

# *Palm River*

Community Development District

## **Final Operating Budget Fiscal Year 2015**

*September 15, 2014*



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**Palm River  
Community Development District**

**Final Operating Budget  
Fiscal Year 2015**

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## Budget Introduction

### Fiscal Year 2015

#### Background Information

The Palm River 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 Fund	Operations and Maintenance of Community Facilities
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2007 Special Assessment Revenue Bonds

#### Facilities of the District

The District’s facilities include roads, bridge, utilities, earthwork, storm-water management, landscaping, irrigation, hardscape, signage, lighting, structured parking, clubhouse, pool, amenities, and offsite improvements.

#### 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.



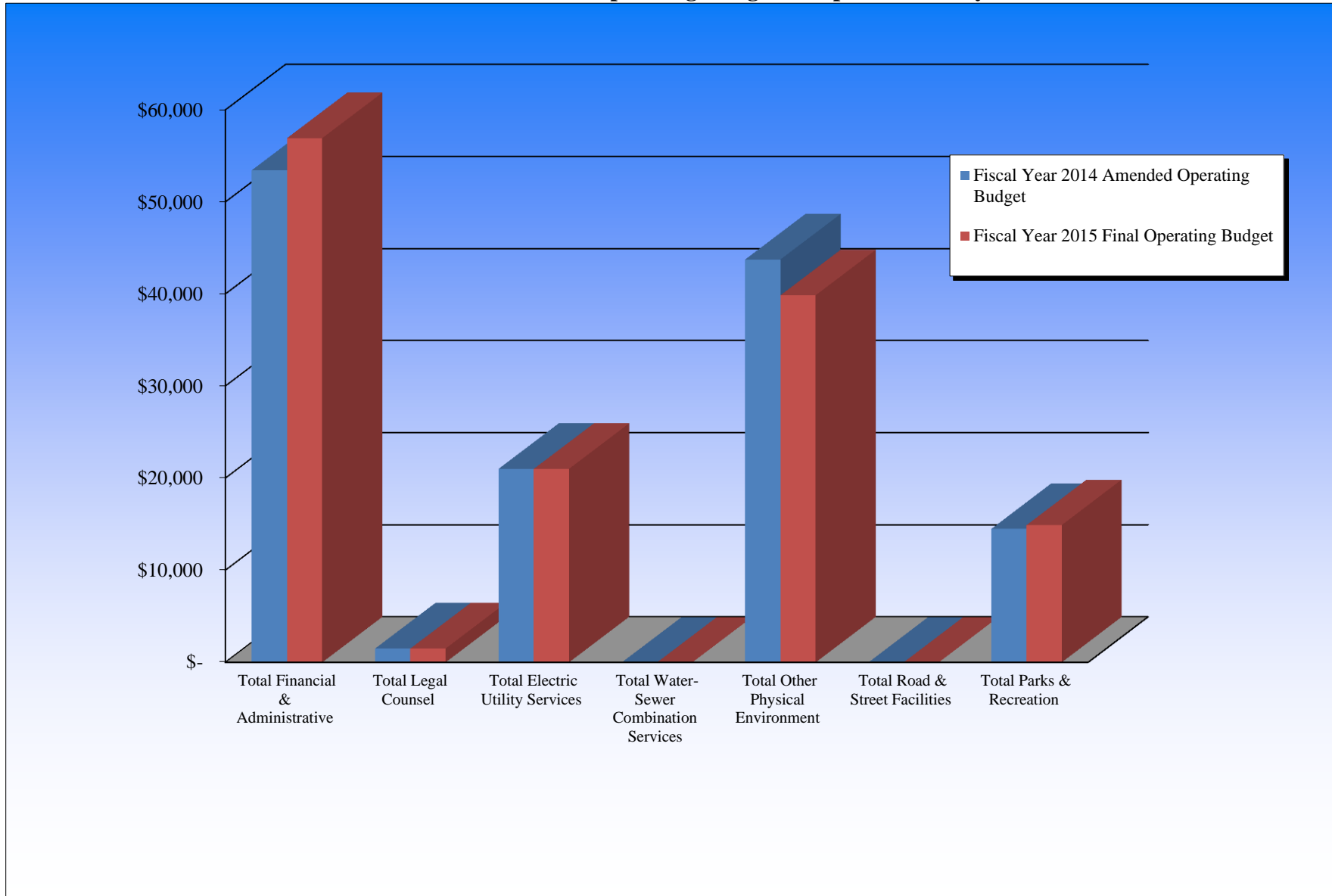
**Palm River**  
**Community Development District**  
**Fiscal Year 2015 Final Operating Budget**  
**General Fund**

