

RESOLUTION 16-07

A RESOLUTION APPROVING THE PROPOSED BUDGET OF THE BROWNWOOD COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2016-17 IN ACCORDANCE WITH CHAPTER 190 F.S. AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW

WHEREAS, the District Manager has heretofore prepared and submitted to the Board, the District's proposed operating budget for the forthcoming Fiscal Year 2016-17; and,

WHEREAS, the Board of Supervisors has accepted said Proposed Budget and desires to set the required public hearing hereon;

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

1. The operating budget proposed by the District Manager for Fiscal Year 2016-17 is hereby approved for the amount as listed below along with the proposed maintenance assessment rates based on the attached schedule:

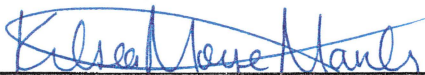
Brownwood **\$ 1,446,665**

2. A public hearing on said approved Budget is hereby declared and set for the following date, hour and place:

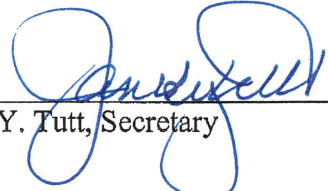
Date: September 12, 2016
Time: 11:30 a.m.
Place: District Office
984 Old Mill Run
The Villages, Florida 32162

Adopted this 9th day of June, 2016.

BROWNWOOD COMMUNITY
DEVELOPMENT DISTRICT



Lester Coggins, Chair *Helsey Mandy, Vice Chairman*



Janet Y. Tutt, Secretary

BROWNWOOD COMMUNITY DEVELOPMENT DISTRICT
Brownwood - Summary
FY 2016-17 Budget

16-17 Object Codes	50-151-50	2014-15 Actual	2015-16 Original Budget	2015-16 Amended Budget	2015-16 7-Month Actual	2016-17 Proposed Budget
	SOURCES					
325200	Special Assessments-Serv.Charg	1,616,433	1,606,267	1,606,267	1,689,556	1,717,099
325214	CAM & Road Maintenance Asses	1,616,433	1,606,267	1,606,267	1,689,556	1,717,099
338000	Shared Revenues From Other Loc				10,560	
338095	Refund - General Fund - VCCD				10,560	
341900	Other General Government Chg &	1,855			762	
341905	Property Damage Reimbursemen	1,168				
341910	Sales Tax Collection Allowan	43			31	
341999	Misc Revenue	644			731	
361100	Interest	899	750	750	1,715	2,100
361102	Int Income - SBA	899	750	750	1,715	2,100
361300	Net Inc(Dec) Fair Value Invest	1,579			5,218	
361304	FMIvT-Unrealized Gain/Loss	522			776	
361306	FLGIT-Unrealized Gain/Loss	474			1,084	
361307	LTP Unrealized Gain/Loss	583			3,358	
362000	Rental Royalties	23,425	24,925	24,925	18,200	24,925
362003	Ground Lease (T)	800	800	800	800	800
362012	Rents & Leases/T-S	22,625	24,125	24,125	17,400	24,125
499995	TOTAL REVENUE	1,644,191	1,631,942	1,631,942	1,726,011	1,744,124
669900	Budget Funding Sources		(289,114)	(289,114)		(297,459)
669901	(Add)/Use-Working Capital		(289,114)	(289,114)		(297,459)
499998	TOTAL SOURCES	1,644,191	1,342,828	1,342,828	1,726,011	1,446,665
	DISBURSEMENTS					
500310	Professional Services	288,178	322,097	322,097	181,049	361,915
539311	Management Fees	257,873	281,539	281,539	164,234	309,693
539312	Engineering Services	2,779	12,000	12,000	1,428	8,500
514313	Legal Services	1,955	4,000	4,000	1,369	4,000
539318	Technology Services	5,573	5,306	5,306	3,098	5,837
539319	Other Professional Services	19,998	19,252	19,252	10,922	33,885
500320	Accounting & Auditing	4,000	4,000	4,000	3,000	4,000
539322	Auditing Services	4,000	4,000	4,000	3,000	4,000
500340	Other Contractual Services	75,054	74,976	74,976	43,650	74,976
539341	Janitorial Services	74,763	74,661	74,661	43,487	74,661
539343	Systems Management Support	291	315	315	163	315
500410	Comm. & Freight Service		100	100		100
539412	Postage		100	100		100
500430	Utilities Services	77,528	97,433	97,433	42,008	101,069
539431	Electricity	36,938	47,780	47,780	21,052	51,416
539433	Water & Sewer	6,549	7,800	7,800	3,533	7,800
539434	Irrigation Water	31,042	38,853	38,853	15,673	38,853
539436	Solid Waste	2,999	3,000	3,000	1,750	3,000
500440	Rentals & Leases	1,056	3,000	3,000	540	1,188
539444	Storage Unit Rental	1,056	3,000	3,000	540	1,188
500450	Insurance	55,519	61,071	61,071	54,604	58,972
539451	Casualty & Liability Insuran	55,519	61,071	61,071	54,604	58,972
500460	Repairs & Maintenance Services	422,752	536,739	536,739	253,919	598,501
539462	Building/Structure Maintenanc	38,576	75,794	75,794	14,608	78,441
539463	Landscape Maint.- Recurring	308,316	360,678	360,678	169,688	356,526
539464	Landscape Maint.-Non-Recurri	14,768	7,000	24,222	11,338	40,576
539468	Irrigation Repair	2,085	5,000	5,000	444	7,500
539469	Other Maintenance	59,007	88,267	71,045	57,841	115,458
500470	Printing & Binding				1	
539471	Printing & Binding				1	
500490	Other Current Chg & Obligation	201,742	209,793	209,793	122,846	210,040
539491	Bank Charges		100	100		100
539493	Permits & Licenses	175	175	175	175	175
539497	Legal Advertising	899	2,000	2,000	585	2,000
539498	Project Wide Fees	189,042	192,518	192,518	112,303	192,515
539499	Misc Current Charges	11,626	15,000	15,000	9,783	15,250
500520	Operating Supplies	123	500	500	91	500
539522	Operating Supplies	123	500	500	91	500
500600	Capital Outlay					
500900	Other Uses	26,499	33,119	33,119	19,324	35,404
539912	Trans to Oth Roads	26,499	33,119	33,119	19,324	35,404
599999	TOTAL DISBURSEMENTS	1,152,451	1,342,828	1,342,828	721,032	1,446,665

