

RESOLUTION 17-13

A RESOLUTION TO APPROPRIATE FUNDS AND ADOPT THE FINAL BUDGET OF THE SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR BEGINNING OCTOBER 1, 2017 AND ENDING SEPTEMBER 30, 2018

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors (the “Board”) the Proposed Budget for the forthcoming Fiscal Year 2017-18; and

WHEREAS, the Board approved the Fiscal Year 2017-18 Proposed Budget at a public meeting on June 1, 2017 and set September 14, 2017 as the date for a public hearing with notice of the budget hearing published pursuant to section 190.008(2) (a), Florida Statutes; and

WHEREAS, the District Board submitted to the local governing authorities, for purposes of disclosure and information only, the Fiscal Year 2017-18 Proposed Budget at least 60 days prior to adoption; and

WHEREAS, Section 190.021 Florida Statutes provides that a Maintenance Special Assessment and Benefit Special Assessments may be assessed upon each piece of property within the boundaries of the District benefited by the adopted maintenance and capital improvement program of the District, such levy representing the amount of assessments for District purposes necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District; and

WHEREAS, a public hearing has been held on this 14th day of September, 2017 at which members of the general public were accorded the opportunity to speak prior to the adoption of the Final Budget;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT;

1. The Fiscal Year 2017-18 Budget, as listed below, proposed by the District Manager and approved by the Board of Supervisors is hereby adopted as the Final Adopted Budget for the District:

Sumter Landing Amenities Division Fund	\$ 66,249,904
Lake Sumter Landing Fund	\$ 1,818,067
Project-Wide Fund	\$ 11,821,410
Fitness Fund	\$ 901,312

2. The maintenance assessments shall be levied at a rate based on the schedule attached as an exhibit to this resolution in the District’s “Official Record of Proceedings” and are based on square footage.

3. A verified copy of said Final Budget shall be attached as an exhibit to this Resolution in the District’s “Official Record of Proceedings.”

Adopted this 14th day of September, 2017.

SUMTER LANDING COMMUNITY
DEVELOPMENT DISTRICT

Michael Berning, Chair

Janet Y. Tutt, Secretary

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
Sumter Landing Amenities Division
FY 2017-18 Budget

17-18 Object Codes	30-431	2015-16 Actual	2016-17 Original Budget	2016-17 Amended Budget	2016-17 10-Month Actual	2017-18 Final Budget
338000	Shared Revenues From Other Loc	236,960	296,200	296,200	296,200	
338095	Refund - General Fund - VCCD	236,960	296,200	296,200	296,200	
341000	General Government	13,667,701	14,061,835	58,539,554	47,769,354	64,277,658
341302	Rec Fees from Dev	384,010	821,059	102,628	102,628	157,246
341304	Golf Mgmt Fees from Develop	1,604,045	1,640,295	205,040	205,040	234,864
341318	Amenity Fees	11,679,646	11,600,481	58,231,886	47,461,686	63,885,548
341900	Other General Government Chg &	472,504	331,610	331,610	329,247	368,110
341905	Property Damage Reimbursemen	830			10,143	
341908	Electric Reimbursement	1,967			2,271	
341909	Copies-Public/T-S	17			122	
341910	Sales Tax Collection Allowan	360	360	360	418	360
341911	Lien Fees	660	750	750	864	750
341915	Return Check Fees	30				
341918	Access Cd Fee/NT-S	427,764	305,000	305,000	240,495	325,000
341919	Gate Repair Fees	4,000	1,000	1,000	22,500	4,000
341921	Amenity Late Penalty Fee	22,950	9,500	9,500	33,134	23,000
341999	Misc Revenue	13,926	15,000	15,000	19,300	15,000
342900	Other Public Safety Chg & Fees	4,834,907	5,107,619	808,727	802,665	221,665
342901	Home/Bus Watch/T-S	16,865	12,000	12,000	15,465	16,000
342902	Security (Futures)	3,286,559	3,514,073	432,060	430,224	11,514
342903	Fire Safety (Futures)	1,338,664	1,419,546	202,667	174,138	4,651
342904	Model Watch/T-S	3,347	2,000	2,000	8,526	4,500
342906	Recreation Special Events	189,123	160,000	160,000	174,312	185,000
342907	Community Watch Special Even	349				
347200	Parks & Recreation	461,913	439,000	2,276,000	2,094,409	2,431,500
347203	Daily Trail/T-S	70,590	71,500	427,500	425,410	450,000
347204	Daily Cart Rnt/T-S	2,668	2,500	16,500	16,758	18,500
347205	Daily Grn Fee/T-S	43,209	40,000	250,000	266,515	265,000
347208	Annual Trail/T-S	190,793	185,000	1,335,000	1,121,721	1,425,000
347210	Dances - Box Office			20,000	14,502	20,000
347215	Lifestyle-Gen/NT-S	10,969	10,000	20,000	21,365	20,000
347216	Lifestyle-Glb/NT-S	100,788	95,000	95,000	111,939	110,000
347220	Lifestyle-Gen/NT-L			1,500	1,277	1,500
347226	Boat Tours	42,569	35,000	35,000	38,434	40,000
347240	Daily Trail/T-L			42,000	42,940	44,000
347242	Daily Cart Rnt/T-L			1,000	896	1,000
347244	Daily Grn Fee/T-L			25,000	26,412	28,000
347299	Misc Rec Rev/T-S	327		7,500	6,240	8,500
347900	Other Culture/Recreation	15,776	9,000	9,000		
347901	LifeLong College Classes	15,776	9,000	9,000		
361100	Interest	53,969	27,500	181,783	180,986	196,600
361101	Int Income - CFB			1,383	3,001	1,600
361102	Int Income - Cash Equiv	47,513	25,000	140,000	130,582	150,000
361103	Int Income - USB	6,456	2,500	40,400	47,403	45,000
361300	Net Inc(Dec) Fair Value Invest	258,106			194,630	
361304	FMLvT-Unrealized Gain/Loss	26,854			8,166	
361306	FLGIT-Unrealized Gain/Loss	38,286			18,007	
361307	LTP Unrealized Gain/Loss	192,966			168,457	
361400	Gain or Loss on Sale of Invest	397				
361408	USB Realized Gain/Loss	397				

