

LIVE OAK NO. 2

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2019

Version 1 - Adopted Budget

Adopted on 07/24/18

Prepared by:



LIVE OAK NO. 2

Community Development District

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Live Oak No. 2
Community Development District

Operating Budget
Fiscal Year 2019

LIVE OAK NO. 2

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2019 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	FY 2017	BUDGET FY 2018	THRU MAR-2018	APRIL- SEP-2018	PROJECTED FY 2018	BUDGET FY 2019
REVENUES							
Interest - Investments	\$ 1,321	\$ 1,761	\$ -	\$ 1,675	\$ 1,675	\$ 3,350	\$ 1,000
Interest - Tax Collector	-	-	-	105	-	105	-
Special Assmnts- Tax Collector	256,048	256,049	256,049	247,698	8,351	256,048	253,094
Special Assmnts- Discounts	(9,587)	(9,543)	(10,242)	(9,761)	(481)	(10,242)	(10,124)
Other Miscellaneous Revenues	-	1,667	-	-	-	-	-
TOTAL REVENUES	247,782	249,934	245,807	239,717	9,545	249,261	243,970
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	4,600	3,200	8,000	1,400	6,600	8,000	6,000
FICA Taxes	352	245	612	107	505	611	459
ProfServ-Arbitrage Rebate	1,200	600	600	-	600	600	600
ProfServ-Dissemination Agent	5,000	-	1,000	1,000	-	1,000	1,000
ProfServ-Engineering	16,477	27,104	15,000	4,462	10,538	15,000	15,000
ProfServ-Legal Services	3,525	2,969	3,000	887	2,113	3,000	3,000
ProfServ-Mgmt Consulting Serv	38,850	38,850	38,850	19,425	19,425	38,850	40,000
ProfServ-Special Assessment	12,500	12,500	12,500	12,500	-	12,500	12,500
ProfServ-Trustee Fees	9,079	3,971	3,717	-	3,717	3,717	3,717
Auditing Services	3,500	3,500	3,500	-	3,500	3,500	3,500
Postage and Freight	95	70	1,000	48	952	1,000	500
Insurance - General Liability	8,217	8,310	9,141	8,310	-	8,310	9,141
Printing and Binding	171	125	500	91	250	341	300
Legal Advertising	379	1,762	900	552	348	900	900
Misc-Bank Charges - SunTrust	302	295	600	93	300	393	300
Misc-Assessmnt Collection Cost	3,456	3,372	5,121	4,759	362	5,121	5,062
Misc-Web Hosting	772	775	775	-	388	388	1,000
Office Supplies	94	-	100	-	50	50	100
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	108,744	107,823	105,091	53,809	49,648	103,456	103,254
<i>Field</i>							
Contracts-Envirom'l Monitoring	1,950	-	3,200	2,400	800	3,200	3,200
Contracts-Landscape	44,238	44,238	44,238	22,119	22,119	44,238	44,238
Contracts-Lakes	16,596	16,596	16,596	8,298	8,298	16,596	16,596
R&M-Fence	3,620	2,015	7,500	-	3,750	3,750	5,000
R&M-Lake	1,022	7,746	5,000	13,244	2,500	15,744	7,500
R&M-Wetland Monitoring	-	2,400	8,000	7,350	650	8,000	8,000
Misc-Contingency	25,004	26,125	25,000	8,304	12,500	20,804	25,000
Reserve - Ponds	-	24,432	31,182	-	-	-	31,182
Total Field	92,430	123,552	140,716	61,715	50,617	112,332	140,716
TOTAL EXPENDITURES	201,174	231,375	245,807	115,524	100,265	215,788	243,970
Net change in fund balance	46,608	18,559	-	124,193	(90,720)	33,474	-
FUND BALANCE, BEGINNING	304,734	351,342	369,901	369,901	-	369,901	403,375
FUND BALANCE, ENDING	\$ 351,342	\$ 369,901	\$ 369,901	\$ 494,094	\$ (90,720)	\$ 403,375	\$ 403,375

Budget Narrative
Fiscal Year 2019**REVENUES****Special Assessment – Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessment – Discount

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**ADMINISTRATIVE****P/R Board of Supervisor**

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for a meeting attendance and to receive \$200 per meeting plus payroll taxes.

FICA Taxes

Payroll taxes for the Supervisors' salaries are calculated at 7.65% of gross payroll.

Professional Services-Arbitrage Rebate Calculation

The District will contract with an independent certified public account to annually calculate the District's Arbitrage Rebate Liability on the Series of Benefit Special Assessment Bonds. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Professional Services-Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional supporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on the Series 2016 Continuing Disclosure Certificate found in the indenture.

