



Pine Island
Community Development District
Adopted Budget
FY 2017



**Pine Island
Community Development District**

Table of Contents

1	<u>General Fund</u>
2-5	<u>General Fund Narrative</u>
6	<u>Capital Reserve Fund (GF)</u>
7-8	<u>Series 2004 Debt Service</u>
9	<u>Water & Sewer Fund</u>
10-14	<u>Water & Sewer Narrative</u>
15	<u>Capital Reserve Fund (WSF)</u>

Pine Island
Community Development District
Adopted Budget
General Fund
Fiscal Year 2017

Description	FY2016 Annual Budget	Actual thru 5/31/16	Projected Next 4 Months	Total Thru 9/30/16	FY2017 Annual Budget
Revenues					
Special Assessments	\$183,158	\$166,730	\$16,491	\$183,220	\$183,158
Carry Forward Surplus	\$337,637	\$344,839	\$0	\$344,839	\$86,999
Total Revenues	\$520,795	\$511,569	\$16,491	\$528,059	\$270,157

Expenditures

Administrative

Supervisor Fees	\$6,000	\$1,800	\$3,000	\$4,800	\$6,000
FICA Expense	\$459	\$92	\$230	\$321	\$459
Engineering Fees	\$8,000	\$2,489	\$2,511	\$5,000	\$8,000
Attorney Fees	\$10,000	\$5,019	\$4,981	\$10,000	\$10,000
Trustee Fees	\$6,000	\$5,150	\$0	\$5,150	\$6,000
Arbitrage	\$1,200	\$1,200	\$0	\$1,200	\$1,200
Collection Agent	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Dissemination	\$5,000	\$5,000	\$250	\$5,250	\$5,000
Annual Audit	\$1,000	\$1,000	\$0	\$1,000	\$1,000
Management Fees	\$44,274	\$29,516	\$14,758	\$44,274	\$44,274
Information Technology	\$2,200	\$1,467	\$733	\$2,200	\$2,200
Telephone	\$100	\$4	\$46	\$50	\$100
Postage	\$1,500	\$890	\$610	\$1,500	\$1,500
Printing & Binding	\$1,500	\$783	\$717	\$1,500	\$1,500
Insurance	\$8,125	\$7,334	\$0	\$7,334	\$8,125
Legal Advertising	\$1,500	\$962	\$720	\$1,682	\$1,500
Other Current Charges	\$250	\$0	\$125	\$125	\$250
Office Supplies	\$400	\$99	\$101	\$200	\$400
Tax Collector Fee	\$3,800	\$3,183	\$617	\$3,800	\$3,800
Dues, Licenses, Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenses	\$106,483	\$71,162	\$29,399	\$100,561	\$106,483

Maintenance

Field Management	\$23,726	\$15,817	\$7,909	\$23,726	\$23,726
Pond Maintenance	\$24,772	\$16,515	\$8,257	\$24,772	\$26,010
Contingency	\$27,766	\$0	\$0	\$0	\$26,938
Operating Reserve	\$46,048	\$0	\$0	\$0	\$47,000
Transfer Out - Capital Reserve	\$292,000	\$200,394	\$91,606	\$292,000	\$40,000
Maintenance Expenses	\$414,312	\$232,727	\$107,772	\$340,499	\$163,674
Total Expenses	\$520,795	\$303,889	\$137,172	\$441,060	\$270,157
Excess Revenues (Expenditures)	\$0	\$207,680	(\$120,681)	\$86,999	\$0

Net Assessments	\$183,158
Add: Discounts (4%)	\$7,632
Gross Assessments	<u>\$190,790</u>

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Per Unit Gross Assessments
Commercial	1.00	96	96.00	5.65%	\$10,787	\$112
Single-Family	2.00	801	1602.00	94.35%	\$180,003	\$225
Water & Sewer Standby Fees	----	744	----	----	\$145,080	\$195
			1698.00	100.00%	\$335,870	

Pine Island
Community Development District
General Fund Budget
Fiscal Year 2017

REVENUES:

Special Assessments

The District will levy a non-ad valorem special assessment on all taxable property within the District to fund all general operating and maintenance expenditures for the Fiscal Year.

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each supervisor to be paid \$200 per meeting not to exceed \$4,800, for the time devoted to District business and board meetings. Amount is based on 5 supervisors attending 6 Board meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering Fees

The District's engineer, Boyd Civil Engineering, Inc., will be providing general engineering services to the District, e.g., attendance and preparation for monthly board meetings, reviewing invoices, etc.

