

Meeting Date
<b>July 25, 2017</b>



AGENDA	
Section	<b>CONSENT</b>
Item No.	<i>II D.4</i>

**AGENDA REPORT**  
*BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS*

SUBJECT:	<b>FY 2018 PROPOSED BUDGET FOR HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT</b>
DEPT/OFFICE:	<b>BUDGET OFFICE</b>

Requested Action:

It is requested that the Board acknowledge receipt of the FY 2018 Proposed Budget for Heritage Isle at Viera Community Development District.

Summary Explanation & Background:

In accordance with Florida Statute 190.008 (2) (b), at least 60 days prior to adoption, the district board shall submit to the local governing authorities having jurisdiction over the area included in the district, for purposes of disclosure and information only, the proposed annual budget for the ensuing fiscal year and any proposed long-term financial plan or program of the district for future operations. The Heritage Isle at Viera Community Development District is submitting its FY 2018 Proposed Budget to the Brevard County Board of County Commissioners. The District has scheduled a public hearing for Friday, August 18, 2017.

**Fiscal Impact:** There is no financial impact.

Clerk to the Board instruction: Maintain necessary documents for records retention.

Exhibits Attached: FY 2017 Proposed Budget for Heritage Isle at Viera Community Development District

Contract /Agreement (If attached): Reviewed by County Attorney    Yes     No     PR

Interim County Manager  
 Frank Abbate

*[Signature]*

Assistant County Manager

Department Director / Extension

Jill Hayes, Director  
 (321) 633-2153 ext. 52857

*[Signature]*



Tammy Rowe, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001  
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Tammy.Rowe@brevardclerk.us

July 26, 2017

**M E M O R A N D U M**

**TO:** Jill Hayes, Budget Office Director

**RE:** Item II.D.4., Acknowledge Receipt of FY 2018 Proposed Budget for Heritage Isle at Viera Community Development District

The Board of County Commissioners, in regular session on July 25, 2017, acknowledged receipt of the Fiscal Year 2018 proposed budget for Heritage Isle at Viera Community Development District.

Your continued cooperation is greatly appreciated.

Sincerely yours,

**BOARD OF COUNTY COMMISSIONERS  
SCOTT ELLIS, CLERK**

*Tammy Rowe*

Tammy Rowe, Deputy Clerk

/kp

cc: Finance

# HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 8529 South Park Circle – Suite 330 – Orlando, FL 32819

June 15, 2017

Board of County Commissioners  
Brevard County BOCC  
Brevard County Government Center  
2725 Judge Fran Jamieson Way  
Viera, FL 32940

**Re: Heritage Isle at Viera 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 **Heritage Isle at Viera** Community Development District 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 **Friday, August 18<sup>th</sup>, 2017 at 10:30 a.m.** at the **Brevard County Government Center** located at **2725 Judge Fran Jamieson Way, Building C, Space Coast Room, Viera, Florida 32940.**

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,



Anthony Jeancola  
District Manager

Cc: Jere Earlywine, District Counsel  
Emmett J Williams, Jr., District Chairperson

Enclosures

**Proposed Budget**  
**Heritage Isle at Viera Community Development District**  
**General Fund**  
**Fiscal Year 2017/2018**

