

# TREVESTA COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9530 MARKETPLACE ROAD · SUITE 206 · FT. MYERS, FLORIDA 33912

May 12, 2017

Clerk of the Board of County Commissioners  
Manatee County  
PO Box 1000  
Bradenton, FL 34206-1000

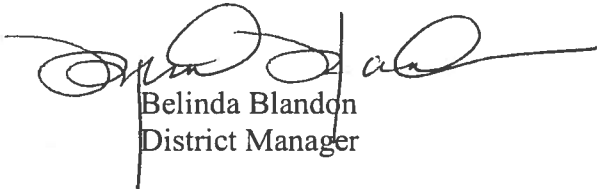
Re: Trevesta Community Development District  
Proposed Fiscal Year 2017/2018 Budget

Dear Sir/Madam:

Enclosed please find the Fiscal Year 2017/2018 budget (the "Proposed Budget") approved by the Board of Supervisors of the Trevesta Community Development District (the "Board") for the purpose of setting a hearing to consider public comment and testimony on same. The public hearing on the Proposed Budget has been scheduled for **August 3, 2017 at 9:30 a.m.** at **Starwood Land Ventures**, located at **6310 Capital Drive, Suite 130, Lakewood Ranch, Florida 34202**. Transmittal of the enclosed Proposed Budget is being made for purposes of disclosure and information, in accordance with the requirement set forth in Section 190.008(b), *Florida Statutes*.

Should you have any questions, please do not hesitate to contact me at your earliest convenience.

Sincerely,



Belinda Blandon  
District Manager

Cc: James Harvey, Chairman  
Jere Earlywine, District Counsel

Enclosure

**Proposed Budget**  
**Trevesta Community Development District**  
**General Fund**  
**Fiscal Year 2017/2018**

	Chart of Accounts Classification	Budget for 2017/2018
1		
2	<b>REVENUES</b>	
3		
4	Special Assessments	
5	Tax Roll	\$ 120,150
6	Off Roll*	\$ 146,850
7	Contributions & Donations from Private Sources	
8	Developer Contributions	\$ -
9	Deficit Funding	\$ -
10		
11	<b>TOTAL REVENUES</b>	<b>\$ 267,000</b>
12		
13	Balance Forward from Prior Year	\$ -
14		
15	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 267,000</b>
16		
17	<i>*Allocation of assessments between the Tax Roll and Off Roll</i>	
18		
19	<b>EXPENDITURES - ADMINISTRATIVE</b>	
20		
21	Financial & Administrative	
22	Administrative Services	\$ 4,500
23	District Management	\$ 21,400
24	District Engineer	\$ 7,500
25	Disclosure Report	\$ 5,000
26	Trustees Fees	\$ 7,000
27	Assessment Roll	\$ 5,000
28	Financial & Revenue Collections	\$ 3,600
29	Accounting Services	\$ 18,000
30	Auditing Services	\$ 4,200
31	Arbitrage Rebate Calculation	\$ 650
32	Public Officials Liability Insurance	\$ 3,025
33	Legal Advertising	\$ 3,000
34	Dues, Licenses & Fees	\$ 175
35	Tax Collector /Property Appraiser Fees	\$ 803
36	Website Hosting, Maintenance, Backup (and Email)	\$ 1,200
37	Legal Counsel	
38	District Counsel	\$ 17,500
39		
40	<b>Administrative Subtotal</b>	<b>\$ 102,553</b>
41		
42	<b>EXPENDITURES - FIELD OPERATIONS</b>	
43		
44	Electric Utility Services	
45	Utility Services	\$ 3,000
46	Utility Services - Street Lights	\$ 4,000
47	Water-Sewer Combination Services	
48	Utility - Irrigation	\$ 14,959
49	Stormwater Control	
50	Aquatic Maintenance	\$ -
51	Fountain Service Repairs & Maintenance	\$ -
52	Lake/Pond Bank Maintenance	\$ 15,900
53	Wetland Monitoring & Maintenance	\$ 23,825
54	Other Physical Environment	
55	Landscape Maintenance	\$ 59,281
56	General Liability Insurance	\$ 2,250
57	Property Insurance	\$ 5,000
58	Contingency	
59	Miscellaneous Fees	\$ -
60	Miscellaneous Contingency	\$ 36,232
61	Capital Outlay	\$ -
62		
63	<b>Field Operations Subtotal</b>	<b>\$ 164,447</b>

