



Rizzetta & Company

Belmont Community Development District

belmontcdd.com

Adopted Budget for Fiscal Year 2017/2018

Presented by: Rizzetta & Company, Inc.

**12750 Citrus Park Lane, Suite 115
Tampa, Florida 33625
813-933-5571**

rizzetta.com

**Adopted Budget
Belmont Community Development District
General Fund
Fiscal Year 2017/2018**

Chart of Accounts Classification	Budget for 2017/2018
REVENUES	
Special Assessments	
Tax Roll*	\$ 337,845
Off Roll*	\$ 235,446
Contributions & Donations from Private Sources	
Developer Contributions	\$ 179,982
Other Miscellaneous Revenues	
Miscellaneous Revenues	\$ -
TOTAL REVENUES	\$ 753,273
Balance Forward from Prior Year	\$ -
TOTAL REVENUES AND BALANCE FORWARD	\$ 753,273
EXPENDITURES - ADMINISTRATIVE	
Legislative	
Supervisor Fees	\$ 13,000
Financial & Administrative	
Administrative Services	\$ 4,500
District Management	\$ 18,400
District Engineer	\$ 12,000
Disclosure Report	\$ 15,000
Trustees Fees	\$ 5,656
Assessment Roll	\$ 5,000
Financial & Revenue Collections	\$ 3,600
Accounting Services	\$ 14,000
Auditing Services	\$ 4,100
Arbitrage Rebate Calculation	\$ 1,500
Travel	\$ 1,000
Public Officials Liability Insurance	\$ 3,300
Legal Advertising	\$ 3,500
Dues, Licenses & Fees	\$ 175
Website Hosting, Maintenance, Backup (and	\$ 840
Legal Counsel	
District Counsel	\$ 40,000
Administrative Subtotal	\$ 145,571
EXPENDITURES - FIELD OPERATIONS	
Security Operations	
Security Services and Patrols	\$ 11,000
Electric Utility Services	
Utility Services	\$ 15,000
Street Lights	\$ 85,000
Utility - Recreation Facilities	\$ 10,000
Garbage/Solid Waste Control Services	
Garbage - Recreation Facility	\$ 1,800
Water-Sewer Combination Services	
Utility Services	\$ 20,000
Stormwater Control	
Aquatic Maintenance	\$ 23,000
Fountain Service Repairs & Maintenance	\$ 1,000
Lake/Pond Bank Maintenance	\$ 5,000
Other Physical Environment	
General Liability Insurance	\$ 3,850
Property Insurance	\$ 13,000
Entry & Walls Maintenance	\$ 5,000
Landscape Maintenance	\$ 210,000
Well Maintenance	\$ 10,000
Holiday Decorations	\$ 6,389
Pump Station Monitoring	\$ 3,540
Irrigation Repairs	\$ 15,000
Landscape - Mulch	\$ 35,000
Landscape - Annuals	\$ 2,400
Landscape Replacement Plants, Shrubs, Trees	\$ 15,000
Field Services	\$ 6,600
Fire Ant Treatment	\$ 5,000
Parks & Recreation	

**Adopted Budget
Belmont Community Development District
General Fund
Fiscal Year 2017/2018**

Chart of Accounts Classification	Budget for 2017/2018
Management Contract	\$ 46,000
Pool Permits	\$ 1,000
Maintenance & Repair	\$ 12,000
Facility Supplies	\$ 1,000
Pest Control	\$ 780
Clubhouse - Facility Janitorial Service	\$ 3,720
Pool Service Contract	\$ 20,000
Pool Repairs	\$ 2,000
Facility A/C & Heating Maintenance & Repair	\$ 596
Telephone Fax, Internet	\$ 2,460
Furniture Repair/Replacement	\$ 1,000
Playground Equipment and Maintenance	\$ 500
Tennis Court Maintenance & Supplies	\$ 1,000
Basketball Court Maintenance & Supplies	\$ 1,000
Dog Waste Station Supplies	\$ 2,067
Contingency	
Miscellaneous Contingency	\$ 10,000
Field Operations Subtotal	\$ 607,702
Contingency for County TRIM Notice	
TOTAL EXPENDITURES	\$ 753,273
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

**Adopted Budget
Belmont Community Development District
Reserve Fund
Fiscal Year 2017/2018**

Chart of Accounts Classification	Budget for 2017/2018
REVENUES	
Special Assessments	
Tax Roll	\$ 25,000
TOTAL REVENUES	\$ 25,000
Balance Forward from Prior Year	\$ -
TOTAL REVENUES AND BALANCE FORWARD	\$ 25,000
EXPENDITURES	
Contingency	
Capital Reserves	\$ 25,000
TOTAL EXPENDITURES	\$ 25,000
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

