



Rizzetta & Company

# **Feed Mill Community Development District**

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**Adopted Budget  
for  
Fiscal Year 2025/2026**

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Rizzetta & Company

Adopted Budget  
Feed Mill Community Development District  
General Fund  
Fiscal Year 2025/2026

Chart of Accounts Classification

Budget for 2025/2026

ASSESSMENT REVENUES	
Special Assessments	
Tax Roll*	\$ -
Off Roll*	\$ 343,831
Assessment Revenue Subtotal	\$ 343,831
OTHER REVENUES	
Balance Forward from Prior Year	\$ -
Developer Contributions	\$ -
Other Revenue Subtotal	\$ -
TOTAL REVENUES	\$ 343,831
*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.	
EXPENDITURES - ADMINISTRATIVE	
Legislative	
Supervisor Fees	\$ 12,000
Financial & Administrative	
Accounting Services	\$ 19,200
Administrative Services	\$ 4,200
Arbitrage Rebate Calculation	\$ 1,000
Assessment Roll	\$ 5,000
Auditing Services	\$ 3,100
Disclosure Report	\$ 6,000
District Engineer	\$ 12,000
District Management	\$ 21,000
Dues, Licenses & Fees	\$ 1,000
Financial & Revenue Collections	\$ 3,600
Legal Advertising	\$ 10,000
Miscellaneous Fees	\$ 500
Public Officials Liability Insurance	\$ 2,531
Trustees Fees	\$ 10,000
Website Hosting, Maintenance, Backup	\$ 3,700
Legal Counsel	
District Counsel	\$ 30,000
Administrative Subtotal	\$ 144,831
EXPENDITURES - SHARED FIELD OPERATIONS	
Electric Utility Services	
Utility Services	\$ 10,000
Water Sewer Combination Services	
Utility Services	
Stormwater Control	
Aquatic Maintenance	\$ 10,000
Fountain Service Repairs & Maintenance	
Other Physical Environment	
Entry Features - Maintenance	
General Liability & Property Insurance	\$ 7,500
Miscellaneous Expense	\$ 5,000
Contingency	
Miscellaneous Contingency	\$ 55,000
Shared Field Operations Subtotal	\$ 87,500
EXPENDITURES - PARCEL 1 FIELD OPERATIONS	
Electric Utility Services	
Utility Services	\$ 5,500
Water Sewer Combination Services	
Utility Services	\$ 25,000
Other Physical Environment	
Irrigation Repairs	\$ 2,500
Landscape & Irrigation Maintenance	\$ 50,000
Landscape Replacement Plants, Shrubs, Tree	\$ 4,000
Parce 1 Field Operations Subtotal	\$ 87,000
EXPENDITURES - PARCEL 4 FIELD OPERATIONS	
Electric Utility Services	
Utility Services	\$ 1,000
Water Sewer Combination Services	
Utility Services	\$ 10,000
Other Physical Environment	
Irrigation Repairs	\$ 1,000
Landscape & Irrigation Maintenance	\$ 10,000
Landscape Replacement Plants, Shrubs, Trees	\$ 2,500
Parce 4 Field Operations Subtotal	\$ 24,500
Total Field Operations Subtotal	\$ 199,000
TOTAL EXPENDITURES	\$ 343,831
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

FEED MILL COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025/2026 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Budget:		\$343,831.00	2024/2025 O&M Budget:	\$307,546.00
Clay County Collection Costs:	2%	\$7,315.55	2025/2026 O&M Budget:	\$343,831.00
Early Payment Discounts:	4%	\$14,631.11		
2025/2026 Total:		<b>\$365,777.66</b>	Total Difference:	<b>\$36,285.00</b>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
PLATTED - PHASE 1A					
Single Family 40'	Operations/Maintenance	\$0.00	\$385.11	\$385.11	N/A
	Total	\$0.00	\$385.11	\$385.11	N/A
Single Family 50'	Operations/Maintenance	\$0.00	\$463.32	\$463.32	N/A
	Total	\$0.00	\$463.32	\$463.32	N/A
Single Family 60'	Operations/Maintenance	\$0.00	\$541.53	\$541.53	N/A
	Total	\$0.00	\$541.53	\$541.53	N/A
PLATTED - PHASE 4A					
Single Family 40'	Operations/Maintenance	\$0.00	\$301.62	\$301.62	N/A
	Total	\$0.00	\$301.62	\$301.62	N/A
Single Family 50'	Operations/Maintenance	\$0.00	\$358.96	\$358.96	N/A
	Total	\$0.00	\$358.96	\$358.96	N/A
Single Family 60'	Operations/Maintenance	\$0.00	\$416.30	\$416.30	N/A
	Total	\$0.00	\$416.30	\$416.30	N/A
UNPLATTED - PARCEL 1					
Multifamily 25'	Operations/Maintenance	\$0.00	\$72.27	\$72.27	N/A
	Total	\$0.00	\$72.27	\$72.27	N/A
Single Family 40'	Operations/Maintenance	\$0.00	\$72.27	\$72.27	N/A
	Total	\$0.00	\$72.27	\$72.27	N/A
Single Family 50'	Operations/Maintenance	\$0.00	\$72.27	\$72.27	N/A
	Total	\$0.00	\$72.27	\$72.27	N/A
Single Family 60'	Operations/Maintenance	\$0.00	\$72.27	\$72.27	N/A
	Total	\$0.00	\$72.27	\$72.27	N/A
Single Family 50'	Operations/Maintenance	\$0.00	\$72.27	\$72.27	N/A
	Total	\$0.00	\$72.27	\$72.27	N/A
Single Family 60'	Operations/Maintenance	\$0.00	\$72.27	\$72.27	N/A
	Total	\$0.00	\$72.27	\$72.27	N/A
UNPLATTED - PARCEL 4					
Single Family 40'	Operations/Maintenance	\$0.00	\$72.27	\$72.27	N/A
	Total	\$0.00	\$72.27	\$72.27	N/A
Single Family 50'	Operations/Maintenance	\$0.00	\$72.27	\$72.27	N/A
	Total	\$0.00	\$72.27	\$72.27	N/A

