

# *Cone Ranch South*

**Community Development District**

**Final Operating Budget**

**Fiscal Year 2016**

*August 24, 2015*





**Cone Ranch South  
Community Development District**

**Final Operating Budget  
Fiscal Year 2016**

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## Budget Introduction

Fiscal Year 2016

### Background Information

The Four Seasons at Crystal Springs 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. CDD’s 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 2015, which begins on October 1, 2014. 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.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Funds	Operations and Maintenance of Community Facilities

### 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.



**Cone Ranch South  
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**Fiscal Year 2016 Final Operating Budget  
General Fund**

	<b>Fiscal Year 2016 Final Operating Budget</b>
<b>REVENUES</b>	
<b>Special Assessments</b>	
Operations & Maintenance Special Assmts - Off-Roll	15,405
Developer Contributions	
<b>Total Revenues</b>	<b>\$ 15,405</b>
<b>EXPENDITURES</b>	
<b>Supervisor Fees</b>	
Supervisor Fees	1,200
<b>Financial &amp; Administrative</b>	
District Manager	7,500
District Engineer	500
Public Officials Insurance	3,000
Legal Advertising	800
Bank Fees	230
Dues, Licenses & Fees	175
Postage, Phone, Faxes, Copies	
Office Supplies	
Miscellaneous Fees	500
<b>Legal Counsel</b>	
District Counsel	1,500
<b>Total Expenditures</b>	<b>\$ 15,405</b>
<b>Excess of Revenues Over (Under) Expenditures</b>	<b>\$ -</b>



**Cone Ranch South  
Community Development District**

**Fiscal Year 2016 Final Annual Budget  
General Fund 001**

**Legislative**

**Supervisor's Fees**

The amount paid to each Supervisor for the time devoted to the District business and monthly meetings. The amount permitted is \$200.00 per meeting for each member of the Board.

**Financial & Administrative**

**District Manager**

The District retains the services of a consulting manager, who is responsible for the daily administration of the District' business, including any and all financial work 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 Supervisors.

**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.

**Public Officials Insurance**

Public officials liability insurance is required as a protective measure for the District.

**Legal Advertising**

This is required to conducts 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.

**Postage, Phone, Faxes, Copies**

Cost of materials and service to produce agendas and conduct day-to-day business of the District.

**Office Supplies**

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

**Miscellaneous Fees**

To provide for unbudgeted administrative expenses.

**Legal Counsel**

**District Counsel**

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