**Proposed Budget  
Trevesta Community Development District  
General Fund  
Fiscal Year 2017/2018**

	Chart of Accounts Classification	Budget for 2017/2018
64		
65	<b>Contingency for County TRIM Notice</b>	
66		
67	<b>TOTAL EXPENDITURES</b>	<b>\$ 267,000</b>
68		
69	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ 0</b>

**Trevesta Community Development District  
Debt Service  
Fiscal Year 2017/2018**

Chart of Accounts Classification	Series 2016A-1	Series 2016A-2	Budget for 2017/2018
<b>REVENUES</b>			
Special Assessments			
Net Special Assessments <sup>(1)</sup>	\$349,399.63	\$196,812.50	\$546,212.13
<b>TOTAL REVENUES</b>	<b>\$ 349,399.63</b>	<b>\$ 196,812.50</b>	<b>\$ 546,212.13</b>
<b>EXPENDITURES</b>			
Administrative			
Financial & Administrative			
Bank Fees			\$ -
Debt Service Obligation	\$ 349,399.63	\$ 196,812.50	\$ 546,212.13
Administrative Subtotal	\$ 349,399.63	\$ 196,812.50	\$ 546,212.13
<b>TOTAL EXPENDITURES</b>	<b>\$ 349,399.63</b>	<b>\$ 196,812.50</b>	<b>\$ 546,212.13</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Manatee County Collection Costs and Early Payment Discounts: 7.0%

**Gross assessments** \$ **572,026.88**

**Notes:**

Tax Roll Collection Costs for Manatee County is 7.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

<sup>(1)</sup> Maximum Annual Debt Service less Prepaid Assessments received.

**Trevesta Community Development District**

**FISCAL YEAR 2017/2018 DEBT SERVICE ASSESSMENT SCHEDULE**

2017/2018 O&M Budget	\$267,000.00
Manatee Co. 7% Collection Cost:	\$20,096.77
2017/2018 Total:	<u>\$287,096.77</u>

2016/2017 O&M Budget	\$155,750.00
2017/2018 O&M Budget	\$267,000.00
Total Difference:	<u>\$111,250.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2016/2017	2017/2018	\$	%
Series 2016A-1 Debt Service - Single Family 40'	\$966.41	\$966.49	\$0.08	0.01%
Operations/Maintenance - Single Family 40'	\$289.63	\$534.06	\$244.43	84.39%
<b>Total</b>	<b>\$1,256.04</b>	<b>\$1,500.55</b>	<b>\$244.51</b>	<b>19.47%</b>
Series 2016A-1 Debt Service - Single Family 50' (A1A & A1B)	\$1,181.16	\$1,073.88	-\$107.28	-9.08%
Operations/Maintenance - Single Family 50' (A1A & A1B)	\$289.63	\$534.06	\$244.43	84.39%
<b>Total</b>	<b>\$1,470.79</b>	<b>\$1,607.94</b>	<b>\$137.15</b>	<b>9.32%</b>
Series 2016A-1 Debt Service - Single Family 50' (C)	\$1,181.16	\$1,288.66	\$107.50	9.10%
Operations/Maintenance - Single Family 50' (C)	\$289.63	\$534.06	\$244.43	84.39%
<b>Total</b>	<b>\$1,470.79</b>	<b>\$1,288.66</b>	<b>-\$182.13</b>	<b>-12.38%</b>
Series 2016A-1 Debt Service - Single Family 60' (C)	\$1,288.54	\$1,396.05	\$107.51	8.34%
Operations/Maintenance - Single Family 60' (C)	\$289.63	\$534.06	\$244.43	84.39%
<b>Total</b>	<b>\$1,578.17</b>	<b>\$1,930.11</b>	<b>\$351.94</b>	<b>22.30%</b>
Series 2016A-1 Debt Service - Single Family 60' (D)	\$1,288.54	\$1,503.44	\$214.90	16.68%
Operations/Maintenance - Single Family 60' (D)	\$289.63	\$534.06	\$244.43	84.39%
<b>Total</b>	<b>\$1,578.17</b>	<b>\$2,037.50</b>	<b>\$459.33</b>	<b>29.11%</b>
Debt Service - Single Family 40' (B)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Single Family 40' (B)	\$289.63	\$534.06	\$244.43	84.39%
<b>Total</b>	<b>\$289.63</b>	<b>\$0.00</b>	<b>-\$289.63</b>	<b>-100.00%</b>
Debt Service - Single Family 50' (B)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Single Family 50' (B)	\$289.63	\$534.06	\$244.43	84.39%
<b>Total</b>	<b>\$289.63</b>	<b>\$534.06</b>	<b>\$244.43</b>	<b>84.39%</b>
Debt Service - Single Family 60' (B)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Single Family 60' (B)	\$289.63	\$534.06	\$244.43	84.39%
<b>Total</b>	<b>\$289.63</b>	<b>\$534.06</b>	<b>\$244.43</b>	<b>84.39%</b>
Debt Service - Single Family 50' (E)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Single Family 50' (E)	\$65.84	\$121.14	\$55.30	83.99%
<b>Total</b>	<b>\$65.84</b>	<b>\$0.00</b>	<b>-\$65.84</b>	<b>-100.00%</b>

