

**CONE RANCH SOUTH  
COMMUNITY DEVELOPMENT DISTRICT**

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Certified Mail

Receipt 7010 2780 0002 5325 9841

**RECEIVED**  
**MAR 27 2015**  
COUNTY ADMINISTRATOR  
MANATEE COUNTY

March 13, 2015

Ed Hunzeker  
County Administrator  
1112 Manatee Avenue West  
Bradenton, FL 34202

Re: Cone Ranch South Development District  
Proposed Fiscal Year 2015 Annual Operations Budget

Dear Mr. Hunzeker,

Pursuant to Section 190.008 (2)(b) of the Florida Statutes, please find attached the Proposed Fiscal Year 2015 Operations Budget for Cone Ranch South Community Development District, as prepared by District Management. A Public Hearing on the proposed budget has been approved by the District's Board and is hereby set for May 19, 2015.

If you have any questions, feel free to contact me at 813-397-5121.

Thank you,



Brian Lamb  
District Manager

Enc. FY 2015 Budget  
Via Certified Mail

# *Cone Ranch South*

**Community Development District**

**Proposed Operating Budget  
Fiscal Year 2015**

*January 16, 2015*



**Cone Ranch South  
Community Development District**

**Proposed Operating Budget  
Fiscal Year 2015**

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## **Budget Introduction**

### **Fiscal Year 2015**

#### **Background Information**

The Cone Ranch South 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.

**Fund Number**  
001

**Fund Name**  
General Fund

**Services Provided**  
Operations and Maintenance of  
Community Facilities

#### **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.



**Cone Ranch South  
Community Development District**

**Fiscal Year 2015 Proposed Operating Budget  
General Fund**

	<b>Fiscal Year 2015 Proposed Operating Budget</b>
<b>REVENUES</b>	
<b>Special Assessments</b>	
Operations & Maintenance Special Assmts - Off-Roll	15,405
Developer Contributions	
<b>Total Revenues</b>	<b>\$ 15,405</b>
<b>EXPENDITURES</b>	
<b>Supervisor Fees</b>	
Supervisor Fees	1,200
<b>Financial &amp; Administrative</b>	
District Manager	7,500
District Engineer	500
Public Officials Insurance	3,000
Legal Advertising	800
Bank Fees	230
Dues, Licenses & Fees	175
Postage, Phone, Faxes, Copies	
Office Supplies	
Miscellaneous Fees	500
<b>Legal Counsel</b>	
District Counsel	1,500
<b>Total Expenditures</b>	<b>\$ 15,405</b>
<b>Excess of Revenues Over (Under) Expenditures</b>	<b>\$ -</b>



**Cone Ranch South  
Community Development District**

**Fiscal Year 2015 Final Annual Budget  
General Fund 001**

**Legislative**

**Supervisor's Fees**

The amount paid to each Supervisor for the time devoted to the District business and monthly meetings. The amount permitted is \$200.00 per meeting for each member of the Board.

**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 Board of Supervisors.

**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, compliance with regulatory permits, etc.

**Public Officials Insurance**

Public officials liability insurance is required as a protective measure for the District.

**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.

**Postage, Phone, Faxes, Copies**

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

**Office Supplies**

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

**Miscellaneous Fees**

To provide for unbudgeted administrative expenses.

**Legal Counsel**

**District Counsel**

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

