



**Candler Hills East Community**  
**Development District**  
**Adopted Budget**  
**FY 2019**



# Table of Contents

1	<hr/>	General Fund
2-4	<hr/>	General Fund Narrative
5	<hr/>	Capital Reserves Fund
6	<hr/>	Debt Service Fund - Series 2006A/2016
7	<hr/>	Amortization Schedule - Series 2016

**Candler Hills East**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**

DESCRIPTION	ADOPTED BUDGET FY2018	ACTUAL THRU 7/31/18	PROJECTED NEXT 2 MONTHS	TOTAL AS OF 9/30/18	ADOPTED BUDGET FY2019
<b>REVENUES:</b>					
MAINTENANCE ASSESSMENTS	\$105,046	\$105,507	\$0	\$105,507	\$55,051
INTEREST	\$50	\$29	\$4	\$33	\$35
CARRYFORWARD	\$0	\$0	\$0	\$0	\$12,499
<b>TOTAL REVENUES</b>	<b>\$105,096</b>	<b>\$105,536</b>	<b>\$4</b>	<b>\$105,540</b>	<b>\$67,585</b>
<b>EXPENDITURES:</b>					
<b>ADMINISTRATIVE:</b>					
SUPERVISOR FEES	\$4,000	\$2,800	\$1,000	\$3,800	\$4,000
FICA EXPENSE	\$306	\$138	\$46	\$184	\$306
ENGINEERING	\$2,200	\$1,550	\$0	\$1,550	\$2,200
TRUSTEE FEES	\$2,050	\$2,020	\$0	\$2,020	\$2,050
DISSEMINATION	\$3,500	\$2,183	\$417	\$2,600	\$3,500
ARBITRAGE	\$600	\$600	\$0	\$600	\$600
ASSESSMENT ROLL	\$5,000	\$5,000	\$0	\$5,000	\$5,000
ATTORNEY	\$6,000	\$4,500	\$1,500	\$6,000	\$6,000
ANNUAL AUDIT	\$3,405	\$3,405	\$0	\$3,405	\$3,500
MANAGEMENT FEES	\$7,244	\$6,037	\$1,207	\$7,244	\$7,461
INFORMATION TECHNOLOGY	\$1,000	\$833	\$167	\$1,000	\$1,000
TELEPHONE	\$50	\$13	\$7	\$19	\$50
POSTAGE	\$800	\$693	\$38	\$731	\$800
PRINTING & BINDING	\$800	\$185	\$50	\$235	\$800
INSURANCE	\$6,646	\$6,042	\$0	\$6,042	\$6,646
LEGAL ADVERTISING	\$700	\$214	\$460	\$674	\$700
OTHER CURRENT CHARGES	\$475	\$269	\$56	\$325	\$475
OFFICE SUPPLIES	\$150	\$86	\$28	\$114	\$150
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$175	\$0	\$175	\$175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$45,101</b>	<b>\$36,743</b>	<b>\$4,975</b>	<b>\$41,718</b>	<b>\$45,413</b>
<b>MAINTENANCE:</b>					
RETENTION PONDS/OWL PRESERVE DRA	\$49,995	\$41,663	\$8,333	\$49,995	\$12,499
CONTINGENCIES	\$10,000	\$5,239	\$0	\$5,239	\$9,673
<b>TOTAL MAINTENANCE</b>	<b>\$59,995</b>	<b>\$46,902</b>	<b>\$8,333</b>	<b>\$55,234</b>	<b>\$22,171</b>
<b>TOTAL EXPENDITURES</b>	<b>\$105,096</b>	<b>\$83,644</b>	<b>\$13,308</b>	<b>\$96,952</b>	<b>\$67,585</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$21,891</b>	<b>(\$13,304)</b>	<b>\$8,587</b>	<b>\$0</b>

	FY2016	FY2017	FY2018	FY2019
Net Assessments	\$105,046	\$105,046	\$105,046	\$55,051
Discounts & Collections (6%)	\$6,705	\$6,705	\$6,705	\$3,514
Gross Assessments	\$111,751	\$111,751	\$111,751	\$58,565
Total Units	628	628	628	628
Assessments per Unit	\$178	\$178	\$178	\$93

# **Candler Hills East**

## **Community Development District**

General Fund Budget  
Fiscal Year 2019

### **REVENUES:**

#### **Maintenance 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.

#### **Interest**

The District receives interest earnings from its cash balance in the SunTrust operating account.

---

### **EXPENDITURES:**

#### **Administrative:**

##### **Supervisor Fees**

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. This amount is based on 5 Supervisors attending 4 monthly meetings.

##### **FICA Expense**

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

##### **Engineering**

The District's engineer will be providing general engineering services to the District, e.g., attendance and preparation for monthly meetings, reviewing invoices, and various projects assigned as directed by the Board of Supervisors. The District currently has an agreement with Dewberry Engineers, Inc.