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
Sumter Landing Amenities Division
FY 2017-18 Budget

17-18 Object Codes	30-431	2015-16 Actual	2016-17 Original Budget	2016-17 Amended Budget	2016-17 10-Month Actual	2017-18 Final Budget
362000	Rental Royalties	38,357	46,300	193,786	177,971	231,990
362002	ATM Lease/T-S	4,800	4,800	4,800	4,882	9,082
362006	Vending Machines	10,925	9,500	9,500	6,862	10,000
362007	Lease Revenue			42,986	52,900	74,895
362009	Rm Rentals/T-L				338	500
362010	Rm Rentals/T-S	21,062	30,000	130,000	106,830	130,000
362016	Rm Rentals/NT-S	1,570	2,000	6,500	6,159	7,000
362020	ATM Lease/T-L					513
364000	Disposition of Fixed Assets	20,978				
364001	Disposition of Fixed Assets	20,978				
365000	Sales or Surplus Material & Sc	5,043			2,091	
365001	Sales of Surplus Material &	5,043			2,091	
366000	Contributions & Donations from	720,838	790,746	98,828	98,828	75,000
366001	Contributions from Developer	720,838	790,746	98,828	98,828	75,000
499995	TOTAL REVENUE	20,787,449	21,109,810	62,735,488	51,946,381	67,802,523
499997	(Add)/Use-Working Capital		451,762	(6,294,133)		(1,552,619)
499997	Budget Funding Sources		451,762	(6,294,133)		(1,552,619)
499998	TOTAL SOURCES	20,787,449	21,561,572	56,441,355	51,946,381	66,249,904
499999						
500310	Professional Services	5,426,412	6,430,822	12,113,143	9,811,365	13,171,775
500311	Administrative Services	646,818	625,346	1,727,374	1,413,240	1,900,293
500311	Community Watch Services	3,035,160	3,817,783	3,840,405	3,199,801	3,952,768
500311	Property Management Services	158,801	155,827	540,938	441,614	784,419
500311	Recreation Services	1,336,891	1,434,924	5,247,525	4,282,161	5,873,351
500312	Engineering Services	2,912	7,500	12,500	9,143	25,000
500313	Legal Services	60,441	200,000	200,000	11,829	100,000
500318	Technology Services	165,061	160,479	455,508	372,566	438,126
500319	Other Professional Services	20,328	28,963	88,893	81,011	97,818
500320	Accounting & Auditing	37,150	47,538	52,538	41,975	79,800
500321	Accounting Services		1,000	1,000	1,000	2,000
500322	Auditing Services	34,750	33,500	38,500	28,875	38,500
500323	Trustee Services		13,038	13,038	12,100	39,300
500324	Arbitrage Services	2,400				
500340	Other Contractual Services	4,179,256	4,356,381	5,400,881	4,300,993	5,984,903
500341	Janitorial Services	252,691	261,428	1,281,633	943,538	1,365,608
500343	Systems Management Support	420,839	483,086	507,381	344,754	658,456
500345	Dept Of Safety	1,661,996	1,742,878	1,742,878	1,455,210	1,830,125
500347	Golf Management Services	1,843,730	1,868,989	1,868,989	1,557,491	2,130,714
500410	Comm. & Freight Service	42,702	65,530	78,990	40,918	79,905
500411	Telephone	19,131	33,575	47,035	18,818	33,825
500412	Postage				68	
500413	Cable	23,571	31,955	31,955	22,032	46,080
500430	Utilities Services	476,679	583,380	2,724,853	1,818,847	2,865,444
500431	Electricity	287,844	354,176	1,638,177	1,000,739	1,748,387
500432	Natural Gas	79,945	117,245	464,533	392,621	437,576
500433	Water & Sewer	29,158	37,382	175,305	128,263	209,219
500434	Irrigation Water	59,680	57,777	376,020	251,327	399,524
500435	Irrigation Phones	4,983		8,800	2,471	8,800
500436	Solid Waste	15,069	16,800	62,018	43,426	61,938
500440	Rentals & Leases	18,837	27,348	61,908	23,684	55,293
500441	Office Leases			10,800	7,650	11,205
500442	Equipment Rental	15,033	23,148	46,908	13,181	39,888
500444	Storage Unit Rental	3,804	4,200	4,200	2,853	4,200
500450	Insurance	147,333	141,345	541,345	122,890	632,132
500451	Casualty & Liability Insuran	147,333	141,345	541,345	122,890	632,132

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
Sumter Landing Amenities Division
FY 2017-18 Budget

