

**RESERVE AT VAN OAKS
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2023**

**RESERVE AT VAN OAKS
COMMUNITY DEVELOPMENT DISTRICT
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**RESERVE AT VAN OAKS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected	Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 1/31/2022	Projected through 9/30/2022		
REVENUES					
Landowner contribution	\$66,098	\$ -	\$ 66,098	\$ 66,098	\$ 338,399
Total revenues	<u>66,098</u>	<u>-</u>	<u>66,098</u>	<u>66,098</u>	<u>338,399</u>
EXPENDITURES					
Professional & administrative					
Supervisors	-	-	-	-	-
Management/accounting/recording	23,000	-	23,000	23,000	45,000
Legal	25,000	-	25,000	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit*	-	-	-	-	6,000
Arbitrage rebate calculation*	-	-	-	-	500
Dissemination agent*	333	-	333	333	1,000
Trustee*	-	-	-	-	5,000
Telephone	200	-	200	200	200
Postage	500	-	500	500	500
Printing & binding	500	-	500	500	500
Legal advertising	6,500	-	6,500	6,500	1,500
Annual special district fee	175	-	175	175	175
Insurance	5,500	-	5,500	5,500	5,500
Contingencies/bank charges	500	-	500	500	500
Website hosting & maintenance	1,680	-	1,680	1,680	705
Website ADA compliance	210	-	210	210	210
Total professional & administrative	<u>66,098</u>	<u>-</u>	<u>66,098</u>	<u>66,098</u>	<u>94,290</u>
Field operations					
Contracted services					
Pressure washing	-	-	-	-	5,500
Lawn service & mulch	-	-	-	-	90,000
Lift station	-	-	-	-	1,800
Wetland monitoring	-	-	-	-	4,500
Pool service	-	-	-	-	10,800
Cabana janitorial	-	-	-	-	7,800
Amenity access control & data management	-	-	-	-	9,000
Ponds	-	-	-	-	3,600
Repairs & supplies					
Pool & cabana maintenance	-	-	-	-	4,000
Amenity access control repair	-	-	-	-	2,500
Irrigation-repair	-	-	-	-	3,000
General repairs/supplies	-	-	-	-	5,500
Landscaping-repairs & replacement	-	-	-	-	5,000

**RESERVE AT VAN OAKS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022			Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 1/31/2022	Projected through 9/30/2022	
Utilities				
Electricity- irrigation	-	-	-	3,000
Electricity-entrance monuments	-	-	-	2,400
Electricity- pool & cabana	-	-	-	6,000
Electricity- street lights	-	-	-	26,388
Water-pool	-	-	-	3,500
Pool cable	-	-	-	2,400
Administrative				
Management fee - PM	-	-	-	15,012
O&M accounting - DM	-	-	-	4,000
Pool permit	-	-	-	275
Copies & printing	-	-	-	3,500
Postage	-	-	-	2,000
Taxes/insurance				
Crime/fidelity policy/bond	-	-	-	2,500
Property insurance	-	-	-	6,000
Total field operations	-	-	-	229,975
Total expenditures	66,098	-	66,098	324,265
Excess/(deficiency) of revenues over/(under) expenditures	-	-	-	14,134
Fund balance - beginning (unaudited)	-	-	-	-
Fund balance - ending (projected)	-	-	-	-
Assigned				
Committed				
Future repairs**	-	-	-	14,133
Working capital	-	-	-	-
Unassigned	-	-	-	1
Fund balance - ending	\$ -	\$ -	\$ -	\$ 14,134

* These items will be realized when bonds are issued

** Committed fund balance for future repairs detail:

	Annual Additions	Estimated Cost
Future Repairs		
Entrance monuments	1,668	50,000
Perimeter fencing / walls	2,500	75,000
Mail kiosk	650	13,000
Pool building capital repairs	667	10,000
Pool roof	2,000	50,000
Pool resurface	1,333	40,000
Pool furniture	1,500	15,000
Pool pavers	1,429	50,000
Pool equipment	1,667	20,000
Catch basins/inspections/capital repairs	720	18,000
	14,134	341,000

Total Number of Units	259
Professional & admin amount per unit	\$ 364.05
Operations & maintenance per unit	887.93
Funding of Reserve for Future Repairs per unit	54.57
Total per unit	\$ 1,306.55

**RESERVE AT VAN OAKS
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 45,000
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	25,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	2,000
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	6,000
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation*	500
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent*	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p>	
Trustee	5,000
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages</p>	
Legal advertising	1,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	5,500
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	500
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	
Website hosting & maintenance	705
Website ADA compliance	210
Total professional & administrative	<u>94,290</u>

**RESERVE AT VAN OAKS
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Field operations

Contracted services

Pressure washing	5,500
Lawn service & mulch	90,000
Lift station	1,800
Wetland monitoring	4,500
Pool service	10,800
Cabana janitorial	7,800
Ponds	3,600

Repairs & supplies

Pool & cabana maintenance	4,000
Amenity access control repair	2,500
Irrigation-repair	3,000
General repairs/supplies	5,500
Landscaping-repairs & replacement	5,000

Utilities

Electricity- irrigation	3,000
Electricity-entrance monuments	2,400
Electricity- pool & cabana	6,000
Electricity- street lights	26,388
Water-pool	3,500
Pool cable	2,400
Amenity access control & data management	9,000

Administrative

Management fee - PM	15,012
O&M accounting - DM	4,000
Pool permit	275
Copies & printing	3,500
Postage	2,000

Taxes/insurance

Property insurance	6,000
Total field operations	<u>229,975</u>
Total expenditures	<u><u>\$ 324,265</u></u>