

***Approved Proposed Budget  
Fiscal Year 2023***

***Westview North  
Community Development District***

***March 18, 2022***



# Westview North

## Community Development District

General Fund

Description	Adopted Budget FY 2022	Actual thru 2/28/22	Projected Next 7 Months	Total Projected at 9/30/22	Proposed Budget FY 2023
<b>Revenues</b>					
Developer Contributions/Assessments	\$180,000	\$24,291	\$55,597	\$79,888	\$193,920
<b>Total Revenues</b>	<b>\$180,000</b>	<b>\$24,291</b>	<b>\$55,597</b>	<b>\$79,888</b>	<b>\$193,920</b>
<b>Expenditures</b>					
<u>Administrative</u>					
Engineering Fees	\$5,000	\$0	\$3,500	\$3,500	\$5,000
Arbitrage	\$600	\$0	\$0	\$0	\$550
Dissemination Agent	\$5,000	\$0	\$0	\$0	\$5,500
Assessment Roll	\$2,400	\$0	\$0	\$0	\$2,500
Attorney Fees	\$18,000	\$2,051	\$5,000	\$7,051	\$18,000
Annual Audit	\$6,000	\$0	\$0	\$0	\$6,000
Trustee Fees	\$3,355	\$0	\$0	\$0	\$3,355
Management Fees	\$32,400	\$13,500	\$18,900	\$32,400	\$34,500
Computer Time	\$1,000	\$417	\$583	\$1,000	\$1,000
Telephone	\$50	\$0	\$50	\$50	\$50
Postage	\$200	\$5	\$150	\$155	\$200
Printing & Binding	\$800	\$1	\$500	\$501	\$800
Insurance	\$8,000	\$5,000	\$0	\$5,000	\$8,000
Legal Advertising	\$1,200	\$0	\$750	\$750	\$1,200
Other Current Charges	\$500	\$189	\$567	\$756	\$500
Website Compliance	\$1,000	\$417	\$583	\$1,000	\$1,000
Office Supplies	\$100	\$0	\$50	\$50	\$100
Dues-Annual Fee DEO	\$175	\$175	\$0	\$175	\$175
<b>Total Administrative</b>	<b>\$85,780</b>	<b>\$21,754</b>	<b>\$30,634</b>	<b>\$52,388</b>	<b>\$88,430</b>
<u>Field</u>					
Field Management	\$12,000	\$0	\$4,000	\$4,000	\$12,000
Landscape Maintenance	\$40,000	\$0	\$10,000	\$10,000	\$40,000
Plant Replacement	\$6,000	\$0	\$2,000	\$2,000	\$6,000
Repairs & Maintenance	\$11,000	\$0	\$2,500	\$2,500	\$11,000
Lake & Canal Maintenance	\$16,000	\$0	\$4,000	\$4,000	\$16,000
Lift Station	\$0	\$0	\$0	\$0	\$6,000
Preserve Maintenance	\$0	\$0	\$0	\$0	\$6,000
Contingency	\$9,220	\$0	\$5,000	\$5,000	\$8,490
<b>Total Field</b>	<b>\$94,220</b>	<b>\$0</b>	<b>\$27,500</b>	<b>\$27,500</b>	<b>\$105,490</b>
<b>Total Expenditures</b>	<b>\$180,000</b>	<b>\$21,754</b>	<b>\$58,134</b>	<b>\$79,888</b>	<b>\$193,920</b>
<b>Excess Revenues/Expenditures</b>	<b>\$0</b>	<b>\$2,537</b>	<b>(\$2,537)</b>	<b>\$0</b>	<b>\$0</b>

Gross Assessment	\$204,125.04
Less: Disc & Coll (5%)	(\$10,205.04)
Net Assessment	\$193,920.00
# Units	808
Per Unit Net Assessment	\$240.00
Per Unit Gross Assessment	\$252.63

**Westview North**  
**Community Development District**  
GENERAL FUND BUDGET

**REVENUES:**

Developer Contributions/Assessments

The District will levy a Non-Ad Valorem assessment on all the platted lots within the District to pay all of the operating expenses for the Fiscal Year in accordance with the adopted budget.

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**EXPENDITURES:**

**Administrative:**

Engineering Fees

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.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Arbitrage

The District is required to have an annual arbitrage rebate calculation on the District's Bonds. The District will contract with an independent auditing firm to perform the calculations.

Assessment Roll

Represents cost associated with annually levying and collection Non-Ad Valorem Assessments utilized to fund the operating and debt service cost of the District.

Attorney Fees

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

Annual Audit

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

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – South Florida, LLC.

Telephone

Telephone and fax machine

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing & Binding

Printing and 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.

**Westview North**  
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GENERAL FUND BUDGET

**Administrative: (continued)**

Other Current Charges

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

Website Administration

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Office Supplies

Miscellaneous 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.

**Field:**

Field Manager

The supervision and on-site management of the District. The responsibilities include reviewing contracts and other maintenance related items.

Landscape Maintenance

The District will enter into a contract for the monthly maintenance of common areas.

Plant Replacement

The cost associated with any replacement of landscaping during the year.

Repairs & Maintenance

Any miscellaneous repairs not included in another budget line item.

Lake/Canal Maintenance

The District will enter into a contract for the monthly maintenance of the District lakes and canal.

Lift Station

The District will enter into a contract for the monthly maintenance of the District lift station.

Preserve Maintenance

The District will enter into a contract for the monthly maintenance of the preserve areas.

Contingency

Represents any un-budgeted expense.