

TREVESTA COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

May 17, 2022

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

Re: Trevesta Community Development District
Proposed Fiscal Year 2022/2023 Budget

Dear Sir/Madam:

Enclosed please find the Fiscal Year 2022/2023 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 4, 2022 at 9:15 a.m.** at the **Trevesta Clubhouse**, located at **6120 Trevesta Place, Palmetto, Florida 34221**. Information regarding participation in any remote hearing may be found at the District's website www.Trevestacdd.org or by contacting the District Manager at (239) 936-0913.

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

Sincerely,

Taylor Nielsen

Taylor Nielsen
District Manager

Cc: Jim Harvey, Chairman
Jere Earlywine, District Counsel

Approved Proposed Budget
Trevesta Community Development District
General Fund
Fiscal Year 2022/2023

Chart of Accounts Classification	Actual YTD through 03/31/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
REVENUES							
Special Assessments							
Tax Roll*	\$ 449,229	\$ 449,229	\$ 641,274	\$ (192,045)	\$ 718,965	\$ 77,691	
Off Roll	\$ 246,121	\$ 246,121	\$ 51,450	\$ 194,671	\$ -	\$ (51,450)	
TOTAL REVENUES	\$ 695,350	\$ 695,350	\$ 692,724	\$ 2,626	\$ 718,965	\$ 26,241	
TOTAL REVENUES AND BALANCE FORWARD	\$ 695,350	\$ 695,350	\$ 692,724	\$ 2,626	\$ 718,965	\$ 26,241	
*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
EXPENDITURES - ADMINISTRATIVE							
Legislative							
Supervisor Fees	\$ -	\$ -	\$ 1,000	\$ -	\$ 3,000	\$ 2,000	2 gen election seats
Financial & Administrative							
Administrative Services	\$ 2,363	\$ 4,728	\$ 4,728	\$ -	\$ 4,917	\$ 189	contract price
District Management	\$ 11,236	\$ 22,483	\$ 22,483	\$ -	\$ 23,382	\$ 899	contract price
District Engineer	\$ 5,175	\$ 10,350	\$ 15,000	\$ 4,650	\$ 15,000	\$ -	\$21,150 spent last FY
Disclosure Report	\$ 7,000	\$ 7,000	\$ 7,000	\$ -	\$ 7,000	\$ -	contract price
Trustees Fees	\$ 7,000	\$ 7,000	\$ 5,250	\$ (1,750)	\$ 7,000	\$ 1,750	contract price
Assessment Roll	\$ 5,253	\$ 5,253	\$ 5,253	\$ -	\$ 5,463	\$ 210	contract price
Financial & Revenue Collections	\$ 1,890	\$ 3,782	\$ 3,782	\$ -	\$ 3,933	\$ 151	contract price
Accounting Services	\$ 9,451	\$ 18,911	\$ 18,911	\$ -	\$ 19,667	\$ 756	contract price
Auditing Services	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ 4,000	\$ (1,000)	\$4,000 for 22/23/24/25
Arbitrage Rebate Calculation	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	contract price
Public Officials Liability Insurance	\$ 2,577	\$ 2,577	\$ 2,699	\$ 122	\$ 3,092	\$ 393	FY22-23 proposal
Legal Advertising	\$ 257	\$ 514	\$ 3,000	\$ 2,486	\$ 2,000	\$ (1,000)	\$1,456 spent last FY
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	\$175 spent last FY
Website Hosting, Maintenance, Backup (and Email)	\$ 2,138	\$ 2,753	\$ 2,753	\$ -	\$ 2,753	\$ -	contract price
Legal Counsel							
District Counsel	\$ 7,908	\$ 15,816	\$ 18,000	\$ 2,184	\$ 18,000	\$ -	\$17,862 spent last FY
Administrative Subtotal	\$ 62,423	\$ 106,342	\$ 116,034	\$ 8,692	\$ 120,382	\$ 4,348	
EXPENDITURES - FIELD OPERATIONS							
Electric Utility Services							
Utility Services	\$ 16,814	\$ 33,628	\$ 35,000	\$ 1,372	\$ 35,000	\$ -	\$28,863 spent last FY
Street Lights	\$ 10,467	\$ 20,934	\$ 9,000	\$ (11,934)	\$ 20,000	\$ 11,000	replace to LED
Water/Sewer Combination Services							
Utility Irrigation	\$ 27,266	\$ 54,532	\$ 55,000	\$ 468	\$ 58,000	\$ 3,000	3% increase
Stormwater Control							
Fountain Maintenance	\$ 1,367	\$ 2,734	\$ 4,152	\$ -	\$ 5,000	\$ 848	\$3,301 spent last FY
Lake/Pond Bank Maintenance							
	\$ 15,516	\$ 31,032	\$ 50,000	\$ 18,968	\$ 35,000	\$ (15,000)	\$20,993 spent last FY
Lake Maintenance - Midge Control	\$ -	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -	\$825 spent last FY
Preserve/Wetland Monitoring & Maintenance	\$ 43,190	\$ 86,380	\$ 61,400	\$ (24,980)	\$ 113,240	\$ 51,840	contract price
Stormwater Inspections and Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 8,000	\$ 8,000	
Other Physical Environment							
General Liability Insurance	\$ 3,108	\$ 3,108	\$ 3,256	\$ 148	\$ 3,730	\$ 474	FY22-23 proposal
Property Insurance	\$ 7,078	\$ 7,078	\$ 7,414	\$ 336	\$ 8,494	\$ 1,080	FY22-23 proposal
Walls and Monuments Repairs and Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	
Pressure Washing	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	\$0 spent last FY
Landscape Maintenance	\$ 91,077	\$ 182,154	\$ 248,068	\$ 65,914	\$ 178,719	\$ (69,349)	contract price
Landscape Replacements	\$ 18,519	\$ 37,038	\$ 15,000	\$ (22,038)	\$ 25,000	\$ 10,000	\$2,476 spent last FY
Landscape Mulch	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 30,000	
Field Services	\$ 4,212	\$ 8,400	\$ 8,400	\$ -	\$ 8,400	\$ -	contract price
Contingency							
Misc. Contingency	\$ 6,251	\$ 12,502	\$ 50,000	\$ 37,498	\$ 30,000	\$ (20,000)	\$2,100 spent last FY
Field Operations Subtotal	\$ 244,865	\$ 467,018	\$ 576,690	\$ 38,254	\$ 598,583	\$ 21,893	
TOTAL EXPENDITURES	\$ 307,288	\$ 573,360	\$ 692,724	\$ 46,946	\$ 718,965	\$ 26,241	
EXCESS OF REVENUES OVER EXPENDITURES	\$ 388,062	\$ 121,990	\$ -	\$ 49,572	\$ -	\$ -	