Budget Template
Belmont Community Development District
Debt Service
Fiscal Year 2017/2018

Chart of Accounts Classification	Series 2006B	Series 2013	Series 2016A	Series 2016B	Budget for 2017/2018
REVENUES					
Special Assessments					
Net Special Assessments	\$548,887.50	\$466,129.57	\$643,207.56	\$298,688.00	\$1,956,912.63
TOTAL REVENUES	\$548,887.50	\$466,129.57	\$643,207.56	\$298,688.00	\$1,956,912.63
EXPENDITURES					
Administrative					
Financial & Administrative					
Bank Fees					\$0.00
Debt Service Obligation	\$548,887.50	\$466,129.57	\$643,207.56	\$298,688.00	\$1,956,912.63
Administrative Subtotal	\$548,887.50	\$466,129.57	\$643,207.56	\$298,688.00	\$1,956,912.63
TOTAL EXPENDITURES	\$548,887.50	\$466,129.57	\$643,207.56	\$298,688.00	\$1,956,912.63
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00			\$0.00

Hillsborough County Collection Costs and Early Payment Discounts:

6.0%

Gross assessments

\$2,080,969.89

Belmont Community Development District

FISCAL YEAR 2017/2018 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2017/2018 O&M Budget	\$598,291.00
Hillsborough Co. 6% Collection Cost: ⁽¹⁾	\$38,188.79
2017/2018 Total:	<u>\$636,479.79</u>
2016/2017 O&M Budget	\$443,345.00
2017/2018 O&M Budget	\$598,291.00
Total Difference:	<u>\$154,946.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2016/2017	2017/2018	\$	%
Debt Service - SF 40	\$0.00	\$0.00	\$0.00	0%
Operations/Maintenance - SF 40	\$500.00	\$500.00	\$0.00	0%
Total	\$500.00	\$500.00	\$0.00	
Debt Service - SF 50	\$0.00	\$0.00	\$0.00	0%
Operations/Maintenance - SF 50	\$500.00	\$500.00	\$0.00	0%
Total	\$500.00	\$500.00	\$0.00	
Debt Service - SF 60	\$0.00	\$0.00	\$0.00	0%
Operations/Maintenance - SF 60	\$500.00	\$500.00	\$0.00	0%
Total	\$500.00	\$500.00	\$0.00	
Series 2013 Debt Service - SF 40 Phase 1A	\$670.43	\$670.43	\$0.00	0%
Operations/Maintenance - SF 40 Phase 1A	\$500.00	\$500.00	\$0.00	0%
Total	\$1,170.43	\$1,170.43	\$0.00	
Series 2013 Debt Service - SF 50 Phase 1A	\$670.43	\$670.43	\$0.00	0%
Operations/Maintenance - SF 50 Phase 1A	\$500.00	\$500.00	\$0.00	0%
Total	\$1,170.43	\$1,170.43	\$0.00	
Series 2013 Debt Service - SF 60 Phase 1A	\$670.43	\$670.43	\$0.00	0%
Operations/Maintenance - SF 60 Phase 1A	\$500.00	\$500.00	\$0.00	0%
Total	\$1,170.43	\$1,170.43	\$0.00	
Series 2013 Debt Service - SF 50 Phase 1B	\$986.55	\$986.55	\$0.00	0%
Operations/Maintenance - SF 50 Phase 1B	\$500.00	\$500.00	\$0.00	0%
Total	\$1,486.55	\$1,486.55	\$0.00	
Series 2013 Debt Service - SF 40 Phase 1C	\$986.55	\$986.55	\$0.00	0%
Operations/Maintenance - SF 40 Phase 1C	\$500.00	\$500.00	\$0.00	0%
Total	\$1,486.55	\$1,486.55	\$0.00	
Series 2013 Debt Service - SF 50 Phase 1C	\$986.55	\$986.55	\$0.00	0%
Operations/Maintenance - SF 50 Phase 1C	\$500.00	\$500.00	\$0.00	0%
Total	\$1,486.55	\$1,486.55	\$0.00	
Series 2013 Debt Service - SF 60 Phase 1C	\$986.55	\$986.55	\$0.00	0%
Operations/Maintenance - SF 60 Phase 1C	\$500.00	\$500.00	\$0.00	0%
Total	\$1,486.55	\$1,486.55	\$0.00	
Series 2016A Debt Service - SF 40 Phase 2A	\$1,250.00	\$1,008.00	-\$242.00	-19%
Operations/Maintenance - SF 40 Phase 2A	\$500.00	\$500.00	\$0.00	0%
Total	\$1,750.00	\$1,508.00	-\$242.00	
Series 2016A Debt Service - SF 50 Phase 2A	\$1,562.50	\$1,200.00	-\$362.50	-23%
Operations/Maintenance - SF 50 Phase 2A	\$500.00	\$500.00	\$0.00	0%
Total	\$2,062.50	\$1,700.00	-\$362.50	
Series 2016A Debt Service - SF 40 Phases 2B/2C	\$1,250.00	\$1,250.00	\$0.00	0%
Operations/Maintenance - SF 40 Phases 2B/2C	\$67.48	\$500.00	\$432.52	641%
Total	\$1,317.48	\$1,750.00	\$432.52	
Series 2016A Debt Service - SF 50 Phases 2B/2C	\$1,562.50	\$1,562.50	\$0.00	0%
Operations/Maintenance - SF 50 Phases 2B/2C	\$67.48	\$500.00	\$432.52	641%
Total	\$1,629.98	\$2,062.50	\$432.52	
Series 2016A Debt Service - SF 60 Phases 2B/2C	\$1,875.00	\$1,875.00	\$0.00	0%
Operations/Maintenance - SF 60 Phases 2B/2C	\$67.48	\$500.00	\$432.52	641%
Total	\$1,942.48	\$2,375.00	\$432.52	