	Chart of Accounts Classification	Actual YTD through 03/31/17	Projected Annual Totals 2016/2017	Annual Budget for 2016/2017	Projected Budget variance for 2016/2017	Budget for 2017/2018	Budget Increase (Decrease) vs 2016/2017	Comments
1								
2	<b>REVENUES</b>							
3								
4	<b>Interest Earnings</b>							
5	Interest Earnings	\$ 235	\$ 470	\$ -	\$ 470	\$ -	\$ -	
6	<b>Special Assessments</b>							
7	Tax Roll*	\$ 653,353	\$ 653,353	\$ 653,176	\$ 177	\$ 680,205	\$ 27,029	Allocations to be determined upon final roll certification
8	Off Roll*	\$ 27,029	\$ 27,029	\$ 27,029	\$ -	\$ -	\$ (27,029)	Allocations to be determined upon final roll certification
9								
10	<b>TOTAL REVENUES</b>	<b>\$ 680,617</b>	<b>\$ 680,852</b>	<b>\$ 680,205</b>	<b>\$ 647</b>	<b>\$ 680,205</b>	<b>\$ -</b>	
11								
12	Annual 20 Year Street Lease - Carry Forward	\$ -	\$ -	\$ 7,907	\$ (7,907)	\$ 7,907	\$ -	
13	Balance Forward from Prior Year(s)	\$ -	\$ -	\$ -	\$ -	\$ 25,955	\$ 25,955	General Fund surplus/balance forward utilized to maintain level of assessments.
14								
15	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 680,617</b>	<b>\$ 680,852</b>	<b>\$ 688,112</b>	<b>\$ (7,260)</b>	<b>\$ 714,067</b>	<b>\$ 25,955</b>	
16								
17								
18								
19								
20	<b>EXPENDITURES - ADMINISTRATIVE</b>							
21	<b>Legislative</b>							
22	Supervisor Fees	\$ 3,000	\$ 6,000	\$ 6,000	\$ -	\$ 6,000	\$ -	Assumes 6 regular BOS meetings annually
23	<b>Financial &amp; Administrative</b>							
24	Administrative Services	\$ 2,363	\$ 4,725	\$ 4,725	\$ -	\$ 5,000	\$ 275	
25	District Management	\$ 16,181	\$ 32,361	\$ 32,361	\$ -	\$ 34,000	\$ 1,639	
26	District Engineer	\$ 5,452	\$ 10,904	\$ 20,000	\$ 9,096	\$ 20,000	\$ -	
27	Disclosure Report	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	\$ 2,000	\$ -	
28	Trustees Fees	\$ 4,890	\$ 7,000	\$ 7,000	\$ -	\$ 7,000	\$ -	
29	Assessment Roll	\$ 5,250	\$ 5,250	\$ 5,250	\$ -	\$ 5,250	\$ -	
30	Financial & Revenue Collections	\$ 2,625	\$ 5,250	\$ 5,250	\$ -	\$ 5,250	\$ -	Previously entitled Financial Consulting
31	Accounting Services	\$ 8,922	\$ 17,845	\$ 17,845	\$ -	\$ 19,200	\$ 1,355	
32	Auditing Services	\$ -	\$ 3,900	\$ 3,900	\$ -	\$ 4,000	\$ 100	Audit services out for RFP
33	Arbitrage Rebate Calculation	\$ 500	\$ 1,200	\$ 1,200	\$ -	\$ 1,200	\$ -	Contractually, \$1200 total for series 2005 & 2013 Bond
34	Public Officials Liability Insurance	\$ 1,922	\$ 1,922	\$ 2,174	\$ 252	\$ 2,210	\$ 36	Allows for @ 15% increase at renewal.
35	Legal Advertising	\$ 839	\$ 1,678	\$ 2,000	\$ 322	\$ 2,000	\$ -	
36	Bank Fees	\$ -	\$ -	\$ 100	\$ 100	\$ -	\$ (100)	Remove from FY 17/18 budget Not applicable.
37	Dues, Licenses & Fees	\$ 175	\$ 773	\$ 175	\$ -	\$ 175	\$ -	Due annually to the State
38	Miscellaneous Fees	\$ 773	\$ 773	\$ 200	\$ (573)	\$ 775	\$ 575	Utilized for BCPA NAV Assessment fee
39	Website Hosting, Maintenance, Backup (and Email)	\$ 1,050	\$ 2,100	\$ 2,100	\$ -	\$ 2,100	\$ -	
40	<b>Legal Counsel</b>							
41	District Counsel	\$ 10,952	\$ 21,904	\$ 30,000	\$ 8,096	\$ 30,000	\$ -	
42								
43	<b>Administrative Subtotal</b>	<b>\$ 66,894</b>	<b>\$ 124,987</b>	<b>\$ 142,280</b>	<b>\$ 17,293</b>	<b>\$ 146,160</b>	<b>\$ 3,880</b>	
44								
45	<b>EXPENDITURES - FIELD OPERATIONS</b>							
46								
47	<b>Electric Utility Services</b>							
48	Utility Services	\$ 16,958	\$ 33,916	\$ 25,000	\$ (8,916)	\$ 35,000	\$ 10,000	Increased based on projections and prior YE actual.
49	Street Lights	\$ 31,314	\$ 62,628	\$ 72,000	\$ 9,372	\$ 65,000	\$ (7,000)	Decreased based on projections and prior YE actual.
50	Amortization - Street Light Lease	\$ 7,907	\$ 7,907	\$ 7,907	\$ -	\$ 7,907	\$ -	Street Light (North end of Legacy) Annual amount on 20 year lease

\*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.