	Fiscal Year 2014 Amended Operating Budget	Current Period Actuals Through 2/28/14	Projected Revenues & Expenditures 3/1/14 to 9/30/14	Total Actuals and Projections Through 09/30/14	Over/(Under) Budget Through 09/30/14	Fiscal Year 2015 Final Operating Budget	Increase / (Decrease) from FY 2014 to FY 2015
<b>REVENUES</b>							
<b>Interest Earnings</b>							
Interest Earnings	-	-	-	-	-	-	-
<b>Special Assessments</b>							
Operations & Maintenance Assmts - Levied On Roll	89,669	81,771	14,692	96,463	6,794	89,669	-
Operations & Maintenance Assmts - Levied Off Roll	44,523	-	-	-	(44,523)	44,523	-
<b>Transfers</b>							
Interfund Transfers	-	14,000	58,256	72,256	72,256	-	-
<b>Total Revenues</b>	<b>\$ 134,192</b>	<b>\$ 95,771</b>	<b>\$ 72,948</b>	<b>\$ 168,719</b>	<b>\$ 34,527</b>	<b>\$ 134,192</b>	<b>\$ -</b>
<b>EXPENDITURES</b>							
<b>Financial &amp; Administrative</b>							
District Manager	33,382	15,003	18,379	33,382	(0)	33,382	-
District Engineer	500	-	-	-	(500)	500	-
Disclosure Report	2,000	833	1,167	2,000	0	2,000	-
Trustee Fees	6,730	19,452	3,548	23,000	16,270	8,100	1,370
Auditing	7,500	8,250	-	8,250	750	8,250	750
Arbitrage Rebate Calculation	650	-	1,150	1,150	500	1,750	1,100
Financial Services	-	236	-	236	236	-	-
Postage, Phone, Faxes, Copies	585	31	469	500	(85)	585	-
Public Officials Insurance	1,520	1,504	-	1,504	(16)	1,675	155
Legal Advertising	250	44	156	200	(50)	250	-
Bank Fees	150	132	78	210	60	215	65
Dues, Licenses & Fees	175	225	-	225	50	225	50
Miscellaneous Fees	-	-	-	-	-	-	-
Investment Reporting Fees	-	-	-	-	-	-	-
Office Supplies	-	-	-	-	-	-	-
Technology Services	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
<b>Total Financial &amp; Administrative</b>	<b>\$ 53,442</b>	<b>\$ 45,710</b>	<b>\$ 24,947</b>	<b>\$ 70,657</b>	<b>\$ 17,215</b>	<b>\$ 56,932</b>	<b>\$ 3,490</b>
<b>Legal Counsel</b>							
District Counsel	1,500	60	2,200	2,260	760	1,500	-
Bond Counsel	-	20,000	-	20,000	20,000	-	-
<b>Total Legal Counsel</b>	<b>\$ 1,500</b>	<b>\$ 20,060</b>	<b>\$ 2,200</b>	<b>\$ 22,260</b>	<b>\$ 20,760</b>	<b>\$ 1,500</b>	<b>\$ -</b>
<b>Electric Utility Services</b>							
Electric Utility Services	21,000	9,863	11,137	21,000	-	21,000	-
<b>Total Electric Utility Services</b>	<b>\$ 21,000</b>	<b>\$ 9,863</b>	<b>\$ 11,137</b>	<b>\$ 21,000</b>	<b>\$ -</b>	<b>\$ 21,000</b>	<b>\$ -</b>
<b>Water-Sewer Combination Services</b>							
Water Utility Services	-	-	-	-	-	-	-
<b>Total Water-Sewer Combination Services</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Physical Environment</b>							
Property & Casualty Insurance	11,500	7,329	4,671	12,000	500	12,000	500
Landscape Maintenance - Contract	24,000	8,475	11,865	20,340	(3,660)	20,340	(3,660)
Plant Replacement	-	-	500	500	500	-	-
Irrigation Maintenance	1,000	-	500	500	(500)	500	(500)
Miscellaneous Landscape	4,500	2,119	2,000	4,119	(381)	4,500	-
Waterway Mgt. Program - Contract	2,750	1,050	1,470	2,520	(230)	2,520	(230)
<b>Total Other Physical Environment</b>	<b>\$ 43,750</b>	<b>\$ 18,973</b>	<b>\$ 21,006</b>	<b>\$ 39,979</b>	<b>\$ (3,771)</b>	<b>\$ 39,860</b>	<b>\$ (3,890)</b>
<b>Road &amp; Street Facilities</b>							
Decorative Light Maintenance	-	-	500	500	500	-	-
Pavement Repairs	-	-	500	500	500	-	-
Signage Repairs	-	-	500	500	500	-	-
<b>Total Road &amp; Street Facilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,500</b>	<b>\$ 1,500</b>	<b>\$ 1,500</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Parks &amp; Recreation</b>							
Club Facility Maintenance	2,000	793	707	1,500	(500)	2,000	-
Clubhouse Supplies	500	-	75	75	(425)	500	-
Pool Maintenance - Contract	8,500	3,575	5,005	8,580	80	8,580	80
Pool Maintenance - Other	2,500	169	1,500	1,669	(831)	2,500	-
Park Facility Maintenance	1,000	-	1,000	1,000	-	1,000	-
Security System	-	-	500	500	500	320	320
<b>Total Parks &amp; Recreation</b>	<b>\$ 14,500</b>	<b>\$ 4,537</b>	<b>\$ 8,787</b>	<b>\$ 13,324</b>	<b>\$ (1,176)</b>	<b>\$ 14,900</b>	<b>\$ 400</b>
<b>Total Expenditures</b>	<b>\$ 134,192</b>	<b>\$ 99,143</b>	<b>\$ 69,577</b>	<b>\$ 168,719</b>	<b>\$ 34,527</b>	<b>\$ 134,192</b>	<b>\$ -</b>
<b>Excess of Revenues Over (Under) Expenditures</b>	<b>\$ -</b>	<b>\$ (3,372)</b>	<b>\$ 3,372</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