Professional Services-Engineering

The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc. Fees are based on estimated activity.

Professional Services-Legal

The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating and maintenance contracts, etc. Fees are based on estimated activity.

Professional Services-Management Consulting

The District receives Management, Accounting, IT and Administrative services as part of a Management Agreement with Inframark - Infrastructure Management Services. The fees are related to the current contracted fees in the Management Agreement.

Professional Services-Special Assessments

The District has contracted with Inframark - Infrastructure Management Services for the collection of assessments, updating the District's tax roll and levying the annual assessment.

Budget Narrative
Fiscal Year 2019**EXPENDITURES****ADMINISTRATIVE (CONTINUED)****Professional Services-Trustee**

The District pays US Bank an annual fee for trustee services on the Series 2016 Special Assessments Refunding Bond. The budgeted amount was provided by the Trustee.

Auditing Services

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The fee is based on existing year's engagement letter.

Postage & Freight

Mailing of agenda packages, overnight deliveries & correspondence.

Insurance – General Liability

The District has general liability insurance. These insurance policies are held with Public Risk Insurance. Public Risk Insurance specializes in providing insurance coverage to governmental agencies. The amount is based upon historical expenses with a projected 10% increase.

Printing & Binding

Printing & binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

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

Misc- Bank Charges

Bank Fees charged by SunTrust on the main operating account.

Misc-Assessment Collection Fee

The District reimburses the Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection **or** 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Misc-Web Hosting

The District will create and maintain a website for public access to the District's activities.

Office Supplies

Miscellaneous office supplies required to prepare agenda packages.

Annual District Filing Fee

The District is required to pay an annual fee to the Department of Economic Opportunity Division of Community Development for \$175.

Budget Narrative
Fiscal Year 2019

EXPENDITURES

OPERATIONS & MAINTENANCE

Contracts – Envirom’l Monitoring

The District will contract with Florida Native Nursery to remove and maintain the overgrown weeds and brush in 3 flood compensation areas. The ongoing quarterly maintenance for mitigation of the area is \$800 per quarter.

Contracts - Landscape

The District currently has a contract with Landscape Maintenance Professionals, Inc. to maintain the landscaping and irrigation system of the common areas within the District. The contract amount is \$3,687 per month.

Contracts-Lakes

The District has a contract with American EcoSystems to provide lake spray services to 27 ponds for \$1,383/mo.

R&M - Fence

The District anticipates fence repair expenses.

R&M – Lake

The District expects to incur minor lake maintenance expenditures.

R&M-Wetland Monitoring

Monitoring and reporting services for the District’s lakes will be provided by Driggers & King Engineering.

Misc-Contingency

This category represents miscellaneous expenditures incurred during the year that cannot be otherwise classified.

Reserves-Ponds

This represents reserves the district has budgeted and intends to designate as funds to set aside to cover future capital expenditures which may require substantial cash use.

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2019	\$ 403,375
Net Change in Fund Balance - Fiscal Year 2019	(0)
Reserves - Fiscal Year 2019 Additions	31,182
Total Funds Available (Estimated) - 9/30/2019	434,557

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital		53,197 ⁽¹⁾
Reserves - Ponds	170,751	
Reserves - Ponds - FY18 (Projected)	31,182	
Reserves - Ponds - FY19 (Proposed)	31,182	233,115
	Subtotal	286,312
Total Allocation of Available Funds		286,312

Total Unassigned (undesignated) Cash \$ 148,245

Notes

(1) Represents approximately 3 months of operating expenditures

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Debt Service Budget
Fiscal Year 2019

