

**CONE RANCH SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 5680 W. Cypress Street ♦ Suite A ♦ Tampa, Florida 33607 ♦ (813) 397-5120 ♦ Fax (813) 873-7070

May 29, 2015

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

Re: Cone Ranch South Development District
Proposed Fiscal Year 2016 Annual Operations Budget

Dear Mr. Hunzeker,

Pursuant to Section 190.008 (2)(b) of the Florida Statutes, please find attached the Proposed Fiscal Year 2016 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 August 14, 2015.

If you have any questions, feel free to contact me at 813-397-5120.

Thank you,

Nicole Chamberlain
Senior Administrative Assistant

Enc. FY 2016 Budget
Via Certified Mail

Cone Ranch South

Community Development District

**Proposed Operating Budget
Fiscal Year 2016**

May 19, 2015



**Cone Ranch South
Community Development District**

**Proposed Operating Budget
Fiscal Year 2016**

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Budget Introduction

Fiscal Year 2016

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 2016, which begins on October 1, 2015. 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 2016 Proposed Operating Budget
General Fund**

	Fiscal Year 2016 Proposed Operating Budget
REVENUES	
Special Assessments	
Operations & Maintenance Special Assmts - Off-Roll	15,405
Developer Contributions	
Total Revenues	\$ 15,405
EXPENDITURES	
Supervisor Fees	
Supervisor Fees	1,200
Financial & Administrative	
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
Legal Counsel	
District Counsel	1,500
Total Expenditures	\$ 15,405
Excess of Revenues Over (Under) Expenditures	\$ -



**Cone Ranch South
Community Development District**

**Fiscal Year 2016 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.

