

***HIDDEN CREEK
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Budget Workshop

***Thursday
July 16, 2020
5:45 p.m.***

***Location:
Conducted Via Electronic Teleconference***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Hidden Creek Community Development District

Board of Supervisors
Hidden Creek Community Development District

Dear Board Members:

A Budget Workshop of the Board of Supervisors of the Hidden Creek Community Development District is scheduled for **Thursday, July 16, 2020 at 5:45 p.m.**

Due to current issues related to COVID-19, the Florida Governor released Executive Order 20-69 which allows governmental public meetings and required quorums to be completed via telephone conference. In respect of current social distancing recommendations this meeting will be conducted via telephone in order to protect the health and safety of the public. Both members of the board and the public may join this meeting via telephone as follows:

Call in phone number: 929-205-6099
Meeting ID: 863 6009 5366
Password: 723627

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present their reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Tonya Elliott-Moore

Tonya Elliott-Moore
District Manager
813-374-9104

Cc: District Records

District: **HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT**

Date of Workshop: Thursday, July 16th, 2020

Time: 5:45 PM

Location: Via Zoom teleconference
Due to COVID 19
Per Gov Exec Order 20-69

Dial-in Number: 929-205-6099

Meeting ID: 863 6009 5366#

Agenda

I. Roll Call

II. Business Matters

A. Review of the FY 2021 Proposed Budget

Exhibit 1

III. Audience Comments – New Business – *(limited to 3 minutes per individual for non-agenda items)*

IV. Adjournment

EXHIBIT 1.

**HIDDEN CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

**PROPOSED OPERATING BUDGET
OCTOBER 1, 2020 – SEPTEMBER 30, 2021**

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

BUDGET DEVELOPMENT

FLORIDA STATUTE 189.418

The total amount available from taxation and other sources, including balances brought forward for prior fiscal years, must equal the total of appropriations for expenditures and reserves.

(A Balanced Budget)

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

BOARD BUDGET DEVELOPMENT:

1. Review of Actual Expenditures of Prior Fiscal Years
2. Review of Contracts and Service Level Provided
3. Consideration of Future Service Needs

