



Rizzetta & Company

Glen St. Johns Community Development District

glenstjohnscdd.org

Adopted Budget for Fiscal Year 2017/2018

Presented by: Rizzetta & Company, Inc.

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Adopted Budget
Glen St. Johns Community Development District
General Fund
Fiscal Year 2017/2018

Chart of Accounts Classification	Budget for 2017/2018
REVENUES	
Special Assessments	
Tax Roll*	\$ 313,607
Off Roll*	\$ 57,006
TOTAL REVENUES	\$ 370,613
Balance Forward from Prior Year	\$ -
TOTAL REVENUES AND BALANCE FORWARD	\$ 370,613
EXPENDITURES - ADMINISTRATIVE	
Legislative	
Supervisor Fees	\$ 6,000
Financial & Administrative	
Administrative Services	\$ 4,725
District Management	\$ 14,000
District Engineer	\$ 5,000
Disclosure Report	\$ 5,000
Trustees Fees	\$ 8,000
Assessment Roll	\$ 5,250
Financial & Revenue Collections	\$ 3,900
Accounting Services	\$ 13,000
Auditing Services	\$ 4,000
Arbitrage Rebate Calculation	\$ 500
Public Officials Liability Insurance	\$ 2,750
Legal Advertising	\$ 1,200
Dues, Licenses & Fees	\$ 175
Miscellaneous Fees	\$ 300
Website Hosting, Maintenance, Backup	\$ 1,200
Legal Counsel	
District Counsel	\$ 15,000
Administrative Subtotal	\$ 90,000
EXPENDITURES - FIELD OPERATIONS	
Electric Utility Services	
Utility Services	\$ 9,000
Street Lights	\$ 31,000
Garbage/Solid Waste Control Services	
Garbage - Recreation Facility	\$ 1,200
Water-Sewer Combination Services	
Utility Services	\$ 5,500
Stormwater Control	
Aquatic Maintenance	\$ 7,080
Other Physical Environment	
General Liability & Property Insurance	\$ 9,210
Landscape & Irrigation Maintenance	\$ 122,800
Irrigation Repairs	\$ 4,500
Landscape Replacement Plants, Shrubs, Trees	\$ 8,000
Landscape Miscellaneous Expense	\$ 5,000
Road & Street Facilities	
Entry Features, Roadway, Sidewalk Repair & Maintenance	\$ 5,000
Parks & Recreation	
Amenity Maintenance/Field Operations Contract & Amenity Repairs	\$ 23,900
Amenity Facility Janitorial Service & Supplies	\$ 6,350
Fitness Equipment Lease/Preventative Maintenance	\$ 3,000
Pool Service Contract(Maintenance, Chemicals & Permits)	\$ 16,000
Facility A/C Preventative Maintenance	\$ 149
Phone & Internet	\$ 2,100
Park/Playground Repairs	\$ 1,250
Access Control Maintenance & Repair	\$ 2,000
Special Events	
Special Events	\$ 350
Contingency	
Miscellaneous Contingency	\$ 17,224

**Adopted Budget
Glen St. Johns Community Development District
General Fund
Fiscal Year 2017/2018**

Chart of Accounts Classification	Budget for 2017/2018
Field Operations Subtotal	\$ 280,613
TOTAL EXPENDITURES	\$ 370,613
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

**Adopted Budget
 Glen St. Johns Community Development District
 Reserve Fund
 Fiscal Year 2017/2018**

Chart of Accounts Classification	Budget for 2017/2018
REVENUES	
Special Assessments	
Tax Roll*	\$ 42,500
Off Roll*	\$ 7,500
TOTAL REVENUES	\$ 50,000
Balance Forward from Prior Year	\$ -
TOTAL REVENUES AND BALANCE FORWARD	\$ 50,000
EXPENDITURES	
Contingency	
Capital Reserves	\$ 50,000
TOTAL EXPENDITURES	\$ 50,000
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

Budget Template
Glen St. Johns Community Development District
Debt Service
Fiscal Year 2017/2018