Attorney Fees

The District's legal counsel will be providing general legal services to the District, e.g., attendance and preparation for monthly meetings, reviewing operating and maintenance contracts, etc. The District has contracted Latham, Shuker, Eden & Beaudine, LLP.

Trustee Fees

The District issued Series 2004 Special Assessment Revenue Bonds, which are held with a Trustee at Regions Bank. The amount of the trustee fees is based on the agreement between Regions Bank and the District.

Arbitrage

The District had contracted with an independent certified public accountant, to annually calculate the District's Arbitrage Rebate Liability on the Series 2004 Special Assessment Bonds. The District hired Grau & Associates to calculate the rebate liability and submit a report to the District.

Pine Island
Community Development District
General Fund Budget
Fiscal Year 2017

Collection Agent

These are expenses related to administering the Annual Assessments on the tax roll with the Lake County Tax Collector.

Dissemination

The District is required by the Securities and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with Prager & Company, LLC, the District's bond underwriter, to provide this service.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted Berger, Toombs, Elam, Gaines & Frank.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – Central Florida, LLC. The services include, but not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

Information Technology

Represents costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Telephone

Telephone and fax machine.

Postage

Mailing of board meeting agenda packages, overnight deliveries, agreements, vendor checks and any other required correspondence.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Insurance

The District's general liability and public officials liability insurance coverage is provided by Florida Insurance Alliance.

Pine Island
Community Development District
 General Fund Budget
 Fiscal Year 2017

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses that are incurred during the fiscal year.

Office Supplies

The District incurs charges for supplies that need to be purchased during the fiscal year, including copier and printer toner cartridges, paper, file folders, binders for District records and other such office supplies.

Tax Collector Fee

The District has contracted with the Lake County Tax Collector to collect the Special Assessments.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity of \$175. This is the only expense under this category for the District.

MAINTENANCE:

Field Management

The District currently has a contract with Governmental Management Services – Central Florida, LLC. to provide field management services. Services include site inspections of the dry ponds, meeting with contractors as needed, attend Board meetings, and receive and respond to property owner phone calls and or emails.

Pond Maintenance

Contracted yearly cost to maintain the District’s dry ponds.

Description	Monthly	Annually
The Club at Bella Collina	\$2,167	\$26,010
TOTAL		\$26,010

Contingency

The current year contingency represents the potential excess of unscheduled maintenance expenses not included in budget categories or not anticipated in specific line items.

Pine Island
Community Development District
General Fund Budget
Fiscal Year 2017

Operating Reserve

Reserves for unanticipated items.

Transfer Out – Capital Reserve

Funds transferred out to the General Fund's Capital Reserve for any capital outlay expenses.

Pine Island
Community Development District
Adopted Budget
Capital Reserve - General Fund
Fiscal Year 2017

Description	FY2016 Annual Budget	Actual thru 5/31/16	Projected Next 4 Months	Total Thru 9/30/16	FY2017 Annual Budget
Revenues					
Transfer In	\$292,000	\$200,394	\$91,606	\$292,000	\$40,000
Interest	\$100	\$615	\$385	\$1,000	\$500
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$293,000
Total Revenues	\$292,100	\$201,009	\$91,991	\$293,000	\$333,500
Expenditures					
Capital Outlay	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$0	\$0	\$0	\$0
Excess Revenues (Expenditures)	\$292,100	\$201,009	\$91,991	\$293,000	\$333,500

Pine Island
Community Development District
Adopted Budget
Debt Service
Fiscal Year 2017

Description	FY2016 Annual Budget	Actual thru 5/31/16	Projected Next 4 Months	Total Thru 9/30/16	FY2017 Annual Budget
Revenues					
Special Assessments	\$1,547,601	\$1,427,897	\$134,962	\$1,562,859	\$1,547,601
Interest	\$200	\$1,575	\$425	\$2,000	\$250
Carry Forward Surplus ¹	\$1,604,015	\$1,650,432	\$0	\$1,650,432	\$1,622,173
Total Revenue	\$3,151,816	\$3,079,905	\$135,387	\$3,215,292	\$3,170,025