##### **Trustee Fees**

The District issued Series 2016 Special Assessment Refunding Bonds that are administered by a Trustee at US Bank.

##### **Dissemination**

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b) (5) which relates to additional reporting requirements for unrated bond issues. Governmental Management Services – CF, LLC is contracted for this service.

# **Candler Hills East**

## **Community Development District**

General Fund Budget  
Fiscal Year 2019

### **Arbitrage**

The District has contracted with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2016 Special Assessment Refunding Bonds. The District has an agreement with Grau & Associates for this service.

### **Assessment Roll**

Governmental Management Services – Central Florida, LLC serves as the District's collection agent and certifies the District's non-ad valorem assessments with the Marion County Tax Collector's Office.

### **Attorney**

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. The District currently has an agreement with Gerald R. Colen, P.A.

### **Annual Audit**

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

### **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 are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

### **Information Technology**

The District incurs 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, checks for vendors and any other required correspondence.

# **Candler Hills East**

## **Community Development District**

General Fund Budget  
Fiscal Year 2019

### **Printing & Binding**

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

### **Insurance**

The District's general liability & public officials liability insurance policy is with Florida Insurance Alliance. The Florida Insurance Alliance specializes in providing insurance coverage to governmental agencies.

### **Legal Advertising**

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation. The District does most of its legal advertising with Ocala Star-Banner.

### **Other Current Charges**

Bank charges and any other miscellaneous expenses that are incurred during the 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, pens, paper clips, and other such office supplies.

### **Dues, Licenses & Subscriptions**

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

### **MAINTENANCE:**

#### **Retention Ponds/Owl Preserve DRA**

The District has contracted with Sharp Site Services, LLC to provide landscape maintenance services. The District will maintain the Retention Ponds/DRA from October 1, 2018 until December 31, 2018. After this time, the Candler Hills HOA has agreed to take over maintenance. The District will continue to be responsible for any repairs including sinkholes.

#### **Contingencies**

To record the cost of any maintenance expenses not properly classified in any of the other accounts.

**Candler Hills East**  
**COMMUNITY DEVELOPMENT DISTRICT**

**CAPITAL RESERVES FUND**

DESCRIPTION	ADOPTED BUDGET FY2018	ACTUAL THRU 7/31/18	PROJECTED NEXT 2 MONTHS	TOTAL THRU 9/30/18	ADOPTED BUDGET FY2019
-------------	-----------------------------	---------------------------	-------------------------------	--------------------------	-----------------------------

**REVENUES**

INTEREST	\$400	\$2,375	\$612	\$2,987	\$2,500
CARRY FORWARD SURPLUS	\$160,451	\$160,459	\$0	\$160,459	\$163,447

<b>TOTAL REVENUES</b>	<b>\$160,851</b>	<b>\$162,835</b>	<b>\$612</b>	<b>\$163,447</b>	<b>\$165,947</b>
-----------------------	------------------	------------------	--------------	------------------	------------------

**EXPENDITURES**

CAPITAL OUTLAY	\$0	\$0	\$0	\$0	\$0
----------------	-----	-----	-----	-----	-----

<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
---------------------------	------------	------------	------------	------------	------------

<b>EXCESS REVENUES</b>	<b>\$160,851</b>	<b>\$162,835</b>	<b>\$612</b>	<b>\$163,447</b>	<b>\$165,947</b>
------------------------	------------------	------------------	--------------	------------------	------------------

**Candler Hills East**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND - SERIES 2016**

DESCRIPTION	ADOPTED BUDGET FY2018	ACTUAL THRU 7/31/18	PROJECTED NEXT 2 MONTHS	TOTAL THRU 9/30/18	ADOPTED BUDGET FY2019
-------------	-----------------------------	---------------------------	-------------------------------	--------------------------	-----------------------------

**REVENUES**

ASSESSMENTS - TAX ROLL	\$234,100	\$233,061	\$0	\$233,061	\$229,936
PREPAYMENTS	\$0	\$27,586	\$0	\$27,586	\$0
INTEREST INCOME	\$100	\$653	\$130	\$783	\$500
CARRY FORWARD SURPLUS	\$225,910	\$243,521	\$0	\$243,521	\$204,176

<b>TOTAL REVENUES</b>	<b>\$460,110</b>	<b>\$504,821</b>	<b>\$130</b>	<b>\$504,951</b>	<b>\$434,612</b>
-----------------------	------------------	------------------	--------------	------------------	------------------

**EXPENDITURES**

**Series 2016**

INTEREST - 11/1	\$55,606	\$55,800	\$0	\$55,800	\$53,525
SPECIAL CALL - 11/1	\$45,000	\$55,000	\$0	\$55,000	\$20,000
PRINCIPAL - 5/1	\$125,000	\$125,000	\$0	\$125,000	\$105,000
INTEREST - 5/1	\$55,606	\$54,975	\$0	\$54,975	\$53,525
SPECIAL CALL - 5/1	\$0	\$10,000	\$0	\$10,000	\$0