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	FY 2017	BUDGET	THRU	APRIL-	PROJECTED	BUDGET
			FY 2018	MAR-2018	SEP-2018	FY 2018	FY 2019
REVENUES							
Interest - Investments	\$ 198	\$ 866	\$ -	\$ 363	\$ 363	\$ 726	\$ -
Special Assmnts- Tax Collector	30,587	600,455	600,454	580,873	19,581	600,454	600,454
Special Assmnts- Prepayment	8,841	-	-	-	-	-	-
Special Assmnts- Discounts	339	(22,379)	(24,018)	(22,891)	(1,127)	(24,018)	(24,018)
TOTAL REVENUES	39,965	578,942	576,436	558,345	18,817	577,162	576,436
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	(3,481)	7,907	12,009	11,160	849	12,009	\$ 12,009
Total Administrative	(3,481)	7,907	12,009	11,160	849	12,009	12,009
<i>Debt Service</i>							
Principal Debt Retirement	25,854	310,000	315,000	-	315,000	315,000	320,000
Prepayments Series	-	15,000	-	-	5,000	5,000	-
Interest Expense Series	30,042	245,548	238,324	119,162	119,162	238,324	231,036
Total Debt Service	55,896	570,548	553,324	119,162	439,162	558,324	551,036
TOTAL EXPENDITURES	52,415	578,455	565,333	130,322	440,010	570,333	563,044
Excess (deficiency) of revenues							
Over (under) expenditures	(12,450)	487	11,103	428,023	(421,193)	6,829	13,391
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	889,193	-	-	-	-	-	-
Proceeds of Refunding Bonds	7,620,000	-	-	-	-	-	-
Pymt to Escrow Acct-Refunding	(7,826,788)	-	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	11,103	-	-	-	13,390
TOTAL OTHER SOURCES (USES)	682,405	-	11,103	-	-	-	13,390
Net change in fund balance	669,955	487	11,103	428,023	(421,193)	6,829	13,390
FUND BALANCE, BEGINNING	(227,568)	442,386	442,873	442,873	-	442,873	449,702
FUND BALANCE, ENDING	\$ 442,387	\$ 442,873	\$ 453,976	\$ 870,896	\$ (421,193)	\$ 449,702	\$ 463,093

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AMORTIZATION SCHEDULE
SPECIAL ASSESSMENT BONDS SERIES 2016A

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2018			115,518	115,518	
5/1/2019	320,000	2.250%	115,518	435,518	551,036
11/1/2019			111,918	111,918	
5/1/2020	330,000	2.250%	111,918	441,918	553,836
11/1/2020			108,206	108,206	
5/1/2021	335,000	2.000%	108,206	443,206	551,411
11/1/2021			104,856	104,856	
5/1/2022	345,000	2.250%	104,856	449,856	554,711
11/1/2022			100,974	100,974	
5/1/2023	355,000	2.600%	100,974	455,974	556,949
11/1/2023			96,359	96,359	
5/1/2024	360,000	2.750%	96,359	456,359	552,719
11/1/2024			91,409	91,409	
5/1/2025	375,000	3.125%	91,409	466,409	557,819
11/1/2025			85,550	85,550	
5/1/2026	385,000	3.200%	85,550	470,550	556,100
11/1/2026			79,390	79,390	
5/1/2027	400,000	3.300%	79,390	479,390	558,780
11/1/2027			72,790	72,790	
5/1/2028	415,000	3.700%	72,790	487,790	560,580
11/1/2028			65,113	65,113	
5/1/2029	430,000	3.700%	65,113	495,113	560,225
11/1/2029			57,158	57,158	
5/1/2030	445,000	3.700%	57,158	502,158	559,315
11/1/2030			48,925	48,925	
5/1/2031	450,000	3.700%	48,925	498,925	547,850
11/1/2031			40,600	40,600	
5/1/2032	480,000	4.000%	40,600	520,600	561,200
11/1/2032			31,000	31,000	
5/1/2033	500,000	4.000%	31,000	531,000	562,000
11/1/2033			21,000	21,000	
5/1/2034	515,000	4.000%	21,000	536,000	557,000
11/1/2034			10,700	10,700	
5/1/2035	535,000	4.000%	10,700	545,700	556,400
11/1/2035					
Totals	6,975,000		2,482,931	9,457,931	9,457,931

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Supporting Budget Schedules

Fiscal Year 2019

**Comparison of Assessment Rates
Fiscal Year 2019 vs. Fiscal Year 2018**

Product	General Fund 001			Debt Service			Total Assessments per Unit			Total Units
	FY 2019	FY 2018	Percent Change	FY 2019	FY 2018	Percent Change	FY 2019	FY 2018	Percent Change	
45'	\$328.69	\$332.53	-1.2%	\$632.86	\$632.86	0.0%	\$961.55	\$965.39	-0.4%	191
50'	\$328.69	\$332.53	-1.2%	\$717.24	\$717.24	0.0%	\$1,045.93	\$1,049.77	-0.4%	328
60'	\$328.69	\$332.53	-1.2%	\$843.81	\$843.81	0.0%	\$1,172.50	\$1,176.34	-0.3%	134
75'	\$328.69	\$332.53	-1.2%	\$1,096.95	\$1,096.95	0.0%	\$1,425.64	\$1,429.48	-0.3%	74
80'	\$328.69	\$332.53	-1.2%	\$1,181.33	\$1,181.33	0.0%	\$1,510.02	\$1,513.86	-0.3%	43
										770