPRING LAKE

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Waterway Management System Lakes/Perimeter**

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.

#### **Perimeter Walls**

This item is for maintaining walls which line the perimeter of the District.

#### **Perimeter Landscaping/Irrigation**

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 - Park**

This item is for any unforeseen circumstances that may effect the appearance of the landscape program specific to park

#### **Plant Replacement Program**

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

#### **Entry Feature Maintenance**

This item is for maintaining entryway features of the District.

#### **Irrigation Operation & Maintenance**

Provides for any repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

# SPRING LAKE

COMMUNITY DEVELOPMENT DISTRICT

## DEBT SERVICE FUND

### REVENUES

Series 2014 Debt Service Assessments	\$	469,606
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>469,606</b>

### EXPENDITURES

Series 2014 November Bond Principal Payment	\$	110,000
Series 2014 November Bond Interest Payment	\$	181,109
Series 2014 May Bond Interest Payment	\$	178,497
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>469,606</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2017	\$	6,895,000
Principal Payment Applied Toward Series 2014 Bonds	\$	110,000
<b>BONDS OUTSTANDING - PERIOD ENDING 11/1/2015</b>	<b>\$</b>	<b>6,785,000</b>



# SPRING LAKE

## COMMUNITY DEVELOPMENT DISTRICT

<b>Townhomes</b>					
	<b>Unit Count</b>	<b>O&amp;M Per Unit</b>	<b>Debt Service Per Unit</b>	<b>County Collection Fees</b>	<b>TOTAL Annual CDD</b>
	<b>102</b>	<b>\$241.01</b>	<b>\$750.00</b>	<b>\$86.17</b>	<b>\$1,077.18</b>
<b>DUE IF PAID BY:</b>	<b>November 30</b>	<b>December 31</b>	<b>January 31</b>	<b>February 28</b>	<b>March 31</b>
	\$1,034.10	\$1,044.87	\$1,055.64	\$1,066.41	\$1,077.18

<b>50' Lots - Type I (Non-Gated)</b>					
	<b>Unit Count</b>	<b>O&amp;M Per Unit</b>	<b>Debt Service Per Unit</b>	<b>County Collection Fees</b>	<b>Total Annual CDD</b>
	<b>151</b>	<b>\$321.34</b>	<b>\$1,000.00</b>	<b>\$114.90</b>	<b>\$1,436.24</b>
<b>DUE IF PAID BY:</b>	<b>November 30</b>	<b>December 31</b>	<b>January 31</b>	<b>February 28</b>	<b>March 31</b>
	\$1,378.79	\$1,393.16	\$1,407.52	\$1,421.88	\$1,436.24

<b>50' Lots - Type II</b>					
	<b>Unit Count</b>	<b>O&amp;M Per Unit</b>	<b>Debt Service Per Unit</b>	<b>County Collection Fees</b>	<b>Total Annual CDD</b>
	<b>216</b>	<b>\$321.34</b>	<b>\$1,200.00</b>	<b>\$132.29</b>	<b>\$1,653.63</b>
<b>DUE IF PAID BY:</b>	<b>November 30</b>	<b>December 31</b>	<b>January 31</b>	<b>February 28</b>	<b>March 31</b>
	\$1,587.49	\$1,604.03	\$1,620.56	\$1,637.10	\$1,653.63

<b>60' Lots - Type II (Non-Gated)</b>					
	<b>Unit Count</b>	<b>O&amp;M Per Unit</b>	<b>Debt Service Per Unit</b>	<b>County Collection Fees</b>	<b>Total Annual CDD</b>
	<b>102</b>	<b>\$385.61</b>	<b>\$1,200.00</b>	<b>\$137.88</b>	<b>\$1,723.49</b>
<b>DUE IF PAID BY:</b>	<b>November 30</b>	<b>December 31</b>	<b>January 31</b>	<b>February 28</b>	<b>March 31</b>
	\$1,654.55	\$1,671.79	\$1,689.02	\$1,706.26	\$1,723.49

<b>60' Lots Type III</b>					
	<b>Unit Count</b>	<b>O&amp;M Per Unit</b>	<b>Debt Service Per Unit</b>	<b>County Collection Fees</b>	<b>Total Annual CDD</b>
	<b>140</b>	<b>\$385.61</b>	<b>\$1,400.00</b>	<b>\$155.27</b>	<b>\$1,940.88</b>
<b>DUE IF PAID BY:</b>	<b>November 30</b>	<b>December 31</b>	<b>January 31</b>	<b>February 28</b>	<b>March 31</b>
	\$1,863.25	\$1,882.66	\$1,902.07	\$1,921.47	\$1,940.88

<b>70' Lots - Type IV</b>					
	<b>Unit Count</b>	<b>O&amp;M Per Unit</b>	<b>Debt Service Per Unit</b>	<b>County Collection Fees</b>	<b>Total Annual CDD</b>
	<b>54</b>	<b>\$449.88</b>	<b>\$1,500.00</b>	<b>\$169.55</b>	<b>\$2,119.44</b>
<b>DUE IF PAID BY:</b>	<b>November 30</b>	<b>December 31</b>	<b>January 31</b>	<b>February 28</b>	<b>March 31</b>
	\$2,034.66	\$2,055.85	\$2,077.05	\$2,098.24	\$2,119.44

<b>70' Lakefront Lots - Type V</b>					
	<b>Unit Count</b>	<b>O&amp;M Per Unit</b>	<b>Debt Service Per Unit</b>	<b>County Collection Fees</b>	<b>Total Annual CDD</b>
	<b>56</b>	<b>\$449.88</b>	<b>\$1,700.00</b>	<b>\$186.95</b>	<b>\$2,336.83</b>
<b>DUE IF PAID BY:</b>	<b>November 30</b>	<b>December 31</b>	<b>January 31</b>	<b>February 28</b>	<b>March 31</b>
	\$2,243.35	\$2,266.72	\$2,290.09	\$2,313.46	\$2,336.83

<b>80' Lakefront Lots Type VI</b>					
	<b>Unit Count</b>	<b>O&amp;M Per Unit</b>	<b>Debt Service Per Unit</b>	<b>County Collection Fees</b>	<b>Total Annual CDD</b>
	<b>44</b>	<b>\$514.15</b>	<b>\$1,800.00</b>	<b>\$201.23</b>	<b>\$2,515.38</b>
<b>DUE IF PAID BY:</b>	<b>November 30</b>	<b>December 31</b>	<b>January 31</b>	<b>February 28</b>	<b>March 31</b>
	\$2,414.77	\$2,439.92	\$2,465.07	\$2,490.23	\$2,515.38

<b>80' Lakefront Lots Type VII</b>					
	<b>Unit Count</b>	<b>O&amp;M Per Unit</b>	<b>Debt Service Per Unit</b>	<b>County Collection Fees</b>	<b>Total Annual CDD</b>
	<b>11</b>	<b>\$514.15</b>	<b>\$2,100.00</b>	<b>\$227.32</b>	<b>\$2,841.47</b>
<b>DUE IF PAID BY:</b>	<b>November 30</b>	<b>December 31</b>	<b>January 31</b>	<b>February 28</b>	<b>March 31</b>
	\$2,727.81	\$2,756.22	\$2,784.64	\$2,813.05	\$2,841.47

\*\*All payments received subsequent to February 28 are due in full.

**FISCAL YEAR 2017**  
FINAL ANNUAL OPERATING BUDGET