<b>TOTAL EXPENDITURES</b>	<b>\$281,213</b>	<b>\$300,775</b>	<b>\$0</b>	<b>\$300,775</b>	<b>\$232,050</b>
---------------------------	------------------	------------------	------------	------------------	------------------

<b>EXCESS REVENUES</b>	<b>\$178,898</b>	<b>\$204,046</b>	<b>\$130</b>	<b>\$204,176</b>	<b>\$202,562</b>
------------------------	------------------	------------------	--------------	------------------	------------------

Nov 1, 2019	\$52,475
Net Assessments	\$229,936
Discounts & Collections (6%)	\$14,677
Gross Assessments	\$244,613
Total Units	444.75
Assessments per Unit	\$550



# Candler Hills East

## Community Development District

### Series 2016 Special Assessment Revenue Refunding Bonds

#### AMORTIZATION SCHEDULE

#### (Term Bonds Due Combined)

Date	Balance	Principal	Interest	Annual
11/1/18	\$ 3,080,000	\$ -	\$ 53,525.00	\$ -
5/1/19	\$ 3,080,000	\$ 105,000	\$ 53,525.00	\$ 212,050
11/1/19	\$ 2,975,000	\$ -	\$ 52,475.00	\$ -
5/1/20	\$ 2,975,000	\$ 130,000	\$ 52,475.00	\$ 234,950
11/1/20	\$ 2,845,000	\$ -	\$ 51,012.50	\$ -
5/1/21	\$ 2,845,000	\$ 130,000	\$ 51,012.50	\$ 232,025
11/1/21	\$ 2,715,000	\$ -	\$ 49,550.00	\$ -
5/1/22	\$ 2,715,000	\$ 135,000	\$ 49,550.00	\$ 234,100
11/1/22	\$ 2,580,000	\$ -	\$ 48,031.25	\$ -
5/1/23	\$ 2,580,000	\$ 135,000	\$ 48,031.25	\$ 231,063
11/1/23	\$ 2,445,000	\$ -	\$ 46,343.75	\$ -
5/1/24	\$ 2,445,000	\$ 140,000	\$ 46,343.75	\$ 232,688
11/1/24	\$ 2,360,000	\$ -	\$ 45,243.75	\$ -
5/1/25	\$ 2,360,000	\$ 90,000	\$ 45,243.75	\$ 180,488
11/1/25	\$ 2,215,000	\$ -	\$ 43,068.75	\$ -
5/1/26	\$ 2,215,000	\$ 150,000	\$ 43,068.75	\$ 236,138
11/1/26	\$ 2,065,000	\$ -	\$ 40,256.25	\$ -
5/1/27	\$ 2,065,000	\$ 155,000	\$ 40,256.25	\$ 235,513
11/1/27	\$ 1,910,000	\$ -	\$ 37,350.00	\$ -
5/1/28	\$ 1,910,000	\$ 160,000	\$ 37,350.00	\$ 234,700
11/1/28	\$ 1,750,000	\$ -	\$ 34,350.00	\$ -
5/1/29	\$ 1,750,000	\$ 165,000	\$ 34,350.00	\$ 233,700
11/1/29	\$ 1,585,000	\$ -	\$ 31,256.25	\$ -
5/1/30	\$ 1,585,000	\$ 175,000	\$ 31,256.25	\$ 237,513
11/1/30	\$ 1,410,000	\$ -	\$ 27,975.00	\$ -
5/1/31	\$ 1,410,000	\$ 180,000	\$ 27,975.00	\$ 235,950
11/1/31	\$ 1,230,000	\$ -	\$ 24,600.00	\$ -
5/1/32	\$ 1,230,000	\$ 185,000	\$ 24,600.00	\$ 234,200
11/1/32	\$ 1,045,000	\$ -	\$ 20,900.00	\$ -
5/1/33	\$ 1,045,000	\$ 195,000	\$ 20,900.00	\$ 236,800
11/1/33	\$ 850,000	\$ -	\$ 17,000.00	\$ -
5/1/34	\$ 850,000	\$ 200,000	\$ 17,000.00	\$ 234,000
11/1/34	\$ 650,000	\$ -	\$ 13,000.00	\$ -
5/1/35	\$ 650,000	\$ 210,000	\$ 13,000.00	\$ 236,000
11/1/35	\$ 440,000	\$ -	\$ 8,800.00	\$ -
5/1/36	\$ 440,000	\$ 215,000	\$ 8,800.00	\$ 232,600
11/1/36	\$ 225,000	\$ -	\$ 4,500.00	\$ -
5/1/37	\$ 225,000	\$ 225,000	\$ 4,500.00	\$ 234,000
<b>Totals</b>		<b>\$ 3,080,000</b>	<b>\$ 1,298,475</b>	<b>\$ 4,378,475</b>