**TREVESTA**

**FISCAL YEAR 2017-2018 DEBT SERVICE AND O&M ASSESSMENT SCHEDULE**

**ALLOCATION OF O&M ASSESSMENT**

UNITS ASSESSED				TOTAL ADMINISTRATIVE BUDGET				TOTAL FIELD BUDGET				TOTAL SERIES 2016A-1 DEBT SERVICE ASSESSMENT	PER UNIT ASSESSMENTS		
SERIES 2016A-1				COLLECTION COSTS @ 7.0%				COLLECTION COSTS @ 7.0%					2016A-1 DEBT		
LOT SIZE	O&M	DEBT SERVICE <sup>(1)</sup>	EAU	TOTAL EAU's	% TOTAL EAU's	ADMIN PER PARCEL	ADMIN PER LOT	TOTAL EAU's	% TOTAL EAU's	FIELD PER PARCEL	FIELD PER LOT		O&M	SERVICE <sup>(2)</sup>	TOTAL <sup>(3)</sup>
Platted Parcels															
Single Family 40'	47	47	1.00	47.00	5.86%	\$6,462.33	\$137.50	47.00	10.22%	\$18,066.87	\$384.40	\$45,425.03	\$521.90	\$966.49	\$1,488.39
Single Family 50' (A1A & A1E)	125	125	1.00	125.00	15.59%	\$17,187.04	\$137.50	125.00	27.17%	\$48,050.20	\$384.40	\$134,235.00	\$521.90	\$1,073.88	\$1,595.78
Single Family 50' (C)	65	65	1.00	65.00	8.10%	\$8,937.26	\$137.50	65.00	14.13%	\$24,986.10	\$384.40	\$83,762.90	\$521.90	\$1,288.66	\$1,810.56
Single Family 60' (C)	37	37	1.00	37.00	4.61%	\$5,087.36	\$137.50	37.00	8.04%	\$14,222.86	\$384.40	\$51,653.85	\$521.90	\$1,396.05	\$1,917.95
Single Family 60' (D)	40	40	1.00	40.00	4.99%	\$5,499.85	\$137.50	40.00	8.70%	\$15,376.06	\$384.40	\$60,137.60	\$521.90	\$1,503.44	\$2,025.34
Single Family 40' (B)	29	0	1.00	29.00	3.62%	\$3,987.39	\$137.50	29.00	6.30%	\$11,147.65	\$384.40	\$0.00	\$521.90	\$0.00	\$521.90
Single Family 50' (B)	62	0	1.00	62.00	7.73%	\$8,524.77	\$137.50	62.00	13.48%	\$23,832.90	\$384.40	\$0.00	\$521.90	\$0.00	\$521.90
Single Family 60' (B)	55	0	1.00	55.00	6.86%	\$7,562.30	\$137.50	55.00	11.96%	\$21,142.09	\$384.40	\$0.00	\$521.90	\$0.00	\$521.90
Total Platted	460	314		460.00	57.36%	\$63,248.30		460.00	100.00%	\$176,824.73					
Unplatted Parcels															
Single Family 50' (E)	342	0	1.00	342.00	42.64%	\$47,023.74	\$137.50	0.00	0.00%	\$0.00	\$0.00	\$0.00	\$137.50	\$1,181.16	\$1,318.66
Total Unplatted	342	0		342.00	42.64%	\$47,023.74		0.00	0.00%	\$0.00					
Total Planned	802	314		802.00	100.00%	\$110,272.04		460.00	100.00%	\$176,824.73		\$375,214.38			
LESS: Manatee County Collection Costs and Early Payment Discount Costs						(\$7,719.04)		(\$12,377.73)				(\$25,814.75)			
Net Revenue to be Collected						\$102,553.00		\$164,447.00				\$349,399.63			

(1) Reflects the number of total lots with Series 2016A-1 debt outstanding.

(2) Annual debt service assessment per lot adopted in connection with the Series 2016A-1 bond issue. Annual assessment includes principal, interest, Manatee County collection costs and early payment discount costs.

(3) Annual assessment that will appear on November 2017 Manatee County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.