



Rizzetta & Company

Encore Community Development District

Final Budget for Fiscal Year 2016/2017

Presented by: Rizzetta & Company, Inc.

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

Chart of Accounts Classification	Budget for 2016/2017
REVENUES	
Special Assessments	
Tax Roll*	\$ 95,438
Off Roll*	\$ 188,927
TOTAL REVENUES	\$ 284,365
TOTAL REVENUES AND BALANCE FORWARD	\$ 284,365
EXPENDITURES - ADMINISTRATIVE	
Legislative	
Supervisor Fees	\$ 4,800
Financial & Administrative	
Administrative Services	\$ 1,200
District Management	\$ 27,295
District Engineer	\$ 10,000
Assessment Roll	\$ 5,000
Accounting Services	\$ 3,000
Auditing Services	\$ 4,000
Travel	\$ -
Public Officials Liability Insurance	\$ 3,520
Legal Advertising	\$ 1,800
Dues, Licenses & Fees	\$ 175
Website Hosting, Maintenance, Backup (and Email)	\$ 1,200
Legal Counsel	
District Counsel	\$ 20,000
Administrative Subtotal	\$ 81,990
EXPENDITURES - FIELD OPERATIONS	
Electric Utility Services	
Utility Services	\$ 18,000
Street Lights	\$ 5,000
Solar Energy	
Solar System Maintenance	\$ 2,000
Stormwater Control	
Stormwater System Maintenance	\$ 31,520
Other Physical Environment	
Property & Casualty Insurance	\$ 5,253
Entry & Walls Maintenance	\$ 2,000
Landscape Maintenance	\$ 36,873
Holiday Decorations	\$ 42,000
Irrigation Maintenance	\$ 2,661
Irrigation Repairs	\$ 3,600
Landscape Replacement Plants, Shrubs, Trees	\$ 5,000
Annual Mulching	\$ 12,258
Palm Pruning	\$ 3,258
Palm Tree Injection Treatment	\$ 2,298
Field Operations	\$ 6,000
Road & Street Facilities	
Street Sign Repair & Replacement	\$ 2,000
Electrical Maintenance	\$ 20,000
Contingency	
Miscellaneous Contingency	\$ 2,654
Field Operations Subtotal	\$ 202,375
Contingency for County TRIM Notice	
TOTAL EXPENDITURES	\$ 284,365
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

**Final Budget
Encore Community Development District
Chiller Fund
Fiscal Year 2016/2017**

Chart of Accounts Classification	Budget for 2016/2017
REVENUES	
Charges for Services	
Usage Rate Collections	\$ 569,135
Contributions & Donations from Private Sources	
Developer Contributions - Chiller	\$ 113,915
Other Miscellaneous Revenues	
EnerNOC	\$ -
TOTAL REVENUES	\$ 683,050
Balance Forward from Prior Year	\$ -
TOTAL REVENUES AND BALANCE FORWARD	\$ 683,050
<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to</i>	
EXPENDITURES - ADMINISTRATIVE	
Financial & Administrative	
District Engineer	\$ 2,400
Rate Consulting Services	\$ 10,000
Accounting Services	\$ 10,000
Bank Fees	\$ -
Legal Counsel	
District Counsel	\$ 10,000
Administrative Subtotal	\$ 32,400
EXPENDITURES - FIELD OPERATIONS	
Electric Utility Services	
Utility Services	\$ 433,000
Water-Sewer Combination Services	
Utility Services	\$ 25,500
Other Physical Environment	
Phone Service/Internet	\$ 3,100
Property & Casualty Insurance	\$ 40,395
Maintenance & Monitoring Contracts	\$ 138,655
Contingency	
Miscellaneous Contingency	\$ 10,000
Field Operations Subtotal	\$ 650,650
Contingency for County TRIM Notice	
TOTAL EXPENDITURES	\$ 683,050
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

**Final Budget
Encore Community Development District
Chiller Reserve Fund
Fiscal Year 2016/2017**

Chart of Accounts Classification	Budget for 2016/2017
REVENUES	
Special Assessments	
Tax Roll*	\$ -
Off Roll*	\$ -
Contributions & Donations from Private Sources	
Developer Contributions	\$ 280,000
TOTAL REVENUES	\$ 280,000
Balance Forward from Prior Year	\$ -
TOTAL REVENUES AND BALANCE FORWARD	\$ 280,000
EXPENDITURES	
Contingency	
Capital Reserves/Plant	\$ 250,000
Capital Reserves/Pipe	\$ 30,000
TOTAL EXPENDITURES	\$ 280,000
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

