



Rizzetta & Company

# **Bexley Community Development District**

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**Final Budget for Fiscal Year 2016/2017**

**Presented by: Rizzetta & Company, Inc.**

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**Final Budget**  
**Bexley Community Development District**  
**General Fund**  
**Fiscal Year 2016/2017**

	Chart of Accounts Classification	Budget for 2016/2017
1		
2	<b>REVENUES</b>	
3		
18	Special Assessments - Tax Roll	\$ 343,494
18	Special Assessments - Off Roll	\$ 255,709
19	Developer Contributions	\$ 53,713
31	Security Contributions - Security	\$ 20,000
32	<b>TOTAL REVENUES</b>	<b>\$ 672,916</b>
35		
36	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 672,916</b>
37		
38	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject</i>	
39		
40	<b>EXPENDITURES - ADMINISTRATIVE</b>	
41		
42	Legislative	
43	Supervisor Fees	\$ 2,400
44	Financial & Administrative	
45	Administrative Services	\$ 4,500
46	District Management	\$ 20,100
47	District Engineer	\$ 7,500
48	Disclosure Report	\$ 3,500
49	Trustees Fees	\$ 5,000
50	Assessment Roll	\$ 5,000
51	Financial Consulting Services	\$ 3,600
52	Accounting Services	\$ 18,000
53	Auditing Services	\$ 3,500
54	Arbitrage Rebate Calculation	\$ 650
55	Public Officials Liability Insurance	\$ 3,200
56	Misc. Contingency	\$ 1,000
59	Legal Advertising	\$ 1,500
60	Bank Fees	
61	Dues, Licenses & Fees	\$ 175
65	Website Hosting, Maintenance, Backup (and Email)	\$ 2,100
66	Legal Counsel	
67	District Counsel	\$ 15,000
72		
73	<b>Administrative Subtotal</b>	<b>\$ 96,725</b>
75		
76	<b>EXPENDITURES - FIELD OPERATIONS</b>	
77		
81	Security Operations	
82	Security Services and Patrols	\$ 30,000
90	Electric Utility Services	
91	Utility Services	\$ -
92	Street Lights - Neighborhood Roads	\$ 76,201
92	Street Lights - Collector Roads	\$ 47,321
93	Utility - Recreation Facilities	\$ -
94	Utility-Fountains	\$ -
95	Utility-Irrigation	\$ -
99	Garbage/Solid Waste Control Services	
101	Solid Waste Assessment	\$ -
103	Water-Sewer Combination Services	
104	Utility Services	\$ -
106	Utility - Reclaimed	\$ 7,500
111	Stormwater Control	
112	Stormwater Assessment	\$ -
113	Aquatic Maintenance	\$ 15,000
114	Fountain Service Repairs & Maintenance	\$ -
115	Lake/Pond Bank Maintenance	\$ -
116	Wetland Monitoring & Maintenance	\$ -
117	Mitigation Area Monitoring & Maintenance	\$ 63,740
118	Aquatic Plant Replacement	\$ -
119	Stormwater System Maintenance	\$ -
120	Dry Retention Pond Maintenance	\$ -
121	Dry Retention Pond Repair	\$ -
125	Other Physical Environment	
130	General Liability Insurance	\$ 15,000
131	Property Insurance	\$ 10,000
134	Entry & Walls Maintenance	\$ 1,000