Expenditures

Special Call 11/01	\$0	\$35,000	\$0	\$35,000	\$0
Interest Expense 11/01	\$516,063	\$516,063	\$0	\$516,063	\$500,825
Principal Expense 05/01	\$495,000	\$495,000	\$0	\$495,000	\$520,000
Interest Expense 05/01	\$516,063	\$515,056	\$0	\$515,056	\$500,825
Other Debt Service Cost	\$32,000	\$26,776	\$5,224	\$32,000	\$32,000
Total Expenses	\$1,559,125	\$1,587,894	\$5,224	\$1,593,118	\$1,553,650
Excess Revenues (Expenditures)	\$1,592,691	\$1,492,010	\$130,163	\$1,622,173	\$1,616,375

Nov 1, 2017 \$485,875

Net Assessments \$1,547,601
Add: Discounts (4%) \$64,483
Gross Assessments \$1,612,085

1. Carry forward surplus is net of Reserves.

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Per Unit Gross Assessments
Commercial	1.00	96	96.00	5.65%	\$91,143	\$949
Single-Family	2.00	801	1602.00	94.35%	\$1,520,942	\$1,899
		897	1698.00	100.00%	\$1,612,085	

Pine Island
Community Development District
 Series 2004 Special Assessment Bonds
 Debt Service Schedule
AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
05/01/16	\$17,915,000.00	5.750%	\$495,000.00	\$515,056.25	
11/01/16	\$17,420,000.00	5.750%	\$0.00	\$500,825.00	\$1,510,881.25
05/01/17	\$17,420,000.00	5.750%	\$520,000.00	\$500,825.00	
11/01/17	\$16,900,000.00	5.750%	\$0.00	\$485,875.00	\$1,506,700.00
05/01/18	\$16,900,000.00	5.750%	\$550,000.00	\$485,875.00	
11/01/18	\$16,350,000.00	5.750%	\$0.00	\$470,062.50	\$1,505,937.50
05/01/19	\$16,350,000.00	5.750%	\$585,000.00	\$470,062.50	
11/01/19	\$15,765,000.00	5.750%	\$0.00	\$453,243.75	\$1,508,306.25
05/01/20	\$15,765,000.00	5.750%	\$620,000.00	\$453,243.75	
11/01/20	\$15,145,000.00	5.750%	\$0.00	\$435,418.75	\$1,508,662.50
05/01/21	\$15,145,000.00	5.750%	\$655,000.00	\$435,418.75	
11/01/21	\$14,490,000.00	5.750%	\$0.00	\$416,587.50	\$1,507,006.25
05/01/22	\$14,490,000.00	5.750%	\$695,000.00	\$416,587.50	
11/01/22	\$13,795,000.00	5.750%	\$0.00	\$396,606.25	\$1,508,193.75
05/01/23	\$13,795,000.00	5.750%	\$735,000.00	\$396,606.25	
11/01/23	\$13,060,000.00	5.750%	\$0.00	\$375,475.00	\$1,507,081.25
05/01/24	\$13,060,000.00	5.750%	\$780,000.00	\$375,475.00	
11/01/24	\$12,280,000.00	5.750%	\$0.00	\$353,050.00	\$1,508,525.00
05/01/25	\$12,280,000.00	5.750%	\$825,000.00	\$353,050.00	
11/01/25	\$11,455,000.00	5.750%	\$0.00	\$329,331.25	\$1,507,381.25
05/01/26	\$11,455,000.00	5.750%	\$870,000.00	\$329,331.25	
11/01/26	\$10,585,000.00	5.750%	\$0.00	\$304,318.75	\$1,503,650.00
05/01/27	\$10,585,000.00	5.750%	\$925,000.00	\$304,318.75	
11/01/27	\$9,660,000.00	5.750%	\$0.00	\$277,725.00	\$1,507,043.75
05/01/28	\$9,660,000.00	5.750%	\$980,000.00	\$277,725.00	
11/01/28	\$8,680,000.00	5.750%	\$0.00	\$249,550.00	\$1,507,275.00
05/01/29	\$8,680,000.00	5.750%	\$1,035,000.00	\$249,550.00	
11/01/29	\$7,645,000.00	5.750%	\$0.00	\$219,793.75	\$1,504,343.75
05/01/30	\$7,645,000.00	5.750%	\$1,100,000.00	\$219,793.75	
11/01/30	\$6,545,000.00	5.750%	\$0.00	\$188,168.75	\$1,507,962.50
05/01/31	\$6,545,000.00	5.750%	\$1,165,000.00	\$188,168.75	
11/01/31	\$5,380,000.00	5.750%	\$0.00	\$154,675.00	\$1,507,843.75
05/01/32	\$5,380,000.00	5.750%	\$1,230,000.00	\$154,675.00	
11/01/32	\$4,150,000.00	5.750%	\$0.00	\$119,312.50	\$1,503,987.50
05/01/33	\$4,150,000.00	5.750%	\$1,305,000.00	\$119,312.50	
11/01/33	\$2,845,000.00	5.750%	\$0.00	\$81,793.75	\$1,506,106.25
05/01/34	\$2,845,000.00	5.750%	\$1,380,000.00	\$81,793.75	
11/01/34	\$1,465,000.00	5.750%	\$0.00	\$42,118.75	\$1,503,912.50
05/01/35	\$1,465,000.00	5.750%	\$1,465,000.00	\$42,118.75	\$1,507,118.75
			\$17,915,000.00	\$12,222,918.75	\$30,137,918.75