Debt Service - Townhome Future Phases	\$0.00	\$0.00	\$0.00	0%
Operations/Maintenance - Townhome	\$67.48	\$77.16	\$9.68	14%
Total	\$67.48	\$77.16	\$9.68	
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Debt Service - SF 40 Future Phases	\$0.00	\$0.00	\$0.00	0%
Operations/Maintenance - SF 40 Future Phases	\$67.48	\$77.16	\$9.68	14%
Total	\$67.48	\$77.16	\$9.68	
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Debt Service - SF 50 Future Phases	\$0.00	\$0.00	\$0.00	0%
Operations/Maintenance - SF 50 Future Phases	\$67.48	\$77.16	\$9.68	14%
Total	\$67.48	\$77.16	\$9.68	
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Debt Service - SF 60 Future Phases	\$0.00	\$0.00	\$0.00	0%
Operations/Maintenance - SF 60 Future Phases	\$67.48	\$77.16	\$9.68	14%
Total	\$67.48	\$77.16	\$9.68	

BELMONT COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2017/2018 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$145,571.00	TOTAL O&M BUDGET		\$452,720.00
COLLECTION COSTS @	6.0%	\$9,291.77	(4) COLLECTION COSTS @	6.0%	\$28,897.02
TOTAL O&M ASSESSMENT		<u>\$154,862.77</u>	TOTAL O&M ASSESSMENT		<u>\$481,617.02</u>

UNITS ASSESSED

LOT SIZE Platted Parcels	O&M	SERIES 2013		SERIES 2016A	
		DEBT SERVICE (1)	DEBT SERVICE (2)	DEBT SERVICE (1)	DEBT SERVICE (2)
SF 40	21	0	0		
SF 50	55	0	0		
SF 60	27	0	0		
SF 40 Phase 1A	61	61	0		
SF 50 Phase 1A	88	88	0		
SF 60 Phase 1A	30	30	0		
SF 50 Phase 1B	97	97	0		
SF 40 Phase 1C-1	89	89	0		
SF 50 Phase 1C-2	90	90	0		
SF 60 Phase 1C-1	105	105	0		
SF 40 Phase 2A	68	0	68		
SF 50 Phase 2A	41	0	41		
SF 40 Phases 2B/2C	98	0	98		
SF 50 Phases 2B/2C	195	0	195		
SF 60 Phases 2B/2C	74	0	74		
Total Platted	1139	560	476		
Unplatted Parcels - Planned Units					
Townhomes	413	0	0		
SF 40 Future Phases	45	0	0		
SF 50 Future Phases	272	0	0		
SF 60 Future Phases	138	0	0		
Total Unplatted	868	0	0		
Total Community	2007	560	476		

