

By **Bill Parsons** Vice Chairman, Seven Oaks CDD

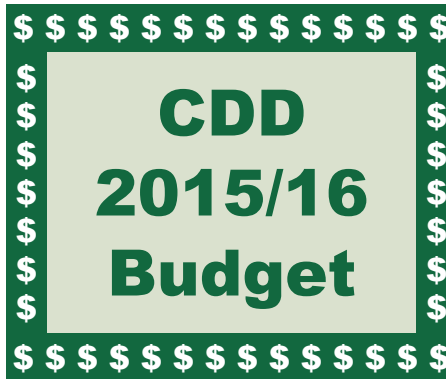
The Seven Oaks CDD 2015/2016 budget is from October 1, 2015 to September 30, 2016. Each year, the CDD Board prepares a balanced budget where the expenditures equal the revenue. To do this, the first step is to determine the amount of expenditures so assessments can be adjusted to obtain the amount required.

Since some of the line items require months to obtain the best estimate, the District Manager began the process at the beginning of 2015. One of the line items that requires some research is the Capital Reserve (Line Item 115). By far, the largest expenditure in the Capital Reserve is to repave the roads. One of the big factors that effects the amount of funds required is how frequently the roads will be repaved. For example, it was determined that the clubhouse parking lot and Edenfield needed to be moved up in the schedule.

The change in line items could be grouped into the following categories:

- Did not change from previous year
- Small percentage change due to inflation
- Significant increase or decrease

Several of the line items in 2015/2016 budget contain significant changes from the 2014/2015 budget. The following information explains why the change for some of them (see line items highlighted red):



37 (Website Services): \$0 to \$2,500, new website to meet State Statute.

64 (Mitigation Area Monitoring & Maint): \$6,500 to \$26,970, cost to get mitigation areas released early.

65 (Aquatic Maint): \$96,480 to \$56,460, changed contractor.

77 (Entry & Wall Maint): \$7,500 to \$2,500, current trend of expenses.

83 (Tree Trimming Services): \$50,000 to \$0, funds set aside in Capital Reserve.

84 (Miscellaneous Expenses): \$35,00 to \$10,000, structural pruning of oak trees moved to Capital Reserve.

86 Landscape Lights Maint): \$5,000 to \$2,500, most LED lights at gates already installed.

87 (Sidewalk Repair & Maint): \$6,500 to \$10,000, current trend of expenses.

88 (Street Sign Repair & Replacement): \$20,000 to \$2,500, most of street signs that needed replacing have been replaced.

100 (Pool Service Contract): \$31,800 to \$45,600, new contractor, previous contractor went out of business.

101 (Security System Monitoring & Maint): \$5,260 to \$10,000, upgrade to clubhouse equipment and software.

102 (Field Security Maint): \$0 to \$5,000, added money to repair gate cameras.

103 (Furniture Repair/Replacement): \$4,500 to \$34,000, replace pool chairs.

105 (Pool Repair): \$10,000 to \$34,000, added tower maint, pool motor, etc.

106 (Tennis Court Maint & Supplies): \$12,000 to \$51,100, refurbish clay tennis courts.

108 (Facility Janitorial Service): \$11,000 to \$14,000, janitorial services consolidated.

110 (Maint and Repairs): \$18,000 to \$25,000, current trend of expenses.

115 (Capital Reserves): \$260,000 to \$385,000, see second paragraph of article.

116 (Capital Outlay): Decreases from \$187,742 to \$123,886, less new projects.

117 (Capital Outlay - Street Tree Project): \$228,640 to \$300,000, additional trees and price of the new trees increased.

Seven Oaks CDD Budget October 1, 2015 - September 30, 2016							
Line No.	Budget Item	2014/2015 Budget	2015/2016 Budget	Line No.	Budget Item	2014/2015 Budget	2015/2016 Budget
1				15	Balance Forward from Prior Years		
2	Revenues			16			
3				17	Total Revenues and Balance	3,224,519	3,417,519
4	Interest Earnings			18			
5	Interest Earnings	5,000	3,000	19			
6	Special Assessments			20	Expenditures - Administrative		
7	Tax Roll	3,154,519	3,354,519	21			
8	Off Roll			22	Legislative		
9	Other Miscellaneous Revenues			23	Supervisor Fees	14,000	18,000
10	Event Rental	65,000	60,000	24	Management Services		
11	Miscellaneous Revenues			25	Administrative Services	10,300	9,700
12				26	District Management	41,200	40,350
13	Total Revenues	3,224,519	3,417,519	27	Financial Consulting Services	8,858	10,000
14				28	Accounting Services	27,192	27,500