BROWNWOOD
Combined Assessment Allocation Worksheet
for the Year Ending September 30, 2017

Building Name	Ownership	SF Bldg	% Brownwood	FY 16-17 CAM Assessment	FY 16-17 ROAD Assessment	FY 16-17 TOTAL Assessment
				100%		
				4.75000	0.10000	4.85000
Palace Hotel	VOC	29,454	8.3194%	139,906.50	2,945.40	142,851.90
Manly Building	VOC	7,290	2.0591%	34,627.50	729.00	35,356.50
Rose Building	VOC	10,415	2.9418%	49,471.25	1,041.50	50,512.75
Wiechens Building	VOC	6,192	1.7489%	29,412.00	619.20	30,031.20
Schmid House	VOC	5,246	1.4817%	24,918.50	524.60	25,443.10
Bunk House	VOC	18,376	5.1904%	87,286.00	1,837.60	89,123.60
Barnstorm Theater	VOC	53,278	15.0485%	253,070.50	5,327.80	258,398.30
Parr Building	VOC	6,254	1.7665%	29,706.50	625.40	30,331.90
Keller Building	VOC	12,276	3.4674%	58,311.00	1,227.60	59,538.60
Berning Building	VOC	5,553	1.5685%	26,376.75	555.30	26,932.05
Ruby Building	VOC	14,822	4.1865%	70,404.50	1,482.20	71,886.70
Haroldson Building	VOC	13,147	3.7134%	62,448.25	1,314.70	63,762.95
Reyes Cigar Factory	VOC	30,459	8.6032%	144,680.25	3,045.90	147,726.15
Brownwood Building	VOC	22,955	6.4837%	109,036.25	2,295.50	111,331.75
Sumter Building	VOC	17,152	4.8446%	81,472.00	1,715.20	83,187.20
Thompson Building	VOC	12,120	3.4233%	57,570.00	1,212.00	58,782.00
Public Works Building	VOC	6,673	1.8848%	31,696.75	667.30	32,364.05
Goedken's Garage	VOC	10,500	2.9658%	49,875.00	1,050.00	50,925.00
Lester's Bait & Tackle	VOC	5,679	1.6041%	26,975.25	567.90	27,543.15
VOC Subtotal		287,841	81.3016%	1,367,244.75	28,784.10	1,396,028.85
Grand Traverse Plaza	VSP	66,200	18.6984%	314,450.00	6,620.00	321,070.00
TOTALS	CAM	354,041	100%	1,681,695	35,404	1,717,099
	ROAD	354,041				

BROWNWOOD - WORKING CAPITAL AND RESERVE BALANCES

2014-15 Actual <small>(per 9/30/15 Audit)</small>	2015-16 Amended Budget	2016-17 Requested Budget	2016-17 Recommd. Budget	2016-17 Proposed Budget
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Working Capital

Beginning Balance		606,095	895,209	895,209	895,209
Deposits		1,631,942	1,744,124	1,744,124	1,744,124
Expenditures		1,309,709	1,396,261	1,411,261	1,411,261
Transfer to Oth Roads		33,119	35,404	35,404	35,404
Ending Balance	606,095	895,209	1,207,668	1,192,668	1,192,668

***Unrealized gain of \$1,679 is not included in FY15-16 beginning balance

RESERVES

Villa Rds/Other Roads R&R

Beginning Balance		51,936	85,055	85,055	85,055
Deposits		33,119	35,404	35,404	35,404
Expenditures		0	0	0	0
Ending Balance	51,936	85,055	120,459	120,459	120,459

FY15-16 Operating Budget	\$ 1,309,709
3 Months	\$ 327,427
4 Months	\$ 436,570