**Trevesta Community Development District
Debt Service
Fiscal Year 2022/2023**

Chart of Accounts Classification	Series 2016A-1	Series 2018	Series 2020	Budget for 2022/2023
REVENUES				
Special Assessments				
Net Special Assessments ⁽¹⁾	\$349,199.96	\$268,099.51	\$328,865.21	\$946,164.68
TOTAL REVENUES	\$349,199.96	\$268,099.51	\$328,865.21	\$946,164.68
EXPENDITURES				
Administrative				
Financial & Administrative				
Debt Service Obligation	\$349,199.96	\$268,099.51	\$328,865.21	\$946,164.68
Administrative Subtotal	\$349,199.96	\$268,099.51	\$328,865.21	\$946,164.68
TOTAL EXPENDITURES	\$349,199.96	\$268,099.51	\$328,865.21	\$946,164.68
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00

Manatee County Collection Costs (3%) and Early Payment Discounts (4%):

7.0%

Gross assessments:

\$1,016,070.32

Notes:

Tax Roll Collection Costs (3%) and Early Payment Discounts (4%) are a total 7.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

TREVESTA COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2022/2023 O&M Budget		\$718,965.00
Collection Cost @ 3%		\$23,192.42
Early Payment Discount @ 4%		\$30,923.23
2022/2023 Total:		<u>\$773,080.65</u>