Pine Island
Community Development District
Adopted Budget
Water & Sewer
Fiscal Year 2017

Description	FY2016 Annual Budget	Actual thru 5/31/16	Projected Next 4 Months	Total Thru 9/30/16	FY2017 Annual Budget
Revenues					
Water Utility Revenue					
Monthly Potable Water & Irrigation Consumption	\$225,000	\$159,851	\$80,149	\$240,000	\$240,000
Monthly Wastewater Consumption	\$45,000	\$31,565	\$13,435	\$45,000	\$45,000
Special Assessments	\$140,587	\$131,002	\$12,957	\$143,959	\$139,277
Application Fees	\$0	\$700	\$50	\$750	\$0
Meter Fees	\$0	\$15,900	\$1,500	\$17,400	\$0
Grinder Pump Fees	\$0	\$52,316	\$4,756	\$57,072	\$0
Miscellaneous Revenue	\$6,764	\$1,348	\$1,152	\$2,500	\$6,750
Interest	\$150	\$144	\$56	\$200	\$75
Carry Forward Surplus	\$471,096	\$476,857	\$0	\$476,857	\$209,033
Total Revenues	\$888,598	\$869,684	\$114,055	\$983,739	\$640,135
Expenditures					
Administrative					
Engineering Fees	\$15,200	\$0	\$7,600	\$7,600	\$15,200
Attorney Fees	\$15,500	\$8,216	\$7,284	\$15,500	\$15,500
Trustee Fees	\$4,000	\$3,500	\$0	\$3,500	\$4,000
Arbitrage	\$1,200	\$1,200	\$0	\$1,200	\$1,200
Dissemination	\$1,000	\$1,000	\$0	\$1,000	\$1,000
Annual Audit	\$1,000	\$1,000	\$0	\$1,000	\$1,000
Management Fees	\$12,649	\$8,433	\$4,216	\$12,649	\$12,649
Tax Collector Fee	\$2,996	\$2,401	\$595	\$2,996	\$2,996
Other Current Charges	\$200	\$208	\$92	\$300	\$200
Dues, Licenses & Subscriptions	\$5,300	\$0	\$2,100	\$2,100	\$5,300
Rate Study	\$0	\$3,474	\$0	\$3,474	\$0
Total Administrative	\$59,045	\$29,432	\$21,887	\$51,319	\$59,045
Operations					
Electricity	\$40,000	\$21,785	\$14,215	\$36,000	\$40,000
Telephone	\$4,500	\$2,252	\$1,203	\$3,455	\$4,500
Trash Removal	\$1,800	\$1,068	\$534	\$1,602	\$1,800
Insurance	\$17,700	\$15,692	\$0	\$15,692	\$17,700
Grinder Pump	\$0	\$0	\$28,536	\$28,536	\$0
Repairs & Maintenance	\$60,000	\$23,688	\$30,312	\$54,000	\$60,000
Water Plant Services (General Utilities)	\$42,407	\$19,662	\$16,588	\$36,250	\$42,407
Wastewater Plant Services (General Utilities)	\$96,500	\$51,280	\$33,789	\$85,069	\$96,500
Sludge Disposal	\$6,000	\$0	\$3,000	\$3,000	\$6,000
Contractual Services (Utility Technicians)	\$10,000	\$4,049	\$2,451	\$6,500	\$10,000
Fuel Expense	\$4,575	\$0	\$2,288	\$2,288	\$4,575
Landscape Maintenance	\$8,000	\$4,818	\$2,409	\$7,228	\$8,000
Pond Maintenance	\$1,200	\$728	\$364	\$1,092	\$1,200
Wastewater Testing & Analysis	\$21,000	\$15,097	\$5,903	\$21,000	\$21,000
Operating Systems Maintenance	\$6,500	\$4,137	\$1,560	\$5,697	\$6,500
Generator Maintenance	\$3,500	\$2,658	\$842	\$3,500	\$3,500
Lighting	\$0	\$0	\$0	\$0	\$10,000
New Meter Install	\$0	\$13,320	\$6,660	\$19,980	\$0
Contingency	\$25,000	\$0	\$12,500	\$12,500	\$25,000
Operating Reserve	\$100,871	\$0	\$0	\$0	\$89,908
Transfer Out - Capital Reserve	\$380,000	\$358,370	\$21,630	\$380,000	\$132,500
Total Operations	\$829,553	\$538,604	\$184,784	\$723,387	\$581,090
Total Expenditures	\$888,598	\$568,035	\$206,671	\$774,706	\$640,135
Excess Revenues (Expenditures)	(\$0)	\$301,649	(\$92,616)	\$209,033	\$0