FEED MILL COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025/2026 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Budget:		\$343,831.00	2024/2025 O&M Budget:	\$307,546.00
Clay County Collection Costs:	2%	\$7,315.55	2025/2026 O&M Budget:	\$343,831.00
Early Payment Discounts:	4%	\$14,631.11		
2025/2026 Total:		\$365,777.66	Total Difference:	\$36,285.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
Single Family 60'	Operations/Maintenance	\$0.00	\$72.27	\$72.27	N/A
	Total	\$0.00	\$72.27	\$72.27	N/A

Note: The District will levy O&M assessments beginning FY 2025-2026. The FY 2024-2025 budget was funded by the Developer in lieu of assessments.

FEED MILL COMMUNITY DEVELOPMENT DISTRICT																																																																																	
FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE																																																																																	
TOTAL O&M BUDGET COLLECTION COSTS @ 2% EARLY PAYMENT DISCOUNT @ 4% TOTAL O&M ASSESSMENT				\$343,831.00 \$7,315.55 \$14,631.11 \$365,777.66				TOTAL ADMIN BUDGET COLLECTION COSTS @ 2% EARLY PAYMENT DISCOUNT @ 4% TOTAL ADMIN ASSESSMENT				\$144,831.00 \$3,081.51 \$6,163.02 \$154,075.53				TOTAL SHARED FIELD O&M BUDGET COLLECTION COSTS @ 2% EARLY PAYMENT DISCOUNT @ 4% TOTAL SHARED FIELD ASSESSMENT				\$87,500.00 \$1,861.70 \$3,723.40 \$93,085.11				TOTAL PARCEL 1 FIELD O&M BUDGET COLLECTION COSTS @ 2% EARLY PAYMENT DISCOUNT @ 4% TOTAL PARCEL 1 FIELD O&M ASSESSMENT				\$87,000.00 \$1,851.06 \$3,702.13 \$92,553.19				TOTAL PARCEL 4 O&M FIELD BUDGET COLLECTION COSTS @ 2% EARLY PAYMENT DISCOUNT @ 4% TOTAL PARCEL 4 FIELD O&M ASSESSMENT				\$24,500.00 \$521.28 \$1,042.55 \$26,063.83																																													
UNITS ASSESSED		ALLOCATION OF ADMINISTRATIVE O&M						ALLOCATION OF SHARED FIELD O&M						ALLOCATION OF PARCEL 1 FIELD O&M						ALLOCATION OF PARCEL 4 FIELD O&M						PER LOT ANNUAL ASSESSMENT																																																							
LOT SIZE	O&M	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL BUDGET	ADMIN PER LOT	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL BUDGET	SHARED FIELD PER LOT	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL BUDGET	PARCEL 1 FIELD PER LOT	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL BUDGET	PARCEL 4 FIELD PER LOT	O&M	TOTAL <sup>(1)</sup>																																																										
<u>PLATTED</u> <u>Phase 1A</u>																																																																																	
Single Family 40'	134	1.00	134.00	6.29%	\$9,683.92	\$72.27	0.80	107.20	18.02%	\$16,776.60	\$125.20	0.80	107.20	27.17%	\$25,143.70	\$187.64	0.00	0.00	0.00%	\$0.00	\$0.00	\$385.11	\$385.11																																																										
Single Family 50'	159	1.00	159.00	7.46%	\$11,490.62	\$72.27	1.00	159.00	26.73%	\$24,883.21	\$156.50	1.00	159.00	40.29%	\$37,293.35	\$234.55	0.00	0.00	0.00%	\$0.00	\$0.00	\$463.32	\$463.32																																																										
Single Family 60'	107	1.00	107.00	5.02%	\$7,732.68	\$72.27	1.20	128.40	21.59%	\$20,094.36	\$187.80	1.20	128.40	32.54%	\$30,116.14	\$281.46	0.00	0.00	0.00%	\$0.00	\$0.00	\$541.53	\$541.53																																																										
<u>Phase 4A</u>																																																																																	