2021/2022 O&M Budget	\$692,724.00
2022/2023 O&M Budget	\$718,965.00
Total Difference:	<u>\$26,241.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2021/2022	2022/2023	\$	%
Series 2016A-1 Debt Service - Single Family 40' (A1A & A1B)	\$966.49	\$966.49	\$0.00	0.00%
Operations/Maintenance - Single Family 40' (A1A & A1B)	\$876.31	\$917.06	\$40.75	4.65%
Total	\$1,842.80	\$1,883.55	\$40.75	2.21%
Series 2016A-1 Debt Service - Single Family 50' (A1A & A1B)	\$1,073.88	\$1,073.88	\$0.00	0.00%
Operations/Maintenance - Single Family 50' (A1A & A1B)	\$876.31	\$917.06	\$40.75	4.65%
Total	\$1,950.19	\$1,990.94	\$40.75	2.09%
Series 2016A-1 Debt Service - Single Family 50' (C)	\$1,288.66	\$1,288.66	\$0.00	0.00%
Operations/Maintenance - Single Family 50' (C)	\$876.31	\$917.06	\$40.75	4.65%
Total	\$2,164.97	\$2,205.72	\$40.75	1.88%
Series 2016A-1 Debt Service - Single Family 60' (A)	\$1,396.05	\$1,396.05	\$0.00	0.00%
Operations/Maintenance - Single Family 60' (A)	\$876.31	\$917.06	\$40.75	4.65%
Total	\$2,272.36	\$2,313.11	\$40.75	1.79%
Series 2016A-1 Debt Service - Single Family 60' (B)	\$1,503.44	\$1,503.44	\$0.00	0.00%
Operations/Maintenance - Single Family 60' (B)	\$876.31	\$917.06	\$40.75	4.65%
Total	\$2,379.75	\$2,420.50	\$40.75	1.71%
Series 2016A-1 Debt Service - Single Family 60' (C)	\$1,396.05	\$1,396.05	\$0.00	0.00%
Operations/Maintenance - Single Family 60' (C)	\$876.31	\$917.06	\$40.75	4.65%
Total	\$2,272.36	\$2,313.11	\$40.75	1.79%
Series 2016A-1 Debt Service - Single Family 60' (D)	\$1,503.44	\$1,503.44	\$0.00	0.00%
Operations/Maintenance - Single Family 60' (D)	\$876.31	\$917.06	\$40.75	4.65%
Total	\$2,379.75	\$2,420.50	\$40.75	1.71%
2018 Debt Service - Single Family 40' (A1-B)	\$966.49	\$966.49	\$0.00	0.00%
Operations/Maintenance - Single Family 40' (A1-B)	\$876.31	\$917.06	\$40.75	4.65%
Total	\$1,842.80	\$1,883.55	\$40.75	2.21%
2018 Debt Service - Single Family 40' (B2-B)	\$966.49	\$966.49	\$0.00	0.00%
Operations/Maintenance - Single Family 40' (B2-B)	\$876.31	\$917.06	\$40.75	4.65%
Total	\$1,842.80	\$1,883.55	\$40.75	2.21%
2018 Debt Service - Single Family 50' (A1-B)	\$1,073.88	\$1,073.88	\$0.00	0.00%
Operations/Maintenance - Single Family 50' (A1-B)	\$876.31	\$917.06	\$40.75	4.65%
Total	\$1,950.19	\$1,990.94	\$40.75	2.09%
2018 Debt Service - Single Family 50' (B2-B)	\$1,073.88	\$1,073.88	\$0.00	0.00%
Operations/Maintenance - Single Family 50' (B2-B)	\$876.31	\$917.06	\$40.75	4.65%
Total	\$1,950.19	\$1,990.94	\$40.75	2.09%
2018 Debt Service - Single Family 50' (E)	\$1,288.66	\$1,288.66	\$0.00	0.00%
Operations/Maintenance - Single Family 60' (B2-B)	\$876.31	\$917.06	\$40.75	4.65%
Total	\$2,164.97	\$2,205.72	\$40.75	1.88%
2018 Debt Service - Single Family 60' (B2-B)	\$1,073.88	\$1,073.88	\$0.00	0.00%
Operations/Maintenance - Single Family 60' (B2-B)	\$876.31	\$917.06	\$40.75	4.65%
Total	\$1,950.19	\$1,990.94	\$40.75	2.09%
2018 Debt Service - Single Family 60' Gated (B2-B)	\$1,503.44	\$1,503.44	\$0.00	0.00%
Operations/Maintenance - Single Family 60' Gated (B2-B)	\$876.31	\$917.06	\$40.75	4.65%