NET SPECIAL ASSESSMENTS	\$139,277
ADD: DISCOUNTS (4%)	\$5,803
GROSS SPECIAL ASSESSMENTS	\$145,080
UNDEVELOPED LOTS	744
PER LOT SPECIAL ASSESSMENTS	\$195

Pine Island
Community Development District
Water & Sewer Budget
Fiscal Year 2017

REVENUES:

Monthly Potable Water Consumption

Estimated water and irrigation revenue.

Monthly Wastewater Consumption

Estimated wastewater revenue.

Special Assessments

The District will levy non-ad valorem special assessments on all taxable property within the District to fund operating and maintenance expenditures for the fiscal year.

Miscellaneous Revenue

Represents any miscellaneous revenues.

Interest

The District will have funds invested in a money market fund throughout the fiscal year.

EXPENDITURES:

ADMINISTRATIVE:

Engineering Fees

The District's engineer, Boyd Civil Engineering, Inc., will be providing general engineering services to the District, e.g., attendance and preparation for monthly board meetings, reviewing invoices, etc.

Attorney Fees

The District's legal counsel will be providing general legal services to the District, e.g., attendance and preparation for monthly meetings, reviewing operating and maintenance contracts, etc. The District has contracted Latham, Shuker, Eden & Beaudine, LLP.

Trustee Fees

The District issued Series 2004 Utility System Bonds, which are held with a Trustee at Regions Bank. The amount of the trustee fees is based on the agreement between Regions Bank and the District.

Pine Island
Community Development District
Water & Sewer Budget
Fiscal Year 2017

Arbitrage

The District had contracted with an independent certified public accountant, to annually calculate the District's Arbitrage Rebate Liability on the Series 2004 Utility System Bonds. The District hired Grau & Associates to calculate the rebate liability and submit a report to the District.

Dissemination

The District is required by the Securities and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with Prager & Company, LLC, the District's bond underwriter, to provide this service.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted Berger, Toombs, Elam, Gaines & Frank.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – Central Florida, LLC. The services include, but not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

Tax Collector Fee

The District has contracted with the Lake County Tax Collector to collect the Special Assessments.

Other Current Charges

Bank charges and any other miscellaneous expenses that are incurred during the fiscal year.

Dues, Licenses & Subscriptions

The District is required to pay annual fees to the Florida Department of Environmental Protection and the Florida Rural Water Association. These are the only expenses under this category for the District.

Pine Island
Community Development District
 Water & Sewer Budget
 Fiscal Year 2017

OPERATIONS:

Electricity

This item represents utility service costs for electricity as provided by Duke Energy.

Account#	Address	Monthly	Annual
24375 51063	17447 Cavallo Dr. Streetlighting	\$275	\$3,300
52815 07181	17500 Cavallo Dr. Water Treatment Plant	\$525	\$6,300
65008 90457	17510 Cavallo Dr. Waste Water Treatment Plant	\$1,425	\$17,100
72264 33555	15340 Pendio Dr. Well 1	\$125	\$1,500
08607 10318	15601 Vetta Dr. Hillcrest Treatment Plant	\$650	\$7,800
27855 69531	15900 Pendio Dr. Well 2	\$125	\$1,500
	Contingency		\$2,500
TOTAL			\$40,000

Telephone

This is for service for the water and wastewater plants phone lines as provided by Centurylink.