# Palm River Community Development District

## Fiscal Year 2014 Annual Operating Budget Comparative Analysis



**Palm River  
Community Development District**

**Fiscal Year 2015 Final Operating Budget Descriptions  
General Fund 001**

**Financial & Administrative**

**District Manager**

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's 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

**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 and compliance with regulatory permits.

**Disclosure Report**

This is required of the District as part of the bond indentures.

**Trustee Fees**

This is required of the District as part of the bond indentures.

**Auditing Services**

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

**Arbitrage Rebate Calculation**

This is required of the District as part of the bond indentures.

**Postage, Phone, Fax, Copies**

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

**Public Officials Insurance**

The District carries Public Official's Liability in the amount of \$1,000,000.

**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.

**Miscellaneous Fees**

To provide for unbudgeted administrative expenses.

**Investment Reporting Fees**

This is to provide an investment report to the District on a quarterly basis.

**Office Supplies**

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

**Technology Services**

This is to upgrade and keep current the operating components to comply with new governmental accounting standards along with basic website maintenance.



**Palm River  
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**Fiscal Year 2015 Final Operating Budget Descriptions  
General Fund 001**

**Capital Outlay**

This is to purchase new equipment as required.

**Legal Counsel**

**District Counsel**

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

**Electric Utility Services**

**Electric Utility Services**

This item is for street lights, pool, recreation facility and other common element electricity needs.

**Water Utility Services**

**Water Utility Services**

This item is for service to satisfy common element water needs.

**Other Physical Environment**

**Property & Casualty Insurance**

The District carries \$1,000,000 in general liability and also has sovereign immunity.

**Landscape Maintenance - Contract**

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

**Plant Replacement Program**

This item is for landscape items that may need to be replaced during the year.

**Irrigation Maintenance**

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

**Miscellaneous Maintenance**

To provide for unbudgeted repairs and maintenance.

**Waterway Mgt. Program - Contract**

This item is for the contract that maintains the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

**Road & Street Facilities**

**Decorative Light Maintenance**

This item provides for maintenance and repairs of the street lights and decorative lighting throughout the District.

**Pavement and Signage Repairs**

This item provides for maintenance and repairs of the signage throughout the District.

**Parks & Recreation**

**Club Facility Maintenance**

This item is for the monthly cleaning and repairs of the Clubhouse facility.

**Clubhouse Supplies**

This item is for the basic commodities and other items for Clubhouse events.



**Palm River**  
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**Fiscal Year 2015 Final Operating Budget Descriptions**  
**General Fund 001**

**Pool Maintenance - Contract**

The District contracts with a professional pool firm to provide service through a public bid process. This fee includes the contract only.

**Pool Maintenance - Other**

Pool Area fees that do not fall within the scope of services covered under the pool contract.

**Park Facility Maintenance**

This item is for repairs to the bridge, benches, and picnic tables in the park area.

**Security System**

This item is for the alarm system and monitoring at the clubhouse.