17-18 Object Codes	30-431	2015-16 Actual	2016-17 Original Budget	2016-17 Amended Budget	2016-17 10-Month Actual	2017-18 Final Budget
500460	Repairs & Maintenance Services	1,960,907	2,239,500	12,477,660	7,799,122	13,464,862
500461	Equipment Maintenance	82,979	90,086	217,536	96,559	174,582
500462	Building/Structure Maintenan	423,458	554,612	2,117,465	992,076	2,674,504
500463	Landscape Maint.- Recurring	288,119	299,198	1,726,560	1,159,520	1,757,101
500464	Landscape Maint.-Non-Recurri	44,845	42,180	109,280	21,470	355,757
500465	Vehicle Repair & Maintenance	3,602	12,000	12,000	4,590	12,500
500466	Pool Maintenance	324,252	324,252	1,809,450	1,323,150	1,874,301
500467	Gate Maintenance	52,398	65,595	358,680	219,582	411,628
500468	Irrigation Repair	19,410	41,850	166,548	74,074	127,727
500469	Other Maintenance	721,844	809,727	5,960,141	3,908,101	6,076,762
500470	Printing & Binding	304,424	338,540	535,040	396,483	799,860
500471	Printing & Binding	304,424	338,540	535,040	396,483	799,860
500480	Promotional Activities	52,679	80,580	80,580	34,490	90,720
500484	Lifestyle Events-General	52,679	80,580	80,580	34,490	90,720
500490	Other Current Chg & Obligation	34,053	40,975	352,092	364,108	206,825
500491	Bank Charges	7,037	7,100	7,100	2,185	37,500
500492	Maintenance & Bond Assessmen	23,475	25,000	143,918	143,918	145,000
500493	Permits & Licenses	1,012	4,375	4,375	18,794	19,825
500494	Overage & Shortage	12			104	
500497	Legal Advertising	1,717	2,100	2,100	1,370	2,100
500499	Misc Current Charges	800	2,400	194,599	197,737	2,400
500510	Office Supplies	24,085	35,000	35,000	23,835	38,100
500511	Office Supplies	24,085	35,000	35,000	23,835	38,100
500520	Operating Supplies	754,635	853,357	1,165,100	681,892	2,031,045
500521	Gasoline/Diesel	5,866	13,000	13,000	4,745	11,500
500522	Operating Supplies	144,735	185,930	205,930	112,674	320,200
500523	Recreation Supplies	136,259	153,000	153,000	130,258	168,100
500524	Non-Capital FF&E	446,747	494,517	748,055	398,923	1,460,819
500525	Non-Capital Hardware/Softwar	21,028	6,910	45,115	35,292	69,676
500529	Operating Supplies-Other					750
500540	Books, Publ, Subscriptions & M		1,000	1,000		1,000
500542	Training & Education		500	500		500
500543	Professional Dues		500	500		500
500600	Capital Outlay	108,082	67,000	181,000		28,000
500622	Buildings			60,000		
500633	Infrastructure	73,991	54,000	108,000		
500642	Capital FF&E	34,091	13,000	13,000		28,000
500700	Debt Service	4,176,149	4,003,276	18,390,225	15,829,962	24,470,240
500710	Principal	1,265,000	1,725,000	1,725,000	1,725,000	8,435,000
500721	Interest Expense - Senior De	2,303,581	2,278,276	14,412,652	11,721,390	16,035,240
500730	Miscellaneous Bond Expenses	607,568		2,252,573	2,383,572	
500900	Other Uses	2,250,000	2,250,000	2,250,000	1,875,000	2,250,000
500911	Trans to Gen R&R	2,250,000	2,250,000	2,250,000	1,875,000	2,250,000
599999	TOTAL DISBURSEMENTS	19,993,383	21,561,572	56,441,355	43,165,564	66,249,904

SLAD
Adjustments since Proposed Budget
FY 2017-18

REVENUES

Rental Royalties

- **341302/304:** Admin and Golf Management fees from Developer for developer-owned (Fenney) recreation and golf operations increased \$392,110 per management services agreement
- **362002/020:** ATM lease adjusted \$4,664 for new locations
- **366001:** Contributions from Developer increased \$75,000 to cover insurance costs per management services agreement

EXPENDITURES

SL Administration

- **451:** Casualty & Liability Insurance – increased \$75,000 for liability coverage at Fenney facilities per management services agreement, matches the revenue.

SL Recreation

- **471:** Printing & Binding – increased \$183,000 for share in Rec News costs per management services agreement.

SL Golf

- **341:** Janitorial Services – decreased by \$3,376 to reflect actual contract costs
- **347:** Golf Management Services – increased \$215,000 for (2) new Fenney golf courses

SL Property Management

- **343:** System Management Services – increased \$51,736 for camera software license and servers
- **431:** Electricity - \$162,291 increase for pump stations included in SLAD purchase
- **462:** Building/Structure Maintenance – decreased \$19,500 for Colony Cottage Fitness Center portion of floor replacement costs.

Non-Departmental

- **311/318:** Administrative, Community Watch, Property Management, Recreation, and Technology Services - decreased \$21,193, due to final cost allocation adjustments.

Proposed Budget	\$65,606,946
Administrative Services	182
Community Watch Services	-271,678
Property Management Services	189,387
Recreation Services	101,073
Technology Services	-40,157
Janitorial Services	-3,376
System Management Support	51,736
Golf Management Services	215,000
Electricity	162,291
Casualty & Liability Insurance	75,000
Building/Structure Maintenance	-19,500
Printing & Binding	183,000
Final Budget	\$66,249,904

**FY 2017-18
SLAD
CAPITAL PROJECTS**

SLAD CAPITAL PROJECTS					
Account	Location	Description	Proposed	Final	Funding Source
	Boat Rentals 20-29				
642	Lake Sumter	Pontoon boat	\$ 28,000	\$ 28,000	Working Capital
	Total - 539642		\$ 28,000	\$ 28,000	
Total SLAD Capital Projects			\$ 28,000	\$ 28,000	

SLAD - Working Capital and Reserve

Working Capital	2015-16 Actual (Per FY15-16 Audit)	2016-17 Amended Budget	2017-18 Proposed Budget	2017-18 Final Budget
Beginning Balance		7,896,982	14,191,115	14,191,115
Deposits		44,345,263	42,860,509	43,332,283
Expenditures		35,801,130	38,886,706	39,529,664
Transfer to General R & R		2,250,000	2,250,000	2,250,000
Ending Balance	7,896,982	14,191,115	15,914,918	15,743,734

***Unrealized gain of \$436,728.86 is not included in FY16-17 Beginning Balance

Debt Service

Beginning Balance		30,325	30,325	30,325
Deposits		18,390,225	24,470,240	24,470,240
Expenditures		18,390,225	24,470,240	24,470,240
Ending Balance	30,325	30,325	30,325	30,325

RESERVES

General R&R

Beginning Balance		11,250,000	13,500,000	13,500,000
Deposits		2,250,000	2,250,000	2,250,000
Expenditures				
Ending Balance	11,250,000	13,500,000	15,750,000	15,750,000