Total	\$2,379.75	\$2,420.50	\$40.75	1.71% ⁴
2018 Debt Service - Single Family 60' Gated (E)	\$1,503.44	\$1,503.44	\$0.00	0.00%
Operations/Maintenance - Single Family 60' Gated (E)	\$876.31	\$917.06	\$40.75	4.65%
Total	\$2,379.75	\$2,420.50	\$40.75	1.71%
2018 Debt Service - Villa	\$1,073.88	\$1,073.88	\$0.00	0.00%
Operations/Maintenance - Villa	\$876.31	\$917.06	\$40.75	4.65%
Total	\$1,950.19	\$1,990.94	\$40.75	2.09%
2020 Debt Service - AA2 Townhome ⁽¹⁾	\$909.50	\$909.50	\$0.00	0.00%
Operations/Maintenance - AA2 Townhome ⁽²⁾	\$876.31	\$917.06	\$40.75	4.65%
Total	\$1,785.81	\$1,826.56	\$40.75	2.28%
2020 Debt Service - AA2 Single Family 50' ⁽¹⁾	\$1,289.00	\$1,289.00	\$0.00	0.00%
Operations/Maintenance - AA2 Single Family 50' ⁽²⁾	\$876.31	\$917.06	\$40.75	4.65%
Total	\$2,165.31	\$2,206.06	\$40.75	1.88%
2020 Debt Service - AA2 Single Family 60' ⁽¹⁾	\$1,503.00	\$1,503.00	\$0.00	0.00%
Operations/Maintenance - AA2 Single Family 60' ⁽²⁾	\$876.31	\$917.06	\$40.75	4.65%
Total	\$2,379.31	\$2,420.06	\$40.75	1.71%

TREVESTA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

ALLOCATION OF O&M ASSESSMENT

TOTAL BUDGET		\$718,965.00
COLLECTION COST @ 3%		\$23,192.42
EARLY PAYMENT DISCOUNT @ 4%		\$30,823.23
TOTAL O&M ASSESSMENT		\$773,080.65

TOTAL	% TOTAL	O&M	O&M
EAUs	EAUs	PER PARCEL	PER LOT
32.00	3.80%	\$29,345.88	\$917.06
81.00	9.61%	\$74,281.77	\$917.06
65.00	7.71%	\$59,608.83	\$917.06
1.00	0.12%	\$917.06	\$917.06
40.00	4.74%	\$36,682.36	\$917.06
37.00	4.39%	\$33,931.18	\$917.06
40.00	4.74%	\$36,682.36	\$917.06
35.00	4.15%	\$32,087.06	\$917.06
22.00	2.61%	\$20,175.30	\$917.06
27.00	3.20%	\$24,760.59	\$917.06
31.00	3.68%	\$28,428.83	\$917.06
11.00	1.30%	\$10,087.65	\$917.06
27.00	3.20%	\$24,760.59	\$917.06
12.00	1.42%	\$11,004.71	\$917.06
37.00	4.39%	\$33,931.18	\$917.06
50.00	5.93%	\$45,852.94	\$917.06
548.00	65.01%	\$502,548.27	

90.00	10.68%	\$82,535.30	\$917.06
172.00	20.40%	\$157,734.13	\$917.06
33.00	3.91%	\$30,262.94	\$917.06
295.00	34.99%	\$270,532.37	

