



Rizzetta & Company

# Highland Meadows Community Development District

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**Final Budget Packet for Fiscal Year 2016/2017  
Adopted August 16, 2016  
Presented by: Rizzetta & Company, Inc.**

**Orlando Office  
8529 South Park Circle, Suite 330  
Orlando, FL 32819  
407.472.2471**

**[rizzetta.com](http://rizzetta.com)**

**Highland Meadows Community Development District  
General Fund - Fiscal Year 2016/2017  
Adopted August 16, 2016**

Chart of Accounts Classification	Budget for 2016/2017
<b>REVENUES</b>	
<b>Special Assessments</b>	
Tax Roll*	\$ 137,009
<b>TOTAL REVENUES</b>	<b>\$ 137,009</b>
Balance Forward from Prior Year(s)	\$ 11,064
<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 148,073</b>
<b>EXPENDITURES - ADMINISTRATIVE</b>	
<b>Legislative</b>	
Supervisor Fees	\$ 5,000
<b>Financial &amp; Administrative</b>	
Administrative Services	\$ 4,725
District Management	\$ 13,598
District Engineer	\$ 1,500
Disclosure Report	\$ 2,400
Trustees Fees	\$ 15,000
Financial Consulting Services	\$ 3,780
Assessment Roll	\$ 5,250
Accounting Services	\$ 10,500
Auditing Services	\$ 4,000
Public Officials Liability Insurance	\$ 2,750
Legal Advertising	\$ 3,000
Dues, Licenses & Fees	\$ 175
Website Hosting, Maintenance, Backup	\$ 1,200
<b>Legal Counsel</b>	
District Counsel	\$ 10,000
<b>Administrative Subtotal</b>	<b>\$ 82,878</b>
<b>EXPENDITURES - FIELD OPERATIONS</b>	
<b>Electric Utility Services</b>	
Utility Services	\$ 750
Street Lights	\$ 9,600
<b>Water-Sewer Combination Services</b>	
Utility Services	\$ 8,000
<b>Stormwater Control</b>	
Aquatic Maintenance	\$ 2,100
<b>Other Physical Environment</b>	
Property Insurance/General Liability	\$ 5,165
Entry & Walls Maintenance	\$ 2,500
Landscape Maintenance - Contract	\$ 29,580
Landscape Miscellaneous	\$ 3,500
Landscape - Mulch	\$ 1,500
<b>Contingency</b>	
Miscellaneous Contingency	\$ 2,500
<b>Field Operations Subtotal</b>	<b>\$ 65,195</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 148,073</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>

**Budget Template**  
**Highland Meadows Community Development District**  
**Debt Service**  
**Fiscal Year 2016/2017**

Chart of Accounts Classification	Series 2006	Budget for 2016/2017
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments <sup>(1)</sup>	\$87,983.65	\$87,983.65
<b>TOTAL REVENUES</b>	<b>\$87,983.65</b>	<b>\$87,983.65</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Financial & Administrative		
Bank Fees		\$0.00
Debt Service Obligation	\$87,983.65	\$87,983.65
<b>Administrative Subtotal</b>	<b>\$87,983.65</b>	<b>\$87,983.65</b>
<b>TOTAL EXPENDITURES</b>	<b>\$87,983.65</b>	<b>\$87,983.65</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>0.00</b>	<b>0.00</b>

Collection and Discount % applicable to the county: 7.0%

**Gross assessments** \$ **94,606.08**

**Notes:**

Tax Roll Collection Costs for Polk County is 7% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

<sup>(1)</sup> Maximum Annual Debt Service less Prepaid Assessments received.

**Highland Meadows Community Development District**

**FISCAL YEAR 2016/2017 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

2016/2017 O&M Budget	\$137,009.00
Polk County 7% Collection Cost:	\$10,312.51
2016/2017 Total:	<u>\$147,321.51</u>

2015/2016 O&M Budget	\$137,009.00
2016/2017 O&M Budget	\$137,009.00
Total Difference:	<u>\$0.00</u>

	<u>PER UNIT ANNUAL ASSESSMENT</u>		<u>Proposed Increase / Decrease</u>	
	<u>2015/2016</u>	<u>2016/2017</u>	<u>\$</u>	<u>%</u>
Debt Service - Single Family	\$985.48	\$985.48	\$0.00	0.00%
Operations/Maintenance - Single Family	\$663.61	\$663.61	\$0.00	0.00%
<b>Total</b>	<b>\$1,649.09</b>	<b>\$1,649.09</b>	<b>\$0.00</b>	<b>0.00%</b>

**HIGHLAND MEADOWS**

**FISCAL YEAR 2016/2017 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

TOTAL O&M BUDGET		\$137,009.00
COLLECTION COSTS @	7.0%	<u>\$10,312.51</u>
TOTAL O&M ASSESSMENT		<u><u>\$147,321.51</u></u>

LOT SIZE	UNITS ASSESSED <sup>(1)</sup>		EAU FACTOR	ALLOCATION OF O&M ASSESSMENT			TOTAL SERIES 2006 DEBT SERVICE ASSESSMENT	PER LOT ANNUAL ASSESSMENT		
	O&M	DEBT SERVICE <sup>(2)</sup>		TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET		O&M	DEBT SERVICE <sup>(3)</sup>	TOTAL <sup>(4)</sup>
SINGLE FAMILY 65'/70'	222	96	1.00	222.00	100.00%	\$147,321.51	\$94,606.08	\$663.61	\$985.48	\$1,649.09
	<u>222</u>	<u>96</u>		<u>222.00</u>	<u>100.00%</u>	<u>\$147,321.51</u>	<u>\$94,606.08</u>			
LESS: Polk County Collection Costs and Early Payment Discount Costs						(\$10,312.51)	(\$6,622.43)			
<b>Net Revenue to be Collected</b>						<u><u>\$137,009.00</u></u>	<u><u>\$87,983.65</u></u>			

<sup>(1)</sup> Reflects 126 (one hundred twenty-six) Series 2006 prepayments.

<sup>(2)</sup> Reflects the number of total lots with Series 2006 debt outstanding.

<sup>(3)</sup> Annual debt service assessment per lot adopted in connection with the Series 2006 bond issue. Annual assessment includes principal, interest, Polk County collection costs and early payment discount costs.

<sup>(4)</sup> Annual assessment that will appear on November 2016 Polk 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.