Insurance Reserve

Beginning Balance		75,000	75,000	75,000
Deposits				
Expenditures				
Ending Balance	75,000	75,000	75,000	75,000

FY16-17 Operating Budget	\$35,620,130
3 Months	\$8,905,033
4 Months	\$11,873,377

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
Lake Sumter Landing - Summary
FY 2017-18 Budget

17-18 Object Codes	30-131-50	2015-16 Actual	2016-17 Original Budget	2016-17 Amended Budget	2016-17 10-Month Actual	2017-18 Final Budget
	SOURCES					
325200	Special Assessments-Serv.Charg	1,549,245	1,549,245	1,549,245	1,291,035	1,550,185
325214	CAM & Road Maintenance Asses	1,549,245	1,549,245	1,549,245	1,291,035	1,550,185
338000	Shared Revenues From Other Loc	8,080	9,300	9,300	9,300	
338095	Refund - General Fund - VCCD	8,080	9,300	9,300	9,300	
341900	Other General Government Chg &	17,439	12,000	12,000	13,767	12,000
341905	Property Damage Reimbursemen	647			433	
341999	Misc Revenue	16,792	12,000	12,000	13,334	12,000
361100	Interest	1,420	1,000	1,000	2,816	1,515
361101	Int Income - CFB				255	65
361102	Int Income - Cash Equiv	1,420	1,000	1,000	2,561	1,450
361300	Net Inc(Dec) Fair Value Invest	43,825			32,529	
361304	FMLVT-Unrealized Gain/Loss	6,104			1,856	
361306	FLGIT-Unrealized Gain/Loss	5,605			2,636	
361307	LTP Unrealized Gain/Loss	32,116			28,037	
362000	Rental Royalties	20,530	21,585	21,585	18,334	18,846
362012	Rents & Leases/T-S	15,400	16,585	16,585	14,400	14,125
362023	Rents & Leases/NT-S	5,130	5,000	5,000	3,934	4,721
499995	TOTAL REVENUE	1,640,539	1,593,130	1,593,130	1,367,781	1,582,546
669900	Budget Funding Sources		(118,983)	105,415		235,521
669901	(Add)/Use-Working Capital		(118,983)	105,415		235,521
499998	TOTAL SOURCES	1,640,539	1,474,147	1,698,545	1,367,781	1,818,067

	DISBURSEMENTS					
500310	Professional Services	176,938	157,231	157,231	125,390	161,216
539311	Management Fees	156,195	146,147	146,147	121,791	136,326
539312	Engineering Services	15,538	5,000	5,000	606	5,000
539318	Technology Services	3,089	1,574	1,574	1,312	5,867
539319	Other Professional Services	2,116	4,510	4,510	1,681	14,023
500340	Other Contractual Services	151,491	172,199	172,199	125,247	313,040
539341	Janitorial Services	138,552	137,940	137,940	115,744	137,940
539343	Systems Management Support	12,939	34,259	34,259	9,503	175,100
500430	Utilities Services	212,455	229,501	222,501	175,987	242,024
539431	Electricity	179,830	194,301	187,301	145,792	207,515
539433	Water & Sewer	10,591	13,310	13,310	12,623	11,128
539434	Irrigation Water	14,501	14,863	14,863	12,003	15,344
539435	Irrigation Phones	831	1,000	1,000	557	1,000
539437	Chilled Water	6,702	6,027	6,027	5,012	7,037
500440	Rentals & Leases	1,109	1,200	1,200	1,360	1,200
539442	Equipment Rental	29			550	
539444	Storage Unit Rental	1,080	1,200	1,200	810	1,200
500460	Repairs & Maintenance Services	902,473	679,462	687,962	494,155	887,430
539461	Equipment Maintenance	1,153	500	500		1,350
539462	Building/Structure Maintenanc	432,410	236,650	236,650	144,772	275,300
539463	Landscape Maint.- Recurring	265,281	217,905	258,450	205,691	264,950
539464	Landscape Maint.-Non-Recurri	54,885	34,076	34,076	16,088	85,555
539468	Irrigation Repair	1,669	10,000	10,000	1,870	7,500
539469	Other Maintenance	147,075	180,331	148,286	125,734	252,775
500490	Other Current Chg & Obligation	105,918	107,240	107,240	88,583	110,381
539498	Project Wide Fees	92,248	92,240	92,240	76,868	95,381
539499	Misc Current Charges	13,670	15,000	15,000	11,715	15,000

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
Lake Sumter Landing - Summary
FY 2017-18 Budget

17-18 Object Codes	30-131-50	2015-16 Actual	2016-17 Original Budget	2016-17 Amended Budget	2016-17 10-Month Actual	2017-18 Final Budget
500520	Operating Supplies	18,976	11,070	171,968	7,843	14,200
539522	Operating Supplies	1,388	3,570	2,070	2,568	2,700
539524	Non-Capital FF&E	17,588	7,500	169,898	5,275	11,500
500600	Capital Outlay	2,785	68,000	130,000	64,200	40,303
539633	Infrastructure	2,785	68,000	130,000	64,200	40,303
500900	Other Uses	48,244	48,244	48,244	40,204	48,273
539912	Trans to Oth Roads	48,244	48,244	48,244	40,204	48,273
599999	TOTAL DISBURSEMENTS	1,620,389	1,474,147	1,698,545	1,122,969	1,818,067

**Lake Sumter Landing
Adjustments since Proposed Budget
FY 2017-18**

EXPENDITURES

- **311/318:** Management Fees and Technology Services – decreased \$20,222 due to final cost allocation adjustments
- **319:** Other Professional Services – increased \$9,350 Maxicom irrigation conversion system current project estimate
- **343:** System Management Support – increased \$66,557 for camera annual software licenses
- **633:** Infrastructure – increased \$4,581 for Maxicom irrigation conversion system current project estimate

Proposed Budget	\$1,757,801
Management Fees	-24,436
Technology Services	4,214
Other Professional Services	9,350
System Management Support	66,557
Infrastructure	4,581
Final Budget	\$1,818,067