ALLOCATION OF ADMIN O&M ASSESSMENT					
ADMIN UNITS	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	ADMIN PER UNIT
21	1.00	21.00	1.05%	\$1,620.39	\$77.16
55	1.00	55.00	2.74%	\$4,243.67	\$77.16
27	1.00	27.00	1.35%	\$2,083.36	\$77.16
61	1.00	61.00	3.04%	\$4,708.84	\$77.16
88	1.00	88.00	4.38%	\$6,790.20	\$77.16
30	1.00	30.00	1.49%	\$2,314.84	\$77.16
97	1.00	97.00	4.83%	\$7,484.65	\$77.16
89	1.00	89.00	4.43%	\$6,867.36	\$77.16
90	1.00	90.00	4.48%	\$6,944.52	\$77.16
105	1.00	105.00	5.23%	\$8,101.94	\$77.16
68	1.00	68.00	3.39%	\$5,246.97	\$77.16
41	1.00	41.00	2.04%	\$3,163.61	\$77.16
98	1.00	98.00	4.88%	\$7,561.81	\$77.16
195	1.00	195.00	9.72%	\$15,046.46	\$77.16
74	1.00	74.00	3.69%	\$5,709.94	\$77.16
1139		1139.00	56.75%	\$87,886.74	
413	1.00	413.00	20.58%	\$31,867.62	\$77.16
45	1.00	45.00	2.24%	\$3,472.26	\$77.16
272	1.00	272.00	13.55%	\$20,987.88	\$77.16
138	1.00	138.00	6.88%	\$10,648.26	\$77.16
868		868.00	43.25%	\$66,976.02	
2007		2007.00	100.00%	\$154,862.77	

ALLOCATION OF FIELD O&M ASSESSMENT					
FIELD UNITS	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	FIELD PER UNIT
21	1.00	21.00	1.84%	\$8,879.68	\$422.84
55	1.00	55.00	4.83%	\$23,256.31	\$422.84
27	1.00	27.00	2.37%	\$11,416.73	\$422.84
61	1.00	61.00	5.36%	\$25,793.36	\$422.84
88	1.00	88.00	7.73%	\$37,210.09	\$422.84
30	1.00	30.00	2.63%	\$12,685.26	\$422.84
97	1.00	97.00	8.52%	\$41,015.67	\$422.84
89	1.00	89.00	7.81%	\$37,632.94	\$422.84
90	1.00	90.00	7.90%	\$38,055.78	\$422.84
105	1.00	105.00	9.22%	\$44,398.41	\$422.84
68	1.00	68.00	5.97%	\$28,753.26	\$422.84
41	1.00	41.00	3.60%	\$17,336.52	\$422.84
98	1.00	98.00	8.60%	\$41,438.51	\$422.84
195	1.00	195.00	17.12%	\$82,454.19	\$422.84
74	1.00	74.00	6.50%	\$31,290.31	\$422.84
1139		1139.00	100.00%	\$481,617.02	
0	1.00	0.00	0.00%	\$0.00	\$0.00
0	1.00	0.00	0.00%	\$0.00	\$0.00
0	1.00	0.00	0.00%	\$0.00	\$0.00
0		0	0.00%	\$0.00	
1139		1139.00	100.00%	\$481,617.02	

PER LOT ANNUAL ASSESSMENT			
O&M	2013 DEBT SERVICE (3)	2016A DEBT SERVICE (4)	TOTAL (5)
\$500.00	\$0.00	\$0.00	\$500.00
\$500.00	\$0.00	\$0.00	\$500.00
\$500.00	\$0.00	\$0.00	\$500.00
\$500.00	\$0.00	\$0.00	\$500.00
\$500.00	\$670.43	\$0.00	\$1,170.43
\$500.00	\$670.43	\$0.00	\$1,170.43
\$500.00	\$670.43	\$0.00	\$1,170.43
\$500.00	\$986.55	\$0.00	\$1,486.55
\$500.00	\$986.55	\$0.00	\$1,486.55
\$500.00	\$986.55	\$0.00	\$1,486.55
\$500.00	\$0.00	\$1,008.00	\$1,508.00
\$500.00	\$0.00	\$1,200.00	\$1,700.00
\$500.00	\$0.00	\$1,250.00	\$1,750.00
\$500.00	\$0.00	\$1,562.50	\$2,062.50
\$500.00	\$0.00	\$1,875.00	\$2,375.00
\$77.16	\$0.00	\$0.00	\$77.16
\$77.16	\$0.00	\$0.00	\$77.16
\$77.16	\$0.00	\$0.00	\$77.16

LESS: Hillsborough County Collection Costs and Early Payment Discounts:

Net Revenue to be Collected

(\$9,291.77)

\$145,571.00

(\$28,897.02)

\$452,720.00

(1) Reflects the number of total lots with Series 2013 debt outstanding.

(2) Reflects the number of total lots with Series 2016A debt outstanding.

(3) Annual debt service assessment per lot adopted in connection with the Series 2013 bond issue. Annual assessment includes principal, interest, Hillsborough County collection costs and early payment discounts.

(4) Annual debt service assessment per lot adopted in connection with the Series 2016A bond issue. Annual assessment includes principal, interest, Hillsborough County collection costs and early payment discounts.

(5) Annual assessment that will appear on November 2017 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.