**Proposed Budget  
Heritage Isle at Viera Community Development District  
General Fund  
Fiscal Year 2017/2018**

Chart of Accounts Classification	Actual YTD through 03/31/17	Projected Annual Totals 2016/2017	Annual Budget for 2016/2017	Projected Budget variance for 2016/2017	Budget for 2017/2018	Budget Increase (Decrease) vs 2016/2017	Comments
51 Stormwater Control							
52 Aquatic Maintenance	\$ 16,269	\$ 32,538	\$ 34,000	\$ 1,462	\$ 34,000	\$ -	
53 Fountain Service Repairs & Maintenance	\$ 787	\$ 1,574	\$ 5,000	\$ 3,426	\$ 5,000	\$ -	Quarterly service and misc. repairs. Proj. does not incl. potential replacement.
54 Stormwater System Maintenance	\$ -	\$ 2,000	\$ 2,000	\$ -	\$ 2,000	\$ -	
55 Other Physical Environment							
56 Legacy Street Light Inspections	\$ 600	\$ 1,200	\$ 1,200	\$ -	\$ 1,200	\$ -	
57 General Liability & Property Insurance	\$ 6,940	\$ 6,940	\$ 8,000	\$ 1,060	\$ 8,000	\$ -	Allows for @ 15% increase
58 Entry & Walls Maintenance	\$ -	\$ 2,000	\$ 2,000	\$ -	\$ 2,000	\$ -	
59 Landscape Maintenance	\$ 102,180	\$ 174,180	\$ 202,000	\$ 27,820	\$ 180,000	\$ (22,000)	For FY 17/18, annuals and mulching in separate line item
60 Landscape Mulch & Annuals	\$ -	\$ -	\$ -	\$ -	\$ 42,000	\$ 42,000	Mulch @ 30K yr. and Annuals @ 3K quarterly
61 Irrigation Contracts & Repairs	\$ 26,636	\$ 53,272	\$ 42,000	\$ (11,272)	\$ 55,000	\$ 13,000	Adjusted based on projections
62 Pet Station Maintenance	\$ 2,580	\$ 5,160	\$ 6,000	\$ 840	\$ 6,000	\$ -	Pet station maintenance, supply and repairs
63 Ant Control Treatment	\$ -	\$ 250	\$ 500	\$ 250	\$ 500	\$ -	Maintained at same rate.
64 Landscape Replacement Plants, Shrubs, Trees	\$ -	\$ 30,000	\$ 30,000	\$ -	\$ 30,000	\$ -	16/17 - entry landscaping, bollards, fencing, and misc. draught replacement.
65 Field Services	\$ 3,150	\$ 6,300	\$ 6,300	\$ -	\$ 6,300	\$ -	Previously entitled Operations/Field Inspections
66 Road & Street Facilities							
67 Sidewalk Repair & Maintenance	\$ 11,186	\$ 22,372	\$ 25,000	\$ 2,628	\$ 25,000	\$ -	
68 Parks & Recreation							
69 Infrastructure Annual Inspection	\$ 73	\$ 17,500	\$ 20,000	\$ 2,500	\$ 17,500	\$ (2,500)	
70 Pedestrian Bridge Maintenance	\$ 800	\$ 3,000	\$ 3,000	\$ -	\$ 3,000	\$ -	
71 Contingency							
72 Miscellaneous Contingency	\$ 13,768	\$ 58,236	\$ 53,926	\$ (4,310)	\$ 42,500	\$ (11,426)	Pressure washing done alternating years.
73.							
74 Field Operations Subtotal	\$ 241,148	\$ 520,973	\$ 545,833	\$ 24,860	\$ 567,907	\$ 22,074	
75							
76 Contingency for County TRIM Notice							
77							
78 TOTAL EXPENDITURES	\$ 308,042	\$ 645,960	\$ 688,112	\$ 42,153	\$ 714,067	\$ 25,955	
79							
80 EXCESS OF REVENUES OVER EXPENDITURES	\$ 372,575	\$ 34,892	\$ -	\$ 34,893	\$ -	\$ (0)	
81							



**Budget Template**  
**Heritage Isle at Viera Community Development District**  
**Debt Service**  
**Fiscal Year 2017/2018**

Chart of Accounts Classification	Series 2013A-1	Series 2013A-2	Series 2005	Budget for 2017/2018
<b>REVENUES</b>				
Special Assessments				
Net Special Assessments <sup>(1)</sup>	\$ 276,695.01	\$ 37,646.83	\$ 417,900.50	\$ 732,242.34
<b>TOTAL REVENUES</b>	<b>\$ 276,695.01</b>	<b>\$ 37,646.83</b>	<b>\$ 417,900.50</b>	<b>\$ 732,242.34</b>
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Financial & Administrative				
Bank Fees				0
Debt Service Obligation	\$ 276,695.01	\$ 37,646.83	\$ 417,900.50	\$ 732,242.34
<b>Administrative Subtotal</b>	<b>\$ 276,695.01</b>	<b>37,646.83</b>	<b>\$ 417,900.50</b>	<b>\$ 732,242.34</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 276,695.01</b>	<b>37,646.83</b>	<b>\$ 417,900.50</b>	<b>\$ 732,242.34</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Brevard County Collection Costs and Early Payment Discounts:

6.0%

**Gross assessments**

**\$ 778,981.21**

**Notes:**

Tax Roll Collection Costs for Brevard County are 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

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

Heritage Isle at Viera Community Development District

FISCAL YEAR 2017/2018 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2017/2018 O&M Budget	\$694,205.00
Brevard County 6% Collection Cost:	\$44,310.96
2017/2018 Total:	<u>\$738,515.96</u>

2016/2017 O&M Budget	\$694,205.00
2017/2018 O&M Budget	\$694,205.00
Total Difference:	<u>\$0.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2016/2017	2017/2018	\$	%
Debt Service - Villa (Series 2013A-1/A-2)	\$293.76	\$293.76	\$0.00	0.00%
Operations/Maintenance - Villa (Series 2013A-1/A-2)	\$439.84	\$439.84	\$0.00	0.00%
<b>Total</b>	<b>\$733.60</b>	<b>\$733.60</b>	<b>\$0.00</b>	<b>0.00%</b>
Debt Service - Duplex (Series 2013A-1/A-2)	\$398.68	\$398.68	\$0.00	0.00%
Operations/Maintenance - Duplex (Series 2013A-1/A-2)	\$451.82	\$451.82	\$0.00	0.00%
<b>Total</b>	<b>\$850.50</b>	<b>\$850.50</b>	<b>\$0.00</b>	<b>0.00%</b>
Debt Service - SF 50' (Series 2013A-1/A-2)	\$482.61	\$482.61	\$0.00	0.00%
Operations/Maintenance - SF 50' (Series 2013A-1/A-2)	\$463.80	\$463.80	\$0.00	0.00%
<b>Total</b>	<b>\$946.41</b>	<b>\$946.41</b>	<b>\$0.00</b>	<b>0.00%</b>
Debt Service - SF 70' (Series 2013A-1/A-2)	\$587.52	\$587.52	\$0.00	0.00%
Operations/Maintenance - SF 70' (Series 2013A-1/A-2)	\$482.97	\$482.97	\$0.00	0.00%
<b>Total</b>	<b>\$1,070.49</b>	<b>\$1,070.49</b>	<b>\$0.00</b>	<b>0.00%</b>
Debt Service - Condo (2005)	\$350.00	\$350.00	\$0.00	0.00%
Operations/Maintenance - Condo (2005)	\$439.84	\$439.84	\$0.00	0.00%
<b>Total</b>	<b>\$789.84</b>	<b>\$789.84</b>	<b>\$0.00</b>	<b>0.00%</b>
Debt Service - Villa (2005)	\$350.00	\$350.00	\$0.00	0.00%
Operations/Maintenance - Villa (2005)	\$439.84	\$439.84	\$0.00	0.00%
<b>Total</b>	<b>\$789.84</b>	<b>\$789.84</b>	<b>\$0.00</b>	<b>0.00%</b>
Debt Service - SF 50' (2005)	\$575.00	\$575.00	\$0.00	0.00%
Operations/Maintenance - SF 50' (2005)	\$463.80	\$463.80	\$0.00	0.00%
<b>Total</b>	<b>\$1,038.80</b>	<b>\$1,038.80</b>	<b>\$0.00</b>	<b>0.00%</b>
Debt Service - SF 60' (2005)	\$650.00	\$650.00	\$0.00	0.00%
Operations/Maintenance - SF 60' (2005)	\$473.39	\$473.39	\$0.00	0.00%
<b>Total</b>	<b>\$1,123.39</b>	<b>\$1,123.39</b>	<b>\$0.00</b>	<b>0.00%</b>
Debt Service - SF 70' (2005)	\$700.00	\$700.00	\$0.00	0.00%
Operations/Maintenance - SF 70' (2005)	\$482.97	\$482.97	\$0.00	0.00%
<b>Total</b>	<b>\$1,182.97</b>	<b>\$1,182.97</b>	<b>\$0.00</b>	<b>0.00%</b>
Debt Service - Clubhouse (2005)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Clubhouse (2005)	\$607.59	\$607.59	\$0.00	0.00%
<b>Total</b>	<b>\$607.59</b>	<b>\$607.59</b>	<b>\$0.00</b>	<b>0.00%</b>