Building Name	Ownership	Bldg #	SF Bldg	% Lake Sumter Landing	FY 17-18 CAM Assessment	FY 17-18 ROAD Assessment	FY 17-18 FINAL TOTAL Assessment
					2.91000	0.09353	3.00353
Bailey Cotton Exchange	VOC	200	38,832	7.5238%	113,001.12	3,631.96	116,633.08
Southern Sun Packing House	VOC	202	13,088	2.5358%	38,086.08	1,224.12	39,310.20
School House / Mathews House	VOC	204/204A	15,370	2.9780%	44,726.70	1,437.56	46,164.26
CFC Freight	VOC	500	46,277	8.9663%	134,666.07	4,328.29	138,994.36
Drake Building	VOC	501/502	9,238	1.7899%	26,882.58	864.03	27,746.61
Resmondo Building	VOC	503/508	12,255	2.3744%	35,662.05	1,146.21	36,808.26
Peninsula Land & Title	VOC	504	20,038	3.8824%	58,310.58	1,874.15	60,184.73
Atlas Tractor Annex	VOC	505	5,959	1.1546%	17,340.69	557.35	17,898.04
Shops I @ Mill Run	VOC	205	7,314	1.4171%	21,283.74	684.08	21,967.82
Shops II @ Mill Run	VOC	206	6,825	1.3224%	19,860.75	638.34	20,499.09
Krietemeyer	VOC	207	17,458	3.3825%	50,802.78	1,632.85	52,435.63
Mercantile	VOC	208	13,716	2.6575%	39,913.56	1,282.86	41,196.42
Mill Run Playhouse	VOC	600	50,127	9.7123%	145,869.57	4,688.38	150,557.95
Lake Sumter Station	VOC	901	2,120	0.4108%	6,169.20	198.28	6,367.48
Lighthouse Bar	VOC	112	2,810	0.5444%	8,177.10	262.82	8,439.92
Oscar's Bait & Tackle	VOC	201	1,702	0.3298%	4,952.82	159.19	5,112.01
Claude Graham Boat Works (RJ Gators)	VOC	902	5,192	1.0060%	15,108.72	485.61	15,594.33
Mercury Telephone & Telegraph	VOC	904	543	0.1052%	1,580.13	50.79	1,630.92
Mojo's Fish Camp (Cody's Roadhouse)	VOC	908	7,263	1.4072%	21,135.33	679.31	21,814.64
McDowell's Feed & Seed Supply (TooJays)	VOC	917	5,853	1.1340%	17,032.23	547.43	17,579.66
Lake Sumter Pulp & Paper Co. (Barnes & Noble)	VOC	111	26,026	5.0426%	75,735.66	2,434.21	78,169.87
Stage Coach Office (Sonny's BarBQ)	VOC	916	6,388	1.2377%	18,589.08	597.47	19,186.55
Gordon's Garage	VOC		18,765	3.6358%	54,606.15	1,755.09	56,361.24
Creekside Mill	VOC		8,882	1.7209%	25,846.62	830.73	26,677.35
VOC Subtotal Building Assessable Area =			342,041	66.2715%	995,339.31	31,991.11	1,027,330.42

Building Name	Ownership	Bldg #	SF Bldg	% Lake Sumter Landing	FY 17-18 CAM Assessment	FY 17-18 ROAD Assessment	FY 17-18 FINAL TOTAL Assessment	
					2.91000	0.09353	3.00353	
Overland Conveyance Company	VFC	506 A/B	15,898	3.0803%	46,263.18	1,486.94	47,750.12	
Hammock House	VFC	506 C	30,256	5.8622%	88,044.96	2,829.84	90,874.80	
The Grand Hotel	VFC	506 D	50,427	9.7704%	146,742.57	4,716.44	151,459.01	
Hewitt House	VFC	506 E	13,566	2.6285%	39,477.06	1,268.83	40,745.89	
West House	VFC	506 F	8,765	1.6982%	25,506.15	819.79	26,325.94	
Coggins Home	VFC	507 G	10,563	2.0466%	30,738.33	987.96	31,726.29	
Trolley Barn	VFC	508 H	4,547	0.8810%	13,231.77	425.28	13,657.05	
Sales Storage	VFC	509	293	0.0568%	852.63	27.40	880.03	
Sales Storage	VFC	510	532	0.1031%	1,548.12	49.76	1,597.88	
VFC Subtotal Building Assessable Area =			134,847	26.1270%	392,404.77	12,612.24	405,017.01	
Waggoner House	CFB	905	11,738	2.2743%	34,157.58	1,097.86	35,255.44	
CFB Drive-Thru	CFB	911	675	0.1308%	1,964.25	63.13	2,027.38	
CFB Subtotal Building Assessable Area =			12,413	2.4051%	36,121.83	1,160.99	37,282.82	
Waterfront Inn	JHM	Road CAM	17,712	3.4318%	51,541.92	1,656.60	53,198.52	
JHM Subtotal Building Assessable Area =			17,712	3.4318%	51,541.92	1,656.60	53,198.52	
Central Chiller Plant	VLS	907	2,980	0.5774%	8,671.80	278.72	8,950.52	
TVLS Subtotal Building Assessable Area =			2,980	0.5774%	8,671.80	278.72	8,950.52	
Kearn's Packaging & Shipping (Honest John's)	VA	110	6,128	1.1873%	17,832.48	573.15	18,405.63	
VA Subtotal Building Assessable Area =			6,128	1.1873%	17,832.48	573.15	18,405.63	
ASSESSMENT TOTAL =			CAM ROAD	516,121 516,121	100.0000%	1,501,912.11	48,272.81	1,550,184.92

**FY 2017-18
LAKE SUMTER LANDING
CAPITAL PROJECTS**

LAKE SUMTER LANDING CAPITAL PROJECTS				
Account	Location	Description	Final	Funding Source
633	Lake Sumter Landing	Maxicom Irrigation Conversion	\$ 40,303	Working Capital
	Total - 539633		\$ 40,303	
Total Lake Sumter Landing Capital Projects			\$ 40,303	

