

**PACIFIC ACE
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2022**

**PACIFIC ACE
COMMUNITY DEVELOPMENT DISTRICT
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**PACIFIC ACE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Adopted Budget FY 2021	Fiscal Year 2021			Adopted Budget FY 2022	Build-out
		Actual through 3/31/2021	Projected through 9/30/2021	Total Actual & Projected		
REVENUES						
Assessment levy: on-roll - gross	\$ -				\$ -	\$ 592,920
Allowable discounts (4%)	-				-	(23,717)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	-	569,203
Landowner contribution	87,040	31,844	40,435	72,279	440,321	-
Total revenues	87,040	31,844	40,435	72,279	440,321	569,203
EXPENDITURES						
Professional & administrative						
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000	48,000
Legal	15,000	964	12,500	13,464	15,000	15,000
Engineering	3,000	-	1,500	1,500	3,000	3,000
Audit	4,500	-	-	-	4,500	4,500
Arbitrage rebate calculation	750	-	-	-	750	750
Dissemination agent	1,000	-	-	-	1,000	1,000
Trustee	5,000	-	-	-	5,000	5,000
Telephone	200	100	100	200	200	200
Postage	500	-	300	300	500	500
Printing & binding	500	250	250	500	500	500
Legal advertising	1,500	-	750	750	1,500	1,500
Annual special district fee	175	175	-	175	175	175
Insurance	5,500	5,000	-	5,000	5,500	5,500
Contingencies/bank charges	500	442	58	500	500	500
Website hosting & maintenance	705	1,680	-	1,680	705	705
Website ADA compliance	210	210	-	210	210	210
Tax collector	-	-	-	-	-	17,788
Total professional & administrative	87,040	32,821	39,458	72,279	87,040	104,828
Operations and Maintenance						
Management and administration						
Contingency	-	-	-	-	1,350	1,521
Licenses/taxes/permits	-	-	-	-	500	500
O&M accounting services	-	-	-	-	4,500	5,500
Insurance (property coverage only)	-	-	-	-	3,500	5,000
Management services	-	-	-	-	17,500	32,940
Postage	-	-	-	-	500	800
Office supplies/printing binding	-	-	-	-	2,250	3,500
General administrative	-	-	-	-	2,250	3,000
Grounds/building maintenance						
General maintenance	-	-	-	-	5,000	8,000
Irrigation repairs	-	-	-	-	3,500	4,500
Landscape contract	-	-	-	-	65,000	100,000
Landscaping extras - replacement, mulch, annuals	-	-	-	-	12,500	22,000
Tree trimming	-	-	-	-	2,500	4,000
Pressure washing	-	-	-	-	4,000	7,000
Aquatic maintenance/monitoring	-	-	-	-	10,000	16,500
Fence/wall/lighting repairs	-	-	-	-	2,000	2,000

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GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Adopted Budget FY 2021	Fiscal Year 2021			Adopted Budget FY 2022	Build-out
		Actual through 3/31/2021	Projected through 9/30/2021	Total Actual & Projected		
Operations and Maintenance (continued)						
Recreational - amenity						
Insurance amenity	-	-	-	-	5,000	4,500
Facility management	-	-	-	-	22,000	22,000
Office supplies/operating supplies	-	-	-	-	700	700
Special events	-	-	-	-	2,400	2,000
Holiday decorations	-	-	-	-	4,000	3,000
Electric - amenity	-	-	-	-	10,000	10,000
Domestic water / sewer - amenity	-	-	-	-	6,000	6,000
Irrigation reclaimed - amenity	-	-	-	-	6,000	6,000
Telephone/cable/internet - amenity	-	-	-	-	3,000	3,000
Pool/cabana general maintenance	-	-	-	-	3,500	4,500
Playground maintenance	-	-	-	-	1,500	1,500
Pool permits/licenses	-	-	-	-	800	800
Pool service contract	-	-	-	-	18,000	18,000
Pool repairs/maintenance	-	-	-	-	1,500	1,500
Janitorial service contract	-	-	-	-	10,200	10,200
Refuse - pet station service contract	-	-	-	-	3,600	3,600
Landscape maintenance	-	-	-	-	18,000	18,000
Landscape seasonal (annuals & mulch)	-	-	-	-	4,800	4,800
Landscape contingency	-	-	-	-	4,000	4,000
Field management/administrative	-	-	-	-	12,000	12,000
Fitness equipment lease (if applicable)	-	-	-	-	6,000	-
Fitness equipment repairs	-	-	-	-	1,500	-
Termite bond / pest control	-	-	-	-	1,400	1,400
Security						
Alarm monitoring	-	-	-	-	1,000	1,000
Electronic access cards	-	-	-	-	700	700
Surveillance services	-	-	-	-	2,400	2,400
Maintenance	-	-	-	-	3,000	5,000
ASCAP/BMI licenses	-	-	-	-	950	950
Utilities						
Electric - common areas/irrigation meters	-	-	-	-	4,800	4,800
Electric - lift station	-	-	-	-	3,600	3,600
Electric - street lights	-	-	-	-	8,000	27,000
Irrigation - common areas	-	-	-	-	45,000	36,500
Total field operations	-	-	-	-	352,200	436,211

