

2018



# CONE RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT

**FISCAL YEAR 2018**  
FINAL ANNUAL OPERATING BUDGET

SEPTEMBER 8, 2017



# CONE RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT

## FISCAL YEAR 2018 FINAL ANNUAL OPERATING BUDGET

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SEPTEMBER 8, 2017

# CONE RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT

## BUDGET INTRODUCTION

### Background Information

The Cone Ranch South 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 2018, which begins on October 1, 2017. 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 Fund	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 COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2017 Operating Budget	Current Period Actuals 10/1/2016 - 3/31/2017	Projected Revenues & Expenditures 4/1/17 to 9/30/17	Total Actuals and Projections Through 09/30/17	Over/(Under) Budget Through 09/30/17
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS</b>					
Operations & Maintenance Special Assmts - Off-Roll	14205.00	0.00	0.00	0.00	-14205.00
<b>TOTAL SPECIAL ASSESSMENTS</b>	<b>14205.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-14205.00</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>					
Developer Contributions	0.00	7940.70	9345.99	17286.69	17286.69
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCE</b>	<b>0.00</b>	<b>7940.70</b>	<b>9345.99</b>	<b>17286.69</b>	<b>17286.69</b>
<b>TOTAL REVENUES</b>	<b>14205.00</b>	<b>7940.70</b>	<b>9345.99</b>	<b>17286.69</b>	<b>3081.69</b>
<b>EXPENDITURES</b>					
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	7500.00	6000.00	6000.00	12000.00	4500.00
District Engineer	500.00	0.00	0.00	0.00	-500.00
Postage, Phone, Faxes, Copies	0.00	0.92	0.00	0.92	0.92
Public Officials Insurance	3000.00	0.00	2500.00	2500.00	-500.00
Legal Advertising	800.00	222.94	577.06	800.00	0.00
Bank Fees	230.00	154.08	154.08	308.16	78.16
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Miscellaneous Fees	500.00	2.61	0.00	2.61	-497.39
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>					
<b>LEGAL COUNSEL</b>					
District Counsel	1500.00	413.00	1087.00	1500.00	0.00
<b>TOTAL LEGAL COUNSEL</b>					
<b>TOTAL EXPENDITURES</b>	<b>14205.00</b>	<b>6968.55</b>	<b>10318.14</b>	<b>17286.69</b>	<b>3081.69</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>0.00</b>	<b>972.15</b>	<b>-972.15</b>	<b>0.00</b>	<b>0.00</b>

FISCAL YEAR 2017 BUDGET ANALYSIS

# CONE RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2017 Operating Budget	Total Actuals and Projections Through 09/30/17	Over/(Under) Budget Through 09/30/17	Fiscal Year 2018 Final Operating Budget	Increase / (Decrease) from FY 2017 to FY 2018
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS</b>					
Operations & Maintenance Special Assmts - Off-Roll	14205.00	0.00	-14205.00	18705.00	4500.00
<b>TOTAL SPECIAL ASSESSMENTS</b>	<b>14205.00</b>	<b>0.00</b>	<b>-14205.00</b>	<b>18705.00</b>	<b>4500.00</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>					
Developer Contributions	0.00	14286.69	14286.69	0.00	0.00
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCE</b>	<b>0.00</b>	<b>14286.69</b>	<b>14286.69</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL REVENUES</b>	<b>14205.00</b>	<b>14286.69</b>	<b>81.69</b>	<b>18705.00</b>	<b>4500.00</b>
<b>EXPENDITURES</b>					
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	7500.00	12000.00	4500.00	12000.00	4500.00
District Engineer	500.00	0.00	-500.00	500.00	0.00
Postage, Phone, Faxes, Copies	0.00	0.92	0.92	0.00	0.00
Public Officials Insurance	3000.00	2500.00	-500.00	3000.00	0.00
Legal Advertising	800.00	800.00	0.00	800.00	0.00
Bank Fees	230.00	308.16	78.16	230.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Miscellaneous Fees	500.00	2.61	-497.39	500.00	0.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>12705.00</b>	<b>15786.69</b>	<b>3081.69</b>	<b>17205.00</b>	<b>4500.00</b>
<b>LEGAL COUNSEL</b>					
District Counsel	1500.00	1500.00	0.00	1500.00	0.00
<b>TOTAL LEGAL COUNSEL</b>	<b>1500.00</b>	<b>1500.00</b>	<b>0.00</b>	<b>1500.00</b>	<b>0.00</b>
<b>TOTAL EXPENDITURES</b>	<b>14205.00</b>	<b>17286.69</b>	<b>3081.69</b>	<b>18705.00</b>	<b>4500.00</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>0.00</b>	<b>-3000.00</b>	<b>-3000.00</b>	<b>0.00</b>	<b>0.00</b>

**FISCAL YEAR 2018**  
FINAL ANNUAL OPERATING BUDGET

# CONE RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT

## 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 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 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.

#### 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.