LAKE SUMTER LANDING - WORKING CAPITAL AND RESERVE BALANCES

Working Capital	2015-16 Actual (Per FY15-16 Audit)	2016-17 Amended Budget	2017-18 Proposed Budget	2017-18 Final Budget
Beginning Balance		442,064	647,314	647,314
Deposits		1,593,130	1,582,546	1,582,546
Expenditures		1,650,301	1,709,528	1,769,794
Transfer for Roads R&R		48,244	48,273	48,273
Add: Adjustment- Actual costs *		310,665		
Ending Balance	442,064	647,314	472,059	411,793

***Unrealized gain of \$95,742 in the FY16-17 beginning balance

RESERVES

General R & R	2015-16 Actual (Per FY15-16 Audit)	2016-17 Amended Budget	2017-18 Proposed Budget	2017-18 Final Budget
Beginning Balance		940,858	778,460	778,460
Deposits				
Expenditures				
Less: Adjustment- Actual costs *		162,398		
Ending Balance	940,858	778,460	778,460	778,460

Villa Rds/Other Roads R&R	2015-16 Actual (Per FY15-16 Audit)	2016-17 Amended Budget	2017-18 Proposed Budget	2017-18 Final Budget
Beginning Balance		494,264	394,241	394,241
Deposits		48,244	48,273	48,273
Expenditures				
Less: Adjustment- Actual costs *		148,267		
Ending Balance	494,264	394,241	442,514	442,514

* Adjustments to actual usage of funding sources as originally designated will be made at a later date.

FY16-17 Operating Budget	\$1,520,301
3 Months	\$380,075
4 Months	\$506,767

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
Project Wide
FY 2017-18 Budget

17-18 Object Codes	30-132-50-00-000	2015-16 Actual	2016-17 Original Budget	2016-17 Amended Budget	2016-17 10-Month Actual	2017-18 Final Budget
	SOURCES					
337400	Transportation	310,808	310,843	310,843	233,107	355,436
337405	PW SC Rd Agrmt-D5	136,222	136,223	136,223	102,167	136,223
337406	PW SC Rd Agrmt-D6	42,450	42,451	42,451	31,838	42,451
337407	PW SC Rd Agrmt-D7	73,608	73,608	73,608	55,206	73,608
337409	PW SC Rd Agrmt-D9	17,693	17,693	17,693	13,270	32,999
337410	PW SC Rd Agrmt-D10	22,778	22,810	22,810	17,083	52,097
337411	PW SC Rd Agrmt-BW	18,057	18,058	18,058	13,543	18,058
338000	Shared Revenues From Other Loc	10,042,947	10,047,418	10,047,418	8,376,424	10,963,451
338026	Project Wide Fees-Dist #5	1,615,355	1,615,191	1,615,191	1,345,993	1,668,639
338027	Project Wide Fees-Dist #6	1,792,838	1,792,651	1,792,651	1,493,877	1,851,725
338028	Project Wide Fees-Dist #7	1,142,077	1,141,963	1,141,963	951,637	1,179,668
338029	Project Wide Fees-Dist #8	1,282,455	1,282,327	1,282,327	1,068,607	1,325,482
338030	Project Wide Fees-Dist #9	1,435,870	1,434,723	1,434,723	1,195,603	1,483,355
338031	Proj Wide Fees-Dist #10	1,851,991	1,852,808	1,852,808	1,544,008	1,914,221
338032	Project Wide Fees Frm LSL	92,248	92,240	92,240	76,868	95,381
338054	Proj Wide Fees-Dist #11	621,675	621,614	621,614	518,012	642,459
338094	Proj Wide Fees Frm Brownwood	192,518	192,501	192,501	160,419	198,437
338095	Refund - General Fund - VCCD	15,920	21,400	21,400	21,400	
338101	Proj Wide Fees-Dist #12					604,084
341900	Other General Government Chg &	222,685	6,761	6,761	44,866	6,958
341905	Property Damage Reimbursemen	4,799			722	
341908	Electric Reimbursement	26				
341999	Misc Revenue	217,860	6,761	6,761	44,144	6,958
361100	Interest	11,788	5,000	5,000	23,196	12,425
361101	Int Income - CFB				707	175
361102	Int Income - Cash Equiv	11,788	5,000	5,000	22,489	12,250
361300	Net Inc(Dec) Fair Value Invest	118,340			88,387	
361304	FMLvT-Unrealized Gain/Loss	13,577			4,128	
361306	FLGIT-Unrealized Gain/Loss	17,877			8,408	
361307	LTP Unrealized Gain/Loss	86,886			75,851	
499995	TOTAL REVENUE	10,706,568	10,370,022	10,370,022	8,765,980	11,338,270
669900	Budget Funding Sources		217,000	217,000		483,140
669901	(Add)/Use-Working Capital		217,000	217,000		483,140
499998	TOTAL SOURCES	10,706,568	10,587,022	10,587,022	8,765,980	11,821,410

	DISBURSEMENTS					
500310	Professional Services	799,649	939,264	939,264	635,304	926,495
539311	Management Fees	399,498	422,978	422,978	352,482	448,426
539312	Engineering Services	126,482	76,000	76,000	88,146	43,200
514313	Legal Services				2,543	
539318	Technology Services	11,218	13,063	13,063	10,936	13,567
539319	Other Professional Services	262,451	427,223	427,223	181,197	421,302
500340	Other Contractual Services	21,672	26,648	26,648	30,691	16,482
539343	Systems Management Support	21,672	26,648	26,648	30,691	16,482
500430	Utilities Services	1,110,226	1,128,370	1,128,370	767,342	1,158,894
539431	Electricity	622,390	697,212	697,212	474,200	657,894
539434	Irrigation Water	476,872	430,158	430,158	289,070	500,000
539435	Irrigation Phones	10,964	1,000	1,000	4,072	1,000
500440	Rentals & Leases		1,000	1,000		1,000
539442	Equipment Rental		1,000	1,000		1,000