SEVEN OAKS CDD INFORMATION

Seven Oaks CDD Budget October 1, 2015 - September 30, 2016

Line No.	Budget Item	2014/2015 Budget	2015/2016 Budget	Line No.	Budget Item	2014/2015 Budget	2015/2016 Budget
29	Engineering Services			79	Landscape Maintenance Insp.	6,000	6,000
30	District Engineer	12,000	14,000	80	Irrigation Repairs	12,000	14,000
31	Legal Services			81	Landscape Replacement	25,000	25,000
32	District Counsel	20,000	25,000	82	Clock Tower Maintenance	2,000	2,000
33	Administrative Other			83	Tree Trimming Service	50,000	0
34	Disclosure Report	7,000	7,000	84	Misc Expense	35,000	10,000
35	Trustee Fees	17,500	17,500	85	Road and Street Facilities		
36	Property Appraiser Fee	150	150	86	Street Light Maintenance	5,000	2,500
37	Website Fees & Maintenance	0	2,500	87	Sidewalk Repair & Maintenance	6,500	10,000
38	Auditing Services	3,700	3,700	88	Street Sign Repair/Replacement	20,000	2,500
39	Arbitrage Rebate Calculation	3,250	3,250	89	Roadway Repair & Maintenance	10,000	10,000
40	Public Officials Liability Insurance	7,556	7,556	90	Parks and Recreation		
41	Legal Advertising	1,500	2,000	91	Employee-Salaries	206,000	213,210
43	Dues, Licenses, Fees	1,075	2,000	92	Employee P/R Taxes	18,540	19,096
44	Administrative Subtotal	175,281	196,206	93	Employee Workers Comp	8,101	8,500
45				94	Employee Health Insurance	14,400	14,400
46	Expenditures - Field Operations			95	Telephone, FAX, Internet	3,234	5,700
47				96	Facility Supplies	5,000	5,000
50	Electric Utility Services			97	Truck and Golf Carts Maint.	7,500	7,500
51	Utility-Recreation Facilities	59,798	61,000	98	Pest Control	535	750
52	Street Lights	246,523	251,500	99	Fitness Equipment Maintenance	3,000	4,750
53	Utility and Landscape Lighting	35,289	36,000	100	Pool Service Contract	31,800	45,600
54	Gas Utility Services			101	Security System Maintenance	5,260	10,000
55	Utility Services	510	510	102	Field Security Service	0	5,000
56	Garbage/Solid Waste Services			103	Furniture Repair/Replacement	4,500	34,000
57	Garbage/Recreation Facility	2,005	2,100	104	Fountain Service Maintenance	3,500	4,000
58	Solid Waste Assessment	3,300	3,704	105	Pool Repairs	10,000	34,000
59	Water-Sewer Services			106	Tennis Court Maint/Supplies	12,000	51,100
60	Utility Services-Recreation Facility	17,500	17,000	107	Clubhouse Office Supplies	3,500	3,500
61	Utility-Reclaimed	10,000	5,000	108	Clubhouse Janitorial Service	11,000	14,000
62	Utility-Fountains	385	385	109	Athletic Court/Field Repairs	22,000	22,622
63	Stormwater Control			110	Maintenance and Repair	18,000	25,000
64	Mitigation Area Monitoring/Maint	6,500	26,970	111	Misc Expense	40,000	40,000
65	Aquatic Maintenance	96,480	56,460	112	Special Events		
66	Stormwater Assessment	3,032	3,032	113	Special Events	15,000	15,000
67	Aquatic Plant Replacement	5,000	5,000	114	Contingency		
68	Stormwater System Maintenance	15,000	7,500	115	Capital Reserves	260,000	385,000
69	Other Physical Environment			116	Capital Outlay	187,742	129,886
70	Employee-Salaries	222,550	230,339	117	Capital Outlay - Street Trees	228,640	300,000
71	Employee-Payroll Taxes	19,510	20,000	118	Bill Payment Reserve	0	0
72	Employee-Workers Comp	4,106	5,000	119	Field Operations Sub-total	3,049,238	3,221,313
73	Employee-Health Insurance	36,000	43,200	120			
74	Gen Liability/Property Insurance	49,323	49,323	121	Total Expenditures	3,224,519	3,417,519
75	Holiday Decorations	15,000	18,000	122			
77	Entry and Wall Maintenance	7,500	2,500	123	Excess Rev. Over Expenditures		0
78	Landscape Maintenance	903,175	903,175	124			