PER UNIT ASSESSMENTS

O&M	2016A-1 DEBT SERVICE ⁽¹⁾	2018 DEBT SERVICE ⁽²⁾	2020 DEBT SERVICE ⁽³⁾	TOTAL ⁽⁷⁾
\$917.06	\$966.49	\$0.00	\$0.00	\$1,883.55
\$917.06	\$1,073.88	\$0.00	\$0.00	\$1,990.94
\$917.06	\$1,288.66	\$0.00	\$0.00	\$2,205.72
\$917.06	\$1,398.05	\$0.00	\$0.00	\$2,313.11
\$917.06	\$1,503.44	\$0.00	\$0.00	\$2,420.50
\$917.06	\$1,398.05	\$0.00	\$0.00	\$2,313.11
\$917.06	\$1,503.44	\$0.00	\$0.00	\$2,420.50
\$917.06	\$0.00	\$966.49	\$0.00	\$1,883.55
\$917.06	\$0.00	\$966.49	\$0.00	\$1,883.55
\$917.06	\$0.00	\$1,073.88	\$0.00	\$1,990.94
\$917.06	\$0.00	\$1,288.66	\$0.00	\$2,205.72
\$917.06	\$0.00	\$1,073.88	\$0.00	\$1,990.94
\$917.06	\$0.00	\$1,503.44	\$0.00	\$2,420.50
\$917.06	\$0.00	\$1,503.44	\$0.00	\$2,420.50
\$917.06	\$0.00	\$1,073.88	\$0.00	\$1,990.94

\$917.06	\$0.00	\$0.00	\$909.50	\$1,826.56
\$917.06	\$0.00	\$0.00	\$1,289.00	\$2,206.06
\$917.06	\$0.00	\$0.00	\$1,503.00	\$2,420.06

UNITS ASSESSED				
LOT SIZE	SERIES 2016A-1 DEBT	SERIES 2018 DEBT	SERIES 2020 DEBT	
Assessment Area 1	O&M	SERVICE ⁽¹⁾	SERVICE ⁽²⁾	SERVICE ⁽³⁾
Single Family 40' (A1A & A1B)	32	32	0	0
Single Family 50' (A1A & A1B)	81	81	0	0
Single Family 50' (C)	65	65	0	0
Single Family 60' (A)	1	1	0	0
Single Family 60' (B)	40	40	0	0
Single Family 60' (C)	37	37	0	0
Single Family 60' (D)	40	40	0	0
Single Family 40' (A-1B)	35	0	35	0
Single Family 40' (B-2B)	22	0	22	0
Single Family 50' (A-1B)	27	0	27	0
Single Family 50' (B-2B)	31	0	31	0
Single Family 50' (E)	11	0	11	0
Single Family 60' (B-2B)	27	0	27	0
Single Family 60' Gated (B-2B)	12	0	12	0
Single Family 60' Gated (E)	37	0	37	0
Villa	50	0	50	0
Total Assessment Area 1	548	296	252	0
Assessment Area 2				
Townhome	90	0	0	90
Single Family 50'	172	0	0	172
Single Family 60'	33	0	0	33
Total Assessment Area 2	295	0	0	295
Total Community	843	296	252	295

LESS: Manatee County Collection Costs (3%) and Early Payment Discounts (4%):

(\$54,115.65)

Net Revenue to be Collected:

\$718,965.00

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

⁽²⁾ Reflects the number of total lots with Series 2018 debt outstanding. True-up was paid for net loss of 7 lots in development plan change

⁽³⁾ Reflects the number of total lots with Series 2020 debt outstanding.

⁽⁴⁾ 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 discounts.

⁽⁵⁾ Annual debt service assessment per lot adopted in connection with the Series 2018 bond issue. Annual assessment includes principal, interest, Manatee County collection costs and early payment discounts.

⁽⁶⁾ Annual debt service assessment per lot adopted in connection with the Series 2020 bond issue. Annual assessment includes principal, interest, Manatee County collection costs and early payment discounts.

⁽⁷⁾ Annual assessment that will appear on November 2022 Manatee County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).