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
Project Wide
FY 2017-18 Budget

17-18 Object Codes	30-132-50-00-000	2015-16 Actual	2016-17 Original Budget	2016-17 Amended Budget	2016-17 10-Month Actual	2017-18 Final Budget
500460	Repairs & Maintenance Services	7,891,681	8,411,686	8,411,686	6,275,596	9,369,115
539461	Equipment Maintenance	50	1,000	1,000	88	1,600
539462	Building/Structure Maintenanc	449,692	612,696	612,696	298,677	336,777
539463	Landscape Maint.- Recurring	4,965,431	4,981,160	4,981,160	4,100,043	5,341,287
539464	Landscape Maint.-Non-Recurri	189,223	280,845	280,845	51,325	450,000
539468	Irrigation Repair	193,557	110,500	110,500	117,692	185,146
539469	Other Maintenance	2,093,728	2,425,485	2,425,485	1,707,771	3,054,305
500470	Printing & Binding	154	500	500	52	500
539471	Printing & Binding	154	500	500	52	500
500490	Other Current Chg & Obligation	49			353	
539493	Permits & Licenses	49			353	
500520	Operating Supplies	2,400	20,800	20,800	23,394	6,300
539522	Operating Supplies	1,973	6,600	6,600	1,727	4,500
539524	Non-Capital FF&E	299	1,800	1,800		1,800
539525	Non-Capital Hardware/Softwar	128	12,400	12,400	21,667	
500600	Capital Outlay	219,174	58,754	58,754		342,624
539633	Infrastructure	219,174	58,754	58,754		260,139
539642	Capital FF&E					82,485
599999	TOTAL DISBURSEMENTS	10,045,005	10,587,022	10,587,022	7,732,732	11,821,410

PROJECT WIDE FUND
Adjustments since Proposed Budget
FY2017-18

Expenditures

- **311/318:** Management Fees and Technology Services - decreased \$17,000 due to final cost allocation adjustments
- **319:** Other Professional Services – increase \$10,371 for Maxicom monthly services for irrigation system
- **462:** Building/Structure Maintenance – moved \$26,000 for (2) ATV water in-take pumps to 642 – Capital FF&E account
- **463:** Landscape Maintenance Recurring – increase \$109,769 for additional District 12 landscape contracts in Project Wide areas.
- **468:** Irrigation Repair – increase \$25,000 for Maxicom irrigation system repair parts & supplies
- **642:** Capital FF&E – moved \$26,000 from 462-Building/Structure Maintenance account for (2) ATV water in-take pumps

Proposed Budget	\$11,693,270
Management Fees	-16,850
Technology Services	-150
Other Professional Services	10,371
Building/Structure Maintenance	-26,000
Landscape Maintenance Recurring	109,769
Irrigation Repair	25,000
Capital FF&E	26,000
Final Budget	\$11,821,410

**FY 2017-18
PROJECT WIDE
CAPITAL PROJECTS**

PROJECT WIDE CAPITAL PROJECTS				
Account	Location	Description	Final	Funding Source
633	North Side Eagle Preserve	Fence Replacement	\$ 13,844	Working Capital
633	West Side Eagle Preserve	Fence Replacement	\$ 47,671	Working Capital
633	BVB W ROW-Unit 96 Sunset Pte to Eagle Preserve	Fence Replacement	\$ 18,936	Working Capital
633	East Side Eagle Preserve - Unit 96	Fence Replacement	\$ 34,736	Working Capital
633	South side of Stillwater - Units 106 & 108	Fence Replacement	\$ 21,705	Working Capital
633	Morse Blvd ROW - back of Units 108-110	Fence Replacement	\$ 31,580	Working Capital
633	Rainey Trail & Unit 172 Buffer	Maxicom Conversion	\$ 17,492	Working Capital
633	Colony Boulevard	Mill & Overlay	\$ 74,175	Working Capital
	Total - 539633		\$ 260,139	
642	LSL Flood Control Pump	Replace Pump	\$ 56,485	Working Capital
	(2) ATV Pumps	Replace Pumps	\$ 26,000	Working Capital
	Total - 539642		\$ 82,485	
Total Project Wide Capital Projects			\$ 342,624	

PROJECT WIDE - WORKING CAPITAL AND RESERVE BALANCES

Working Capital	2015-16 Actual (Per FY15-16 Audit)	2016-17 Amended Budget	2017-18 Proposed Budget	2017-18 Final Budget
Beginning Balance		4,395,058	4,178,058	4,178,058
Deposits		10,370,022	11,338,270	11,338,270
Expenditures		10,587,022	11,693,270	11,821,410
Ending Balance	4,395,058	4,178,058	3,823,058	3,694,918

***Unrealized gain of \$315,378.41 is not included in FY16-17 beginning balance

RESERVES

General R&R	2015-16 Actual (Per FY15-16 Audit)	2016-17 Amended Budget	2017-18 Proposed Budget	2017-18 Final Budget
Beginning Balance		2,112,220	2,112,220	2,112,220
Deposits				
Expenditures				
Ending Balance	2,112,220	2,112,220	2,112,220	2,112,220

FY16-17 Operating Budget	10,528,268
3 Months	2,632,067
4 Months	3,509,423

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
Fitness Center - Summary
FY 2017-18 Budget