**Final Budget**  
**Bexley Community Development District**  
**General Fund**  
**Fiscal Year 2016/2017**

	Chart of Accounts Classification	Budget for 2016/2017
135	Landscape Maintenance	\$ 218,725
136	Ornamental Lighting & Maintenance	\$ 5,000
137	Well Maintenance	\$ 7,500
142	Holiday Decorations	\$ 500
143	Irrigation Maintenance	\$ 12,000
144	Irrigation Repairs	\$ 5,000
145	Landscape - Mulch	\$ 5,000
146	Landscape Miscellaneous	\$ -
147	Landscape Replacement Plants, Shrubs, Trees	\$ -
148	Annual Mulching	\$ -
149	Hand Watering	\$ -
150	Field Operations	\$ -
151	Miscellaneous Expense	\$ 5,000
152	Fire Ant Treatment	\$ -
153	Road & Street Facilities	
155	Street/ Parking Lot Sweeping	\$ 7,500
156	Street Light Decorative Light Maintenance	\$ -
158	Sidewalk Repair & Maintenance	\$ -
159	Parking Lot Repair & Maintenance	\$ -
160	Street Sign Repair & Replacement	\$ 1,000
161	Roadway Repair & Maintenance	\$ 1,000
162	Parks & Recreation	
171	Maintenance & Repair	\$ 1,500
172	Facility Supplies	\$ -
174	Vehicle Maintenance (GEM Car)	\$ 1,000
175	Street Sweeping	\$ -
198	Playground Equipment and Maintenance	\$ 1,000
201	Athletic/Park Court/Field Repairs	\$ 1,000
206	Access Control Maintenance & Repair	\$ 1,500
207	Wildlife Management Services	\$ 15,000
209	Trail/Bike Path Maintenance	\$ 1,500
213	Dog Waste Station Supplies	\$ 1,500
218	Contingency	
220	Miscellaneous Contingency	\$ 4,204
222	Capital Outlay	\$ 14,000
223		
224	<b>Field Operations Subtotal</b>	<b>\$ 576,191</b>
225		
226	<b>Contingency for County TRIM Notice</b>	
227		
228	<b>TOTAL EXPENDITURES</b>	<b>\$ 672,916</b>
229		
230	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>
231		

**Final Budget**  
**Bexley Community Development District**  
**Debt Service**  
**Fiscal Year 2016/2017**

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

Collection and Discount % applicable to the county: 6.0%

**Gross assessments \$0.00**

**Notes:**

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

<sup>(1)</sup> First Annual Installment will be due in Fiscal Year 2017/2018.

**BEXLEY COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2016/2017 OPERATIONS AND MAINTENANCE TABLE**

<b>Administrative Budget</b>		<b>\$96,725.00</b>	<b>Community Field Budget</b>		<b>\$266,046.04</b>	<b>Platted Field Budget</b>		<b>\$236,432.33</b>
Collection Costs @ 6%		<u>\$6,173.94</u>	Collection Costs @ 6%		<u>\$16,981.66</u>	Collection Costs @ 6%		<u>\$15,091.43</u>
<b>Total Admin Budget</b>		<u><b>\$102,898.94</b></u>	<b>Total Community Field Budget</b>		<u><b>\$283,027.70</b></u>	<b>Total Platted Field Budget</b>		<u><b>\$251,523.76</b></u>