Encore Final 2016/2017 Assessment Allocation

Proposed Budget
\$284,365.00

Land Use Category	Unit Count	Unit Type	Eru Value/Unit	ERUs per Category	Annual O&M per Category	Annual O&M per Unit
Affordable MF Rental(AFR)	545.00	Residence	0.40	218.00	71,129.59	130.51
Market Rate MF Rental(MRKR)	225.00	Residence	0.50	112.50	36,706.78	163.14
Affordable MF Condo(AFC)	30.00	Residence	0.60	18.00	5,873.09	195.77
Market Rate MF Condo(MRKC)	270.00	Residence	0.70	189.00	61,667.40	228.40
Hotel	200.00	Room	0.70	140.00	45,679.55	228.40
	1,270.00					
			Sq Ft ERU Value			
Museum	3,900.00	Sq Foot	2,000.00	1.95	636.25	0.16
Retail-Grocery	36,000.00	Sq Foot	1,000.00	36.00	11,746.17	0.33
Other Retail	45,100.00	Sq Foot	1,250.00	36.08	11,772.27	0.26
Office	180,000.00	Sq Foot	1,500.00	120.00	39,153.90	0.22
Total	265,000.00			871.53	284,365.00	

Allocated ERUs/Costs

Ella Building	160	Aff Res	0.40	64.00	20,882.08	130.51
Ella Commercial, LLC	5,000	Retail Sq ft	1,250.00	4.00	1,305.13	0.26
Total				68.00	22,187.21	
Trio Building	85	AFR	0.4	34.00	11,093.61	130.51
	56	MRKR	0.5	28.00	9,135.91	163.14
Trio Commercial	5,000	Retail Sq ft	1,250.00	4.00	1,305.13	0.26
TOTAL				66.00	21,534.65	
Reed Building	158	AFR	0.40	63.20	20,621.05	130.51
	5,000	Retail Sq ft	1,250.00	4.00	1,305.13	0.26
Total				67.20	21,926.18	
Tempo Building	142	Aff Res	0.40	56.80	18,532.85	130.51
	61	MRKR	0.50	30.50	9,951.62	163.14
	5,000	Retail Sq ft	1,250.00	4.00	1,305.13	0.26
Total				91.30	29,789.59	
Grand Total Allocated ERUs/Costs				292.50	95,437.64	

Unallocated ERUs/Costs

Affordable MF Rental(AFR)	0.00	Residence	0.40	0	0.00	130.51
Market Rate MF Rental(MRKR)	108.00	Residence	0.50	54	17,619.26	163.14
Affordable MF Condo(AFC)	30.00	Residence	0.60	18	5,873.09	195.77
Market Rate MF Condo(MRKC)	270.00	Residence	0.70	189	61,667.40	228.40
Hotel	200.00	Room	0.70	140	45,679.55	228.40
	608.00			401	130,839.29	
			Sq Ft ERU Value			
Museum	3,900.00	Sq Foot	2,000.00	1.95	636.25	0.16
Retail-Grocery	36,000.00	Sq Foot	1,000.00	36	11,746.17	0.33
Other Retail	25,100.00	Sq Foot	1,250.00	20.08	6,551.75	0.26
Office	180,000.00	Sq Foot	1,500.00	120	39,153.90	0.22
				178.03	58,088.08	
Total	245,000.00			579.03	188,927.36	

Grand Totals

871.53 284,365.00

Assessment Roll 2016/2017Budget

		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
183341.0074	AFR	160.00	0.4	64.00	22,214.98
183341.0112	Retail Sq Ft	5,000.00	1,250	4.00	1,388.44
Total Ella Building				68.00	23,603.42
183341.0114	AFR	85.00	0.4	34.00	11,801.71
	MRKR	56.00	0.5	28.00	9,719.05
183341.0116	Retail Sq Ft	5,000.00	1,250	4.00	1,388.44
Total Trio Building				66.00	22,909.20
183341.0076	AFR	158.00	0	63.20	21,937.29
	Retail Sq Ft	5,000.00	1,250	4.00	1,388.44
Total Reed Building				67.20	23,325.73
183341.0072	AFR	142.00	0.40	56.80	19,715.80
	MRKR	61.00	0.50	30.50	10,586.83
	Retail Sq Ft	5,000.00	1,250.00	4.00	1,388.44
Total Tempo Building				91.30	31,691.06
Grand Total				292.50	101,529.40

Parcel Folio Number	Size in Sq Ft	Number of Acres	% of Acreage	Total Assessment
183341.0078	43,124.40	0.99	8.3%	15,599.51
183341.0080	3,920.40	0.09	0.8%	1,418.14
183341.0084	84,942.00	1.95	16.3%	30,726.31
183341.0086	94,525.20	2.17	18.1%	34,192.86
183341.0088	84,070.80	1.93	16.1%	30,411.16
183341.0090	83,199.60	1.91	15.9%	30,096.02
183341.0092	57,934.80	1.33	11.1%	20,956.92
183341.0098	22,651.20	0.52	4.3%	8,193.68
183341.0100	47,916.00	1.10	9.2%	17,332.79
TOTALS	522,284.40	11.99	100.0%	188,927.36
Per Acre Annual Cost	15,757.08			

Total Assessments **290,456.76**

Non-Assessable School Site and Teco Parcels					
192856.0010	92,490.00	2.13	98.03%	0.00	
193208.0000	1000.00	0.02	1.06%	0.00	
193227.0050	855.93	0.01965	0.91%	0.00	
	94,345.93	2.17	100.0000%	0.00	

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.