Single Family 40'	66	1.00	66.00	3.10%	\$4,769.69	\$72.27	0.80	52.80	8.88%	\$8,263.10	\$125.20	0.00	0.00	0.00%	\$0.00	\$0.00	0.80	52.80	26.37%	\$6,873.98	\$104.15	\$301.62	\$301.62																																																										
Single Family 50'	73	1.00	73.00	3.42%	\$5,275.57	\$72.27	1.00	73.00	12.27%	\$11,424.37	\$156.50	0.00	0.00	0.00%	\$0.00	\$0.00	1.00	73.00	36.46%	\$9,503.79	\$130.19	\$358.96	\$358.96																																																										
Single Family 60'	62	1.00	62.00	2.91%	\$4,480.62	\$72.27	1.20	74.40	12.51%	\$11,643.46	\$187.80	0.00	0.00	0.00%	\$0.00	\$0.00	1.20	74.40	37.16%	\$9,686.06	\$156.23	\$416.30	\$416.30																																																										
<u>UNPLATTED</u> <u>Parcel 1</u>																																																																																	
Multifamily 25'	250	1.00	250.00	11.73%	\$18,067.02	\$72.27	0.00	0.00	0.00%	\$0.00	\$0.00	0.00	0.00	0.00%	\$0.00	\$0.00	0.00	0.00	0.00%	\$0.00	\$0.00	\$72.27	\$72.27																																																										
Single Family 40'	102	1.00	102.00	4.78%	\$7,371.34	\$72.27	0.00	0.00	0.00%	\$0.00	\$0.00	0.00	0.00	0.00%	\$0.00	\$0.00	0.00	0.00	0.00%	\$0.00	\$0.00	\$72.27	\$72.27																																																										
Single Family 50'	125	1.00	125.00	5.86%	\$9,033.51	\$72.27	0.00	0.00	0.00%	\$0.00	\$0.00	0.00	0.00	0.00%	\$0.00	\$0.00	0.00	0.00	0.00%	\$0.00	\$0.00	\$72.27	\$72.27																																																										
Single Family 60'	86	1.00	86.00	4.03%	\$6,215.05	\$72.27	0.00	0.00	0.00%	\$0.00	\$0.00	0.00	0.00	0.00%	\$0.00	\$0.00	0.00	0.00	0.00%	\$0.00	\$0.00	\$72.27	\$72.27																																																										
Single Family 50'	132	1.00	132.00	6.19%	\$9,539.39	\$72.27	0.00	0.00	0.00%	\$0.00	\$0.00	0.00	0.00	0.00%	\$0.00	\$0.00	0.00	0.00	0.00%	\$0.00	\$0.00	\$72.27	\$72.27																																																										
Single Family 60'	60	1.00	60.00	2.81%	\$4,336.08	\$72.27	0.00	0.00	0.00%	\$0.00	\$0.00	0.00	0.00	0.00%	\$0.00	\$0.00	0.00	0.00	0.00%	\$0.00	\$0.00	\$72.27	\$72.27																																																										
<u>Parcel 4</u>																																																																																	
Single Family 40'	149	1.00	149.00	6.99%	\$10,767.94	\$72.27	0.00	0.00	0.00%	\$0.00	\$0.00	0.00	0.00	0.00%	\$0.00	\$0.00	0.00	0.00	0.00%	\$0.00	\$0.00	\$72.27	\$72.27																																																										
Single Family 50'	441	1.00	441.00	20.68%	\$31,870.22	\$72.27	0.00	0.00	0.00%	\$0.00	\$0.00	0.00	0.00	0.00%	\$0.00	\$0.00	0.00	0.00	0.00%	\$0.00	\$0.00	\$72.27	\$72.27																																																										
Single Family 60'	186	1.00	186.00	8.72%	\$13,441.86	\$72.27	0.00	0.00	0.00%	\$0.00	\$0.00	0.00	0.00	0.00%	\$0.00	\$0.00	0.00	0.00	0.00%	\$0.00	\$0.00	\$72.27	\$72.27																																																										
TOTAL COMMUNITY		2132		2132.00		100%		\$154,075.53		594.80		100%		\$93,085.11		394.60		100%		\$92,553.19		200.20		100%		\$26,063.83																																																							
LESS: Clay County Collection Costs (2%) and Early Payment Discounts (4%):																				(\$9,244.53)		(\$5,585.11)																				(\$5,553.19)																				(\$1,563.83)																			
Net Revenue to be Collected:																				\$144,831.00		\$87,500.00																				\$87,000.00																				\$24,500.00																			