Chart of Accounts Classification	Series 2006A	Budget for 2017/2018
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$ 221,980.33	\$ 221,980.33
TOTAL REVENUES	\$ 221,980.33	\$ 221,980.33
EXPENDITURES		
Administrative		
Financial & Administrative		
Bank Fees	\$ -	\$ -
Debt Service Obligation	\$ 221,980.33	\$ 221,980.33
Administrative Subtotal	\$ 221,980.33	\$ 221,980.33
TOTAL EXPENDITURES	\$ 221,980.33	\$ 221,980.33
EXCESS OF REVENUES OVER EXPENDITURES	0	0

Collection and Discount % applicable to the county: 6.0%

Gross assessments \$ **236,149.29**

Notes:

Tax Roll Collection Costs for St. Johns County is 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received

Glen St. Johns Community Development District

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

2017/2018 O&M Budget	\$420,613.00
St. John Co. 6% Collection Cost ⁽¹⁾ :	<u>\$26,847.64</u>
2017/2018 Total:	<u>\$447,460.64</u>

2016/2017 O&M Budget	\$342,295.00
2017/2018 O&M Budget	\$420,613.00

Total Difference:	<u><u>\$78,318.00</u></u>
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	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2016/2017	2017/2018	\$	%
Debt Service - Single Family	\$1,300.00	\$1,300.00	\$0.00	0.00%
Operations/Maintenance - Single Family	\$737.13	\$940.04	\$202.91	27.53%
Total	<u>\$2,037.13</u>	<u>\$2,240.04</u>	<u>\$202.91</u>	<u>9.96%</u>
Debt Service - Single Family ⁽²⁾	\$655.11	\$655.11	\$0.00	0.00%
Operations/Maintenance - Single Family	\$737.13	\$940.04	\$202.91	27.53%
Total	<u>\$1,392.24</u>	<u>\$1,595.15</u>	<u>\$202.91</u>	<u>14.57%</u>

⁽¹⁾ Only applies to assessments collected per the Uniform Method.

⁽²⁾ Reflects partial payoff.

GLEN ST. JOHNS

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

TOTAL O&M BUDGET		\$420,613.00
COLLECTION COSTS @	6.0%	<u>\$26,847.64</u>
TOTAL O&M ASSESSMENT		<u><u>\$447,460.64</u></u>

<u>LOT SIZE</u>	<u>UNITS ASSESSED ⁽¹⁾</u>		<u>ALLOCATION OF O&M ASSESSMENT</u>			
	<u>O&M</u>	<u>2006A DEBT SERVICE ⁽²⁾</u>	<u>EAU FACTOR</u>	<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>TOTAL O&M BUDGET</u>
<u>Platted Parcels</u>						
SINGLE FAMILY	373	98	1.00	373.00	78.36%	\$350,636.17
SINGLE FAMILY ⁽⁵⁾	39	39	1.00	39.00	8.19%	\$36,661.69
Total Platted	<u>412</u>	<u>137</u>		<u>412.00</u>	<u>86.55%</u>	<u>\$387,297.86</u>
SINGLE FAMILY	64	64	1.00	64.00	13.45%	\$60,162.77
Total Unplatted	<u>64</u>	<u>64</u>		<u>64.00</u>	<u>13.45%</u>	<u>\$60,162.77</u>
Total Community	<u>476</u>	<u>201</u>		<u>476.00</u>	<u>100.00%</u>	<u>\$447,460.64</u>

<u>PER LOT ANNUAL ASSESSMENT</u>		
<u>O&M</u>	<u>2006A DEBT SERVICE ⁽³⁾</u>	<u>TOTAL ⁽⁴⁾</u>
\$940.04	\$1,300.00	\$2,240.04
\$940.04	\$655.11	\$1,595.15
\$940.04	\$1,300.00	\$2,240.04

LESS: St. Johns County Collection Costs and Early Payment Discount Costs (\$26,847.64)

Net Revenue to be Collected \$420,613.00

- (1) Reflects 275 (two hundred seventy-five) prepayments.
- (2) Reflects the number of total lots with Series 2006A debt outstanding.
- (3) Annual debt service assessment per lot adopted in connection with the Series 2006A bond issue. Annual assessment includes principal, interest, St. Johns County collection costs (if applicable) and early payment discount costs.
- (4) Annual assessment for platted lots will appear on November 2017 St. Johns County property tax bill. Unplatted shall be direct collected by the District for FY2016/17. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.
- (5) 39 Single Family lots reflect partial payoff of 2006A Debt Service.