Account#	Address	Monthly	Annual
407-469-2585-206	17500 Cavallo Drive Water Treatment Plant	\$55	\$660
407-469-3353-077	17510 Cavallo Drive Waste Water Treatment Facility	\$65	\$780
407-469-9411-606	15601 Vetta Drive Hill Crest Water Treatment Plant	\$255	\$3,060
TOTAL			\$4,500

Trash Removal

To record the expenses related to trash and rubbish removal of miscellaneous items, dumpster contract service and hauling of miscellaneous items. The District has the following utility account with Waste Management

Description	Monthly	Annually
Waste Management	\$134	\$1,602
Contingency		\$198
TOTAL		\$1,800

Insurance

The District's property insurance coverage is provided by Florida Insurance Alliance.

Pine Island
Community Development District
 Water & Sewer Budget
 Fiscal Year 2017

Repairs and Maintenance

Any costs related to miscellaneous repairs and maintenance that occur during the fiscal year, which include but are not limited to the following:

Water Plant Services

Contracted yearly cost to operate the District’s water plant. The District currently has a contract with General Utilities to provide this service.

Wastewater Plant Services

Contracted yearly cost to operate the District’s wastewater plant. The District currently has a contract with General Utilities to provide this service

Sludge Disposal

Estimated cost of sludge disposal when requirements have been met.

Description	Fee
Biosolids Removal/Hauling	\$4,200
Solid Waste Dumpster	\$1,800
TOTAL	\$6,000

Contractual Services

Services provided on as needed basis for plant operations.

Fuel Expense

Estimated amount of fuel to be purchase for the District’s backup generators.

Landscape Maintenance

The District currently has a contract with The Club at Bella Collina to maintain the landscape areas surrounding the water plant.

Description	Monthly	Annually
The Club at Bella Collina	\$633	\$7,590
Contingency		\$410
TOTAL		\$8,000

Pine Island
Community Development District
 Water & Sewer Budget
 Fiscal Year 2017

Pond Maintenance

Contracted yearly cost to maintain the District’s Waste Water Treatment Plant Pond.

Description	Monthly	Annually
Applied Aquatic Management, Inc.	\$91	\$1,092
Contingency		\$108
TOTAL		\$1,200

Wastewater Testing & Analysis

Represents estimated costs incurred during the fiscal year for testing and analysis of the wastewater treatment facility per the FDEP permit #FLA 297631-005.

Operating Systems Maintenance

Represents estimated costs incurred during the fiscal year for maintenance of mechanical, electrical and computer operating systems.

Generator Maintenance

Represents estimated costs incurred during the fiscal year for semi-annual service on four generators located at Well #1, Pine Island Water Plant, Pine Island Sewer Plant and the Hillcrest Water Plant.

Lighting

Represents estimated costs for any lighting supplies and repairs to the water treatment plants, wastewater treatment plants and wells.

Contingency

The current year contingency represents the potential excess of unscheduled maintenance expenses not included in budget categories or not anticipated in specific line items.

Operating Reserve

Reserves for unanticipated items.

Transfer Out – Capital Reserve

Funds transferred out to the General Fund’s Capital Reserve for any capital outlay expenses.

Pine Island
Community Development District
Adopted Budget
Capital Reserve - Water & Sewer Fund
Fiscal Year 2017

Description	FY2016 Annual Budget	Actual thru 5/31/16	Projected Next 4 Months	Total Thru 9/30/16	FY2017 Annual Budget
Revenues					
Transfer In	\$380,000	\$358,370	\$21,630	\$380,000	\$132,500
Interest	\$100	\$667	\$333	\$1,000	\$500
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$322,184
Total Revenues	\$380,100	\$359,036	\$21,963	\$380,999	\$455,184
Expenditures					
Contingency	\$0	\$15	\$0	\$15	\$0
Capital Outlay	\$58,800	\$8,210	\$50,590	\$58,800	\$95,500
Total Expenses	\$58,800	\$8,225	\$50,590	\$58,815	\$95,500
Excess Revenues (Expenditures)	\$321,300	\$350,811	(\$28,627)	\$322,184	\$359,684

FY17 Projected Expenses	Amount
PLC Upgrade - Sewer Plant	\$30,000
HydroRanger Replacement - Water Plants	\$6,000
Generator Fuel Tank - Hillcrest	\$16,000
Valve Repair/Replacement - Water Plants	\$7,000
Electrical Component Repair/Replacement	\$10,000
Chlorination Equipment Replacement	\$7,000
Water Tank Painting - Pine Island & Hillcrest	\$14,000
10" Valve Replacement - Hillcrest	\$5,500
Total	\$95,500