## **EXPENDITURES – ADMINISTRATIVE:**

**Supervisor Fees:** The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

**Administrative Services:** The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

**District Management:** The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These service include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

**District Engineer:** The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

**Disclosure Report:** The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

**Trustee's Fees:** The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

**Assessment Roll:** The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

**Financial & Revenue Collections:** Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

**Accounting Services:** Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

**Auditing Services:** The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.



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**Arbitrage Rebate Calculation:** The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

**Travel:** Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

**Public Officials Liability Insurance:** The District will incur expenditures for public officials' liability insurance for the Board and Staff.

**Legal Advertising:** The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

**Bank Fees:** The District will incur bank service charges during the year.

**Dues, Licenses & Fees:** The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

**Miscellaneous Fees:** The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

**Website Hosting, Maintenance and Email:** The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

**District Counsel:** The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

## **EXPENDITURES - FIELD OPERATIONS:**

**Deputy Services:** The District may wish to contract with the local police agency to provide security for the District.

**Security Services and Patrols:** The District may wish to contract with a private company to provide security for the District.

**Electric Utility Services:** The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

**Street Lights:** The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.



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**Utility - Recreation Facility:** The District may budget separately for its recreation and or amenity electric separately.

**Gas Utility Services:** The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

**Garbage - Recreation Facility:** The District will incur expenditures related to the removal of garbage and solid waste.

**Solid Waste Assessment Fee:** The District may have an assessment levied by another local government for solid waste, etc.

**Water-Sewer Utility Services:** The District will incur water/sewer utility expenditures related to district operations.

**Utility - Reclaimed:** The District may incur expenses related to the use of reclaimed water for irrigation.

**Aquatic Maintenance:** Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Fountain Service Repairs & Maintenance:** The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

**Lake/Pond Bank Maintenance:** The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

**Wetland Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

**Mitigation Area Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

**Aquatic Plant Replacement:** The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

**General Liability Insurance:** The District will incur fees to insure items owned by the District for its general liability needs

**Property Insurance:** The District will incur fees to insure items owned by the District for its property needs

**Entry and Walls Maintenance:** The District will incur expenditures to maintain the entry monuments and the fencing.



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**Landscape Maintenance:** The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

**Irrigation Maintenance:** The District will incur expenditures related to the maintenance of the irrigation systems.

**Irrigation Repairs:** The District will incur expenditures related to repairs of the irrigation systems.

**Landscape Replacement:** Expenditures related to replacement of turf, trees, shrubs etc.

**Field Services:** The District may contract for field management services to provide landscape maintenance oversight.

**Miscellaneous Fees:** The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

**Gate Phone:** The District will incur telephone expenses if the District has gates that are to be opened and closed.

**Street/Parking Lot Sweeping:** The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

**Gate Facility Maintenance:** Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

**Sidewalk Repair & Maintenance:** Expenses related to sidewalks located in the right of way of streets the District may own if any.

**Roadway Repair & Maintenance:** Expenses related to the repair and maintenance of roadways owned by the District if any.

**Employees - Salaries:** The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

**Employees - P/R Taxes:** This is the employer's portion of employment taxes such as FICA etc.

**Employee - Workers' Comp:** Fees related to obtaining workers compensation insurance.

**Management Contract:** The District may contract with a firm to provide for the oversight of its recreation facilities.

**Maintenance & Repair:** The District may incur expenses to maintain its recreation facilities.

**Facility Supplies:** The District may have facilities that required various supplies to operate.



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**Gate Maintenance & Repairs:** Any ongoing gate repairs and maintenance would be included in this line item.

**Telephone, Fax, Internet:** The District may incur telephone, fax and internet expenses related to the recreational facilities.

**Office Supplies:** The District may have an office in its facilities which require various office related supplies.

**Clubhouse - Facility Janitorial Service:** Expenses related to the cleaning of the facility and related supplies.

**Pool Service Contract:** Expenses related to the maintenance of swimming pools and other water features.

**Pool Repairs:** Expenses related to the repair of swimming pools and other water features.

**Security System Monitoring & Maintenance:** The District may wish to install a security system for the clubhouse

**Clubhouse Miscellaneous Expense:** Expenses which may not fit into a defined category in this section of the budget

**Athletic/Park Court/Field Repairs:** Expense related to any facilities such as tennis, basketball etc.

**Trail/Bike Path Maintenance:** Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

**Special Events:** Expenses related to functions such as holiday events for the public enjoyment

**Miscellaneous Fees:** Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

**Miscellaneous Contingency:** Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.