**Palm River**  
**Community Development District**  
**Fiscal Year 2015 Final Operating Budget**  
**Debt Service Fund - Series 2007A**

	Fiscal Year 2014 Adopted Operating Budget	Fiscal Year 2015 Final Operating Budget
<b>REVENUES</b>		
Special Assessments - Levied On Roll	112,946	112,946
Special Assessments - Levied Off Roll	116,126	116,126
<b>Total Revenues</b>	<b>\$ 229,072</b>	<b>\$ 229,072</b>
<b>EXPENDITURES</b>		
Series 2007A Bond May 1 Principal Payment	60,000	65,000
Series 2007A Bond May 1 Interest Payment	73,906	72,294
Series 2007A Bond Nov. 1 Interest Payment	72,294	70,547
Miscellaneous Expenses	22,872	21,232
<b>Total Expenditures</b>	<b>\$ 229,072</b>	<b>\$ 229,072</b>
<b>Excess of Revenues Over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>

**ANALYSIS OF BONDS OUTSTANDING**

Maturity Date:	May 1, 2036
Coupon Rate:	5.375%
Bonds Outstanding - Period Ending 11/1/2013:	2,970,000
Principal Payment Applied Toward Series 2007A Bond:	65,000
<b>Bonds Outstanding - Period Ending 11/1/2014 <sup>(1)</sup></b>	<b>\$ 2,905,000</b>

<sup>(1)</sup> Bonds outstanding value excludes the impact of lot prepayments made subsequent to the 11/1/14 Bond Call.



**Palm River**  
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**Fiscal Year 2015 Final Operating Budget**  
**Debt Service Fund - Series 2007B**

	Fiscal Year 2014 Adopted Operating Budget	Fiscal Year 2015 Final Operating Budget
<b>REVENUES</b>		
Developer Contributions	170,465	170,465
<b>Total Revenues</b>	<b>\$ 170,465</b>	<b>\$ 170,465</b>
<b>EXPENDITURES</b>		
Series 2007B Bond May 1 Principal Payment	-	
Series 2007B Bond May 1 Interest Payment	85,233	85,233
Series 2007B Bond Nov. 1 Interest Payment	85,233	85,233
<b>Total Expenditures</b>	<b>\$ 170,465</b>	<b>\$ 170,465</b>
<b>Excess of Revenues Over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>

**ANALYSIS OF BONDS OUTSTANDING**

Interest Outstanding - 5/1/2013 Maturity	\$852,325.00
Bonds Outstanding - 5/1/2013 Maturity	\$3,310,000.00
Total Due From District	\$4,162,325.00
Coupon Rate:	5.150%



**Palm River**  
**Community Development District**  
**Schedule of Final**  
**Fiscal Year 2015 Annual Assessments**  
Annual Assessments <sup>(1)</sup>

Lot Size	Phase 1A & B Unit Count	Phase 2 Unit Count	Fiscal Year 2014				Fiscal Year 2015					
			Debt Service Per Unit	Phase 1A & 1B O&M	Phase 2 O&M	Fiscal Year 2014 Total Assessment	Debt Service Per Unit	Phase 1A & 1B O&M	Phase 2 O&M (Total)	Fiscal Year 2015 Total Assessment	Inc/(Dec) in Phase 1A & 1B O&M Per Unit <sup>(2)</sup>	Inc/(Dec) in Phase 2 O&M Per Unit <sup>(2)</sup>
<b>Flats</b>	54	0	\$ 612.00	\$ 345.56	\$ -	\$ <b>957.56</b>	\$ 612.00	\$ 345.56	\$ -	\$ <b>957.56</b>	\$ -	\$ -
<b>TH-Standard</b>	154	0	\$ 1,222.00	\$ 691.13	\$ -	\$ <b>1,913.13</b>	\$ 1,222.00	\$ 691.13	\$ -	\$ <b>1,913.13</b>	\$ -	\$ -
<b>TH-Reduced Principal</b>	17	0	\$ 460.96	\$ 691.13	\$ -	\$ <b>1,152.09</b>	\$ 460.96	\$ 691.13	\$ -	\$ <b>1,152.09</b>	\$ -	\$ -
<b>Gross Acreage</b>	0	21.423	\$ -	\$ -	\$30,030.26	\$ <b>30,030.26</b>	\$ -	\$ -	\$30,030.26	\$ <b>30,030.26</b>	\$ -	\$ -
<b>Total</b>	225	21.423										

**Notations:**

<sup>(1)</sup> Annual assessments are adjusted for collection costs and early payment discounts of 8%.

<sup>(2)</sup> An increase in assessments creates a positive figure; conversely, a decrease in assessments creates a negative figure.

