

**CONE RANCH SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

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Certified Mail

Receipt # 7015 1730 0001 88969 6626

May 25, 2016

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

RECEIVED

JUN 01 2016

**COUNTY ADMINISTRATOR
MANATEE COUNTY**

Re: Cone Ranch South Development District
Proposed Fiscal Year 2017 Annual Operations Budget

Dear Mr. Hunzeker,

Pursuant to Section 190.008 (2)(b) of the Florida Statutes, please find attached the Proposed Fiscal Year 2017 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 September 9, 2016.

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

Thank you,



Teresa Farlow
Administrative Assistant

Enc. FY 2017 Budget
Via Certified Mail

2017



CONE RANCH SOUTH

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2017

PROPOSED ANNUAL OPERATING BUDGET

MAY 13, 2016



CONE RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2017 PROPOSED ANNUAL OPERATING BUDGET

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MAY 13, 2016

CONE RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

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. CDDs 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 2017, which begins on October 1, 2016. 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 2017
Proposed
Operating Budget**

REVENUES	
SPECIAL ASSESSMENTS	
Operations & Maintenance Special Assmts - Off-Roll	14,205.00
TOTAL SPECIAL ASSESSMENTS	\$14,205.00
TOTAL REVENUES	\$14,205.00
EXPENDITURES	
SUPERVISOR FEES	
Supervisor Fees	0.00
TOTAL SUPERVISOR FEES	\$0.00
FINANCIAL & ADMINISTRATIVE	
District Manager	7,500.00
District Engineer	500.00
Public Officials Insurance	3,000.00
Legal Advertising	800.00
Bank Fees	230.00
Dues, Licenses & Fees	175.00
Miscellaneous Fees	500.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$12,705.00
LEGAL COUNSEL	
District Counsel	1,500.00
TOTAL LEGAL COUNSEL	\$1,500.00
TOTAL EXPENDITURES	\$14,205.00
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$0.00

FISCAL YEAR 2017
PROPOSED ANNUAL OPERATING BUDGET

CONE RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT

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' business, including any and all financial work 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 conducts 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.

FISCAL YEAR 2017
PROPOSED ANNUAL OPERATING BUDGET