**PACIFIC ACE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021				Adopted Budget FY 2022	Build-out
	Adopted Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021	Total Actual & Projected		
Total expenditures	87,040	32,821	39,458	72,279	439,240	541,039
Excess/(deficiency) of revenues over/(under) expenditures	-	(977)	977	-	1,081	28,164
Fund balance - beginning (unaudited)	-	-	(977)	-	-	
Fund balance - ending (projected)						
Assigned						
Working capital	-	-	-	-	-	
Monument signage/entry hardscape	-	-	-	-	268	7,000 *
Pool/deck/pool equipment/cabana	-	-	-	-	318	8,333 *
Fencing/pavilions	-	-	-	-	96	2,500 *
Playground	-	-	-	-	129	3,333 *
Amenity parking lot	-	-	-	-	154	4,000 *
Unassigned	-	(977)	-	-	116	3,000 *
Fund balance - ending	\$ -	\$ (977)	\$ -	\$ -	\$ 1,081	

* These items are not the aggregate ending fund balance, but rather represent the annual contributions for the same at build-out.

Unit Type	Units	ERU	Total ERU	Build-out Cost per Unit	Build-out On-Roll Assessment per Unit*
SF 40'	256	1.00	256.00	\$ 1,004.40	\$ 1,080.00
SF 50'	293	1.00	293.00	1,004.40	1,080.00
Total	549		549.00		

* Includes county costs of collection and early payment discount allowance

**PACIFIC ACE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording \$ 48,000

Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.

Legal 15,000

General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.

Engineering 3,000

The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.

Audit 4,500

Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.

Arbitrage rebate calculation 750

To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.

Dissemination agent 1,000

The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.

Telephone 200

Telephone and fax machine.

Postage 500

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

Printing & binding 500

Letterhead, envelopes, copies, agenda packages

Legal advertising 1,500

The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.

Annual special district fee 175

Annual fee paid to the Florida Department of Economic Opportunity.

Insurance 5,500

The District will obtain public officials and general liability insurance.

Contingencies/bank charges 500

Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.

Website hosting & maintenance 705

Website ADA compliance 210

Operations and Maintenance

Management and administration

Contingency 1,350

Licenses/taxes/permits 500

O&M accounting services 4,500

Insurance (property coverage only) 3,500

Management services 17,500

**PACIFIC ACE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Postage	500
Office supplies/printing binding	2,250
General administrative	2,250
Grounds/building maintenance	
General maintenance	5,000
Irrigation repairs	3,500
Landscape contract	65,000
Landscaping extras - replacement, mulch, annuals	12,500
Tree trimming	2,500
Pressure washing	4,000
Aquatic maintenance/monitoring	10,000
Fence/wall/lighting repairs	2,000
Recreational - amenity	
Insurance amenity	5,000
Facility management	22,000
Office supplies/operating supplies	700
Special events	2,400
Holiday decorations	4,000
Electric - amenity	10,000
Domestic water / sewer - amenity	6,000
Irrigation reclaimed - amenity	6,000
Telephone/cable/internet - amenity	3,000
Pool/cabana general maintenance	3,500
Playground maintenance	1,500
Pool permits/licenses	800
Pool service contract	18,000
Pool repairs/maintenance	1,500
Janitorial service contract	10,200
Refuse - pet station service contract	3,600
Landscape maintenance	18,000
Landscape seasonal (annuals & mulch)	4,800
Landscape contingency	4,000
Field management/administrative	12,000
Fitness equipment lease (if applicable)	6,000
Fitness equipment repairs	1,500
Termite bond / pest control	1,400
Security	
Alarm monitoring	1,000
Electronic access cards	700
Surveillance services	2,400
Maintenance	3,000
ASCAP/BMI licenses	950
Utilities	
Electric - common areas/irrigation meters	4,800
Electric - lift station	3,600
Electric - street lights	8,000
Irrigation - common areas	45,000
Total expenditures	<u><u>\$439,240</u></u>