17-18 Object Codes	30-434	2015-16 Actual	2016-17 Original Budget	2016-17 Amended Budget	2016-17 10-Month Actual	2017-18 Final Budget
	SOURCES					
338000	Shared Revenues From Other Loc	13,040	17,500	17,500	17,500	
338095	Refund - General Fund - VCCD	13,040	17,500	17,500	17,500	
341900	Other General Government Chg &	471			451	
341999	Misc Revenue	471			451	
347200	Parks & Recreation	793,586	855,000	855,000	687,453	890,000
347217	Merchandise/T-S	224			273	
347223	Laurel Manor Fitness Members	222,841	230,000	230,000	190,316	220,000
347224	Colony Cottage Fitness Membe	229,382	245,000	245,000	181,611	240,000
347227	SeaBreeze Fitness Members	269,320	280,000	280,000	207,765	270,000
347238	Rohan Fitness Members	71,819	100,000	100,000	107,488	100,000
347239	Fenney Fitness Members					60,000
361100	Interest	5,371	1,800	1,800	10,486	5,400
361101	Int Income - CFB				390	100
361102	Int Income - Cash Equiv	5,371	1,800	1,800	10,096	5,300
361300	Net Inc(Dec) Fair Value Invest	53,925			40,534	
361304	FMLT-Unrealized Gain/Loss	5,885			1,790	
361306	FLGIT-Unrealized Gain/Loss	7,934			3,732	
361307	LTP Unrealized Gain/Loss	40,106			35,012	
365000	Sales or Surplus Material & Sc				2,139	
365001	Sales of Surplus Material &				2,139	
499995	TOTAL REVENUE	866,393	874,300	874,300	758,563	895,400
669900	Budget Funding Sources		(93,098)	(66,598)		5,912
669901	(Add)/Use-Working Capital		(93,098)	(66,598)		5,912
499998	TOTAL SOURCES	866,393	781,202	807,702	758,563	901,312
	DISBURSEMENTS					
500310	Professional Services	332,025	339,065	339,065	282,376	351,178
575311	Management Fees	328,067	335,089	335,089	279,243	346,800
575318	Technology Services	1,231	1,383	1,383	1,149	1,250
575319	Other Professional Services	2,727	2,593	2,593	1,984	3,128
500340	Other Contractual Services	24,502	58,076	58,076	26,880	76,073
575341	Janitorial Services	10,769	43,712	43,712	16,420	61,583
575343	Systems Management Support	13,733	14,364	14,364	10,460	14,490
500410	Comm. & Freight Service	5,717	15,010	15,010	5,217	17,116
575411	Telephone	1,299	9,164	9,164	1,215	9,873
575413	Cable	4,418	5,846	5,846	4,002	7,243
500430	Utilities Services	6,596	34,266	34,266	15,208	45,179
575431	Electricity	5,412	29,269	29,269	14,090	33,229
575432	Natural Gas	80	705	705	260	4,229
575433	Water & Sewer	465	1,946	1,946	458	4,765
575434	Irrigation Water	369	1,251	1,251	175	1,718
575435	Irrigation Phones		150	150		
575436	Solid Waste	270	945	945	225	1,238
500460	Repairs & Maintenance Services	73,274	131,182	131,182	45,459	168,413
575461	Equipment Maintenance	63,865	84,050	84,050	34,670	92,680
575462	Building/Structure Maintenan	6,005	28,103	28,103	7,810	49,285
575463	Landscape Maint.- Recurring	2,738	12,818	12,818	1,703	22,745
575464	Landscape Maint.-Non-Recurri	622	1,807	1,807	682	1,504
575468	Irrigation Repair	44	601	601	34	374
575469	Other Maintenance		3,803	3,803	560	1,825
500470	Printing & Binding	3,012	7,200	7,200	1,456	8,100
575471	Printing & Binding	3,012	7,200	7,200	1,456	8,100
500490	Other Current Chg & Obligation	17,212	28,475	28,475	14,093	31,575
575491	Bank Charges	17,222	27,675	27,675	14,092	30,675
575494	Overage & Shortage	(10)			(5)	
575499	Misc Current Charges		800	800	6	900
500510	Office Supplies	558	4,000	4,000	418	4,500
575511	Office Supplies	558	4,000	4,000	418	4,500
500520	Operating Supplies	23,248	88,928	115,428	47,297	99,178
575522	Operating Supplies	20,894	41,200	41,200	17,198	46,200
575523	Recreation Supplies	44	2,000	2,000	154	2,250
575524	Non-Capital FF&E	1,690	40,000	66,500	29,094	45,000
575525	Non-Capital Hardware/Softwar	620	5,728	5,728	851	5,728
500600	Capital Outlay					
500900	Other Uses	75,000	75,000	75,000	62,502	100,000
575911	Trans to Gen R&R	75,000	75,000	75,000	62,502	100,000
599999	TOTAL DISBURSEMENTS	561,144	781,202	807,702	500,906	901,312

**SL Fitness
Adjustments since Proposed Budget
FY 2017-18**

EXPENDITURES

- **311/318:** Management Fees and Technology Services Fees – decreased \$22,730 due to final cost allocation adjustments.
- **462:** Building/Structure Maintenance – increased \$19,500 for floor replacement at Colony Cottage.

Proposed Budget	\$904,542
Management Fees	-21,800
Technology Services	-930
Building/Structure Maintenance	19,500
Final Budget	\$901,312

SL FITNESS - WORKING CAPITAL AND RESERVE BALANCES

	2015-16 Actual (Per FY15-16 Audit)	2016-17 Amended Budget	2017-18 Proposed Budget	2017-18 Final Budget
Working Capital				
Beginning Balance		2,621,123	2,687,721	2,687,721
Deposits		874,300	895,400	895,400
Expenditures		732,702	804,542	801,312
Transfer to General R & R		75,000	100,000	100,000
Ending Balance	2,621,123	2,687,721	2,678,579	2,681,809

***Unrealized Gain of \$88,381 not included in FY16-17 actuals

RESERVES

	2015-16 Actual (Per FY15-16 Audit)	2016-17 Amended Budget	2017-18 Proposed Budget	2017-18 Final Budget
General R&R				
Beginning Balance		464,505	539,505	539,505
Deposits		75,000	100,000	100,000
Expenditures				
Ending Balance	464,505	539,505	639,505	639,505

FY16-17 Operating Budget	\$732,702
3-Month	\$183,176
4-Month	\$244,234