



Rizzetta & Company

# Encore Community Development District

[www.encorecdd.org](http://www.encorecdd.org)

---

**Adopted Budget for Fiscal Year 2017/2018**

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

9428 Camden Field Parkway  
Riverview, Florida 33578  
Phone: 813-533-2950

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

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

Chart of Accounts Classification	Budget for 2017/2018
<b>REVENUES</b>	
Special Assessments	
Tax Roll*	\$ 95,438
Off Roll*	\$ 188,927
<b>TOTAL REVENUES</b>	<b>\$ 284,365</b>
<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 284,365</b>
<b>EXPENDITURES - ADMINISTRATIVE</b>	
Legislative	
Supervisor Fees	\$ 4,800
Financial & Administrative	
Administrative Services	\$ 2,000
District Management	\$ 27,295
District Engineer	\$ 10,000
Assessment Roll	\$ 5,000
Accounting Services	\$ 3,800
Auditing Services	\$ 4,100
Public Officials Liability Insurance	\$ 3,416
Legal Advertising	\$ 1,800
Dues, Licenses & Fees	\$ 175
Website Hosting, Maintenance, Backup	\$ 1,200
Legal Counsel	
District Counsel	\$ 20,000
<b>Administrative Subtotal</b>	<b>\$ 83,586</b>
<b>EXPENDITURES - FIELD OPERATIONS</b>	
Electric Utility Services	
Utility Services	\$ 18,000
Street Lights	\$ 5,000
Solar Energy	
Solar System Maintenance	\$ 1,500
Stormwater Control	
Stormwater System Maintenance	\$ 31,520
Other Physical Environment	
Property Insurance	\$ 5,253
Entry & Walls Maintenance	\$ 1,658
Landscape Maintenance	\$ 36,873
Tree Trimming Services	\$ 3,258
Holiday Decorations	\$ 42,000
Irrigation Maintenance	\$ 2,661
Irrigation Repairs	\$ 5,000
Landscape Replacement Plants, Shrubs, Trees	\$ 5,000
Annual Mulching	\$ 12,258
Field Services	\$ 6,000
Palm Tree Injection Treatments	\$ 2,298
Road & Street Facilities	
Electric Maintenance	\$ 20,000
Street Sign Repair & Replacement	\$ 1,500
Contingency	
Miscellaneous Contingency	\$ 1,000
<b>Field Operations Subtotal</b>	<b>\$ 200,779</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 284,365</b>

**Adopted Budget  
Encore Community Development District  
401- Chiller Operations  
Fiscal Year 2017/2018**

Chart of Accounts Classification	Budget for 2017/2018
<b>REVENUES</b>	
Charges for Services	
Usage Rate Collections	\$ 569,135
Developer Contributions	\$ 143,260
<b>TOTAL REVENUES</b>	<b>\$ 712,395</b>
<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 712,395</b>
<b>EXPENDITURES - ADMINISTRATIVE</b>	
Financial & Administrative	
District Engineer	\$ 2,400
Rate Consulting Fees	\$ 10,000
Accounting Services	\$ 10,000
Legal Counsel	
District Counsel	\$ 10,000
<b>Administrative Subtotal</b>	<b>\$ 32,400</b>
<b>EXPENDITURES - FIELD OPERATIONS</b>	
Electric Utility Services	
Utility Services	\$ 433,000
Water-Sewer Combination Services	
Utility Services	\$ 25,500
Other Physical Environment	
Property Insurance	\$ 40,395
Parks & Recreation	
Maintenance & Monitoring Contract	\$ 168,000
Telephone Fax, Internet	\$ 3,100
Contingency	
Miscellaneous Contingency	\$ 10,000
<b>Field Operations Subtotal</b>	<b>\$ 679,995</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 712,395</b>

**Adopted Budget**  
**Encore Community Development District**  
**405- Chiller Reserve Fund**  
**Fiscal Year 2017/2018**

Chart of Accounts Classification	Budget for 2017/2018
<b>REVENUES</b>	
Contributions & Donations from Private Sources	
Developer Contributions	\$ 280,000
<b>TOTAL REVENUES</b>	
	<b>\$ 280,000</b>
<b>TOTAL REVENUES AND BALANCE FORWARD</b>	
	<b>\$ 280,000</b>
<b>EXPENDITURES</b>	
Contingency	
Capital Reserves/Plant	\$ 250,000
Capital Reserves/Pipe	\$ 30,000
<b>TOTAL EXPENDITURES</b>	
	<b>\$ 280,000</b>

**Assessment Roll 2017/2018 Budget**

		Developed	Undeveloped
TOTAL O&M BUDGET	284,365.00	95,437.64	188,927.36
Collection Cost 6%	6,091.76	6,091.76	0.00
TOTAL O&M ASSESSMENT	290,456.76	101,529.40	188,927.36

**Developed Parcels**

Parcel Folio Number	Product	Number	ERU	Total ERUs	Total Assessment
183341.0134	AFR	160.00	0.4	64.00	22,214.98
183341.0132	Retail Sq Ft	5,000.00	1,250	4.00	1,388.44
<b>Total Ella Building</b>				<b>68.00</b>	<b>23,603.42</b>
183341.0114	AFR	85.00	0.4	34.00	11,801.71
	MRKR	56.00	0.5	28.00	9,719.05
183341.0112	Retail Sq Ft	5,000.00	1,250	4.00	1,388.44
<b>Total Trio Building</b>				<b>66.00</b>	<b>22,909.20</b>
183341.0144	AFR	158.00	0.4	63.20	21,937.29
183341.0142	Retail Sq Ft	5,000.00	1,250	4.00	1,388.44
<b>Total Reed Building</b>				<b>67.20</b>	<b>23,325.73</b>
183341.0072	AFR	142.00	0.40	56.80	19,715.80
	MRKR	61.00	0.50	30.50	10,586.82
	Retail Sq Ft	5,000.00	1,250.00	4.00	1,388.43
<b>Total Tempo Building</b>				<b>91.30</b>	<b>31,691.05</b>
<b>Grand Total</b>				<b>292.50</b>	<b>101,529.40</b>

Parcel Folio Number	Size in Sq Ft	Number of Acres	% of Acreage	Total Assessment
183341.0078	43,124.40	0.99	8.3%	15,586.51
183341.0080	3,920.40	0.09	0.8%	1,416.95
183341.0084	84,942.00	1.95	16.3%	30,700.70
183341.0086	94,525.20	2.17	18.1%	34,164.37
183341.0088	84,070.80	1.93	16.1%	30,385.82
183341.0090	83,199.60	1.91	15.9%	30,070.94
183341.0092	57,934.80	1.33	11.1%	20,939.45
183341.0098	22,651.20	0.52	4.3%	8,186.85
183341.0100	47,916.00	1.10	9.2%	17,318.34
183341.0124	435.60	0.01	0.1%	157.43
<b>TOTALS</b>	<b>522,720.00</b>	<b>12.00</b>	<b>100.0%</b>	<b>188,927.36</b>
<b>Per Acre Annual Cost</b>	<b>15,743.95</b>			

<b>Total Assessments</b>	<b>290,456.76</b>
--------------------------	-------------------

Non-Assessable School Site and Teco Parcels				
192856.0010	92,490.00	2.13	100.00%	0.00
	92,490.00	2.13	100.00%	<b>0.00</b>

NOTE: THE DISTRICT WILL BE DIRECT BILLING THE UNDEVELOPED PARCEL AND THEREFORE THERE WILL BE NO COLLECTION COSTS RELATED TO THE COUNTY FOR USE OF THE COUNTY TAX ROLL.