LOT SIZE	Series 2016 Debt Units	Allocation of Admin Assessment			Allocation of Community Field Assessment			Allocation of Platted Field Assessment			PER LOT ANNUAL O&M ASSESSMENT		
		UNITS	AMOUNT PER PARCEL	AMOUNT PER LOT	UNITS	AMOUNT PER PARCEL	AMOUNT PER LOT	UNITS	AMOUNT PER PARCEL	AMOUNT PER LOT	O&M <sup>(2)</sup>	Series 2016 Debt Service <sup>(3)</sup>	Total
Townhome	91	91	\$5,709.64	\$62.74	91	\$15,704.59	\$172.58	91	\$47,290.62	\$519.68	\$755.00	\$575.00	\$1,330.00
30 Series	64	64	\$4,015.57	\$62.74	64	\$11,044.98	\$172.58	64	\$33,259.34	\$519.68	\$755.00	\$850.00	\$1,605.00
Duplex/Villa	44	44	\$2,760.70	\$62.74	44	\$7,593.43	\$172.58	44	\$22,865.80	\$519.68	\$755.00	\$900.00	\$1,655.00
40 Series	53	53	\$3,325.39	\$62.74	53	\$9,146.63	\$172.58	53	\$27,542.89	\$519.68	\$755.00	\$900.00	\$1,655.00
50 Series	137	137	\$8,595.83	\$62.74	137	\$23,643.17	\$172.58	137	\$71,195.77	\$519.68	\$755.00	\$945.00	\$1,700.00
60 Series	32	32	\$2,007.78	\$62.74	32	\$5,522.49	\$172.58	32	\$16,629.67	\$519.68	\$755.00	\$1,090.00	\$1,845.00
Courtyard	28	28	\$1,756.81	\$62.74	28	\$4,832.18	\$172.58	28	\$14,550.96	\$519.68	\$755.00	\$1,090.00	\$1,845.00
70 Series	33	33	\$2,070.53	\$62.74	33	\$5,695.07	\$172.58	33	\$17,149.35	\$519.68	\$755.00	\$1,275.00	\$2,030.00
Daycare/Residential Support Recreation Center	0 1	1 1	\$62.74 \$62.74	\$62.74	1 1	\$172.58 \$172.58	\$172.58	1 1	\$519.68 \$519.68	\$519.68	\$755.00 \$755.00	\$0.00 \$4,716.00	\$755.00 \$5,471.00
Townhome (Unplatted)	99	99	\$6,211.58	\$62.74	99	\$17,085.21	\$172.58	0	\$0.00	\$0.00	\$235.32	\$575.00	\$810.32
30 Series (Unplatted)	40	40	\$2,509.73	\$62.74	40	\$6,903.11	\$172.58	0	\$0.00	\$0.00	\$235.32	\$850.00	\$1,085.32
Duplex/Villa (Unplatted)	48	48	\$3,011.68	\$62.74	48	\$8,283.74	\$172.58	0	\$0.00	\$0.00	\$235.32	\$900.00	\$1,135.32
40 Series (Unplatted)	88	88	\$5,521.41	\$62.74	88	\$15,186.85	\$172.58	0	\$0.00	\$0.00	\$235.32	\$900.00	\$1,135.32
50 Series (Unplatted)	159	159	\$9,976.18	\$62.74	159	\$27,439.88	\$172.58	0	\$0.00	\$0.00	\$235.32	\$945.00	\$1,180.32
60 Series (Unplatted)	210	210	\$13,176.08	\$62.74	210	\$36,241.35	\$172.58	0	\$0.00	\$0.00	\$235.32	\$1,090.00	\$1,325.32
Courtyard (Unplatted)	48	48	\$3,011.68	\$62.74	48	\$8,283.74	\$172.58	0	\$0.00	\$0.00	\$235.32	\$1,090.00	\$1,325.32
70 Series (Unplatted)	120	120	\$7,529.19	\$62.74	120	\$20,709.34	\$172.58	0	\$0.00	\$0.00	\$235.32	\$1,275.00	\$1,510.32
80 Series (Unplatted)	66	66	\$4,141.05	\$62.74	66	\$11,390.14	\$172.58	0	\$0.00	\$0.00	\$235.32	\$1,465.00	\$1,700.32
90 Series (Unplatted)	12	12	\$752.92	\$62.74	12	\$2,070.93	\$172.58	0	\$0.00	\$0.00	\$235.32	\$1,560.00	\$1,795.32
100 Series (Unplatted)	10	10	\$627.43	\$62.74	10	\$1,725.78	\$172.58	0	\$0.00	\$0.00	\$235.32	\$1,655.00	\$1,890.32
40 Series (Expansion Parcel Unplatted)	143	143	\$8,972.29	\$62.74	143	\$24,678.64	\$172.58	0	\$0.00	\$0.00	\$235.32	\$900.00	\$1,135.32
50 Series (Expansion Parcel Unplatted)	113	113	\$7,089.99	\$62.74	113	\$19,501.30	\$172.58	0	\$0.00	\$0.00	\$235.32	\$945.00	\$1,180.32
		<b>1640</b>	<b>\$102,898.94</b>		<b>1640</b>	<b>\$283,027.70</b>		<b>484</b>	<b>\$251,523.76</b>				
LESS: Pasco County Collection Costs and Early Payment Discount Costs			<u>(\$6,173.94)</u>			<u>(\$16,981.66)</u>			<u>(\$15,091.43)</u>				
<b>Net Revenue to be Collected</b>			<u><b>\$96,725.00</b></u>			<u><b>\$266,046.04</b></u>			<u><b>\$236,432.33</b></u>				

<sup>(1)</sup> Reflects the number of total lots with Series 2016 debt outstanding.

<sup>(2)</sup> Annual assessment that will appear on November 2016 Pasco 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.

<sup>(3)</sup> Annual debt service assessment per lot adopted in connection with the Series 2016 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs of up to 4% if paid early. First annual installment will be collected on the November 2017 property tax bill.