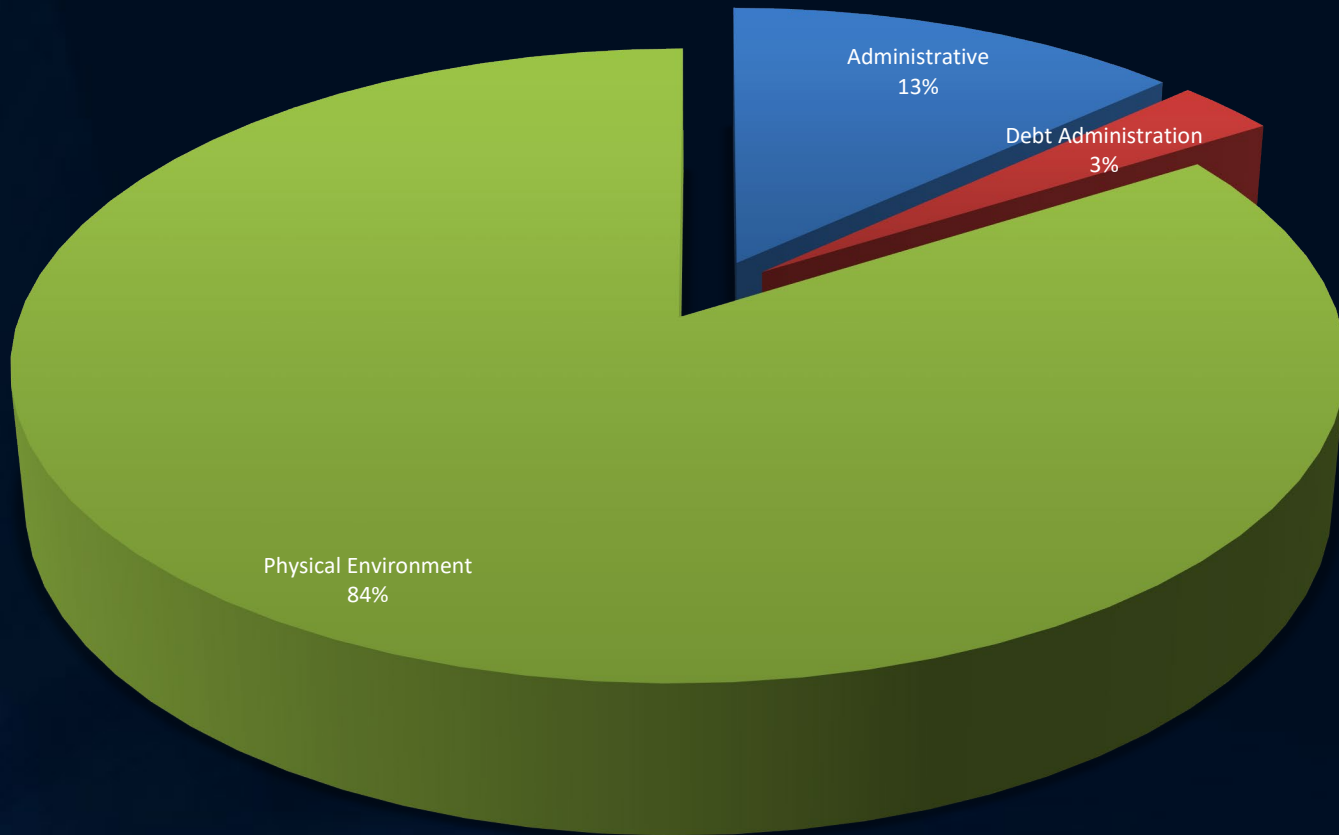
HIDDEN CREEK CDD

O&M GROSS ASSESSMENTS ALLOCATION FY 2021

Approx Lot Width	Units	O&M GROSS ASSMT/UNIT FY 2021	O&M GROSS ASSMT/UNIT FY 2020	O&M GROSS ASSMT/UNIT ANNUAL CHANGE	MONTHLY CHANGE
22'	148	\$655	\$431	\$224	\$18.64
40'	309	\$1,164	\$766	\$398	\$33.13
50'	277	\$1,455	\$958	\$497	\$41.41
Active Adult Units	391	\$319	\$191	\$128	\$10.64
Total	1,125				

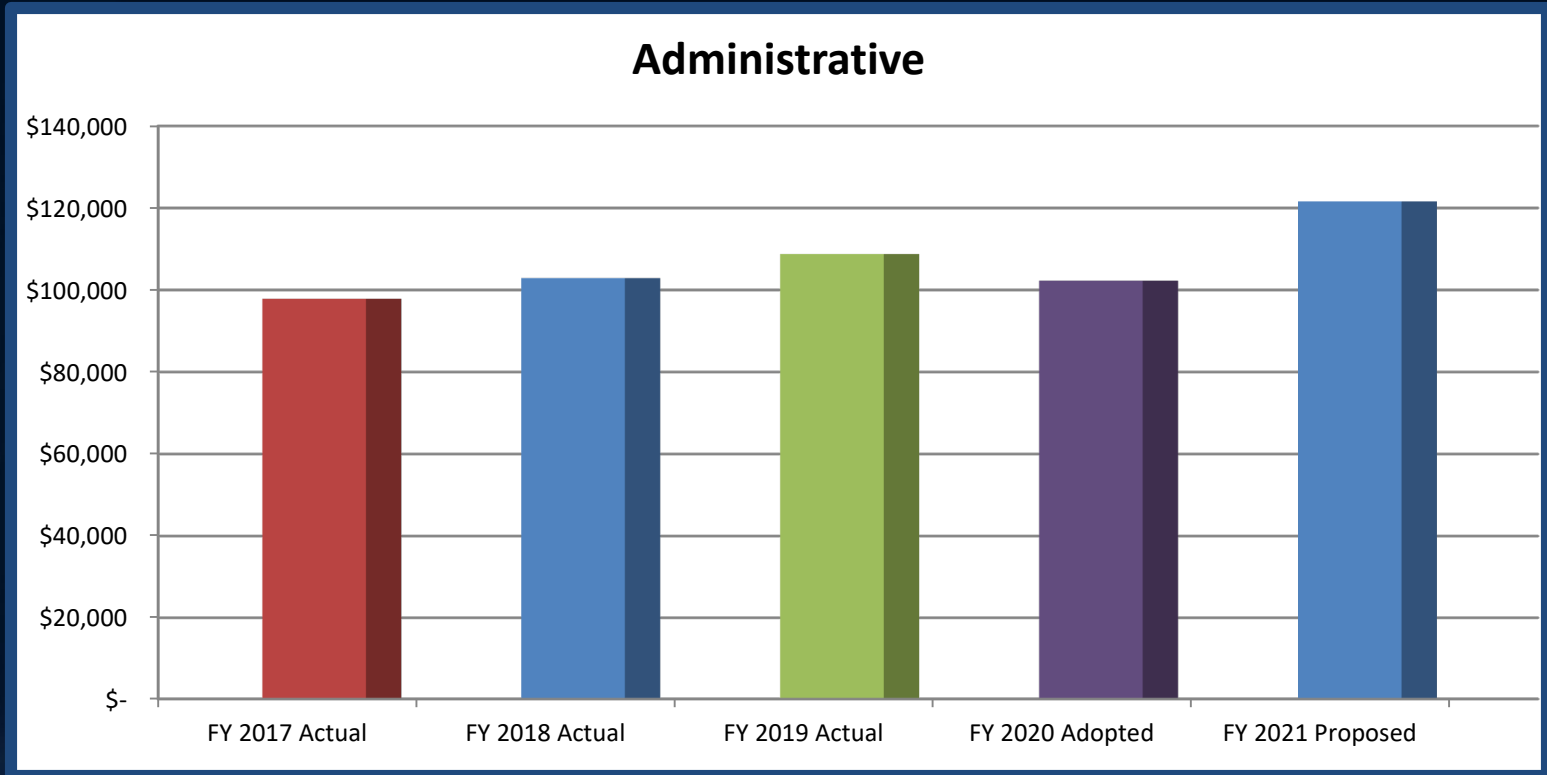
HIDDEN CREEK CDD

FY 2021 Expenditure Summary: \$925,290



HIDDEN CREEK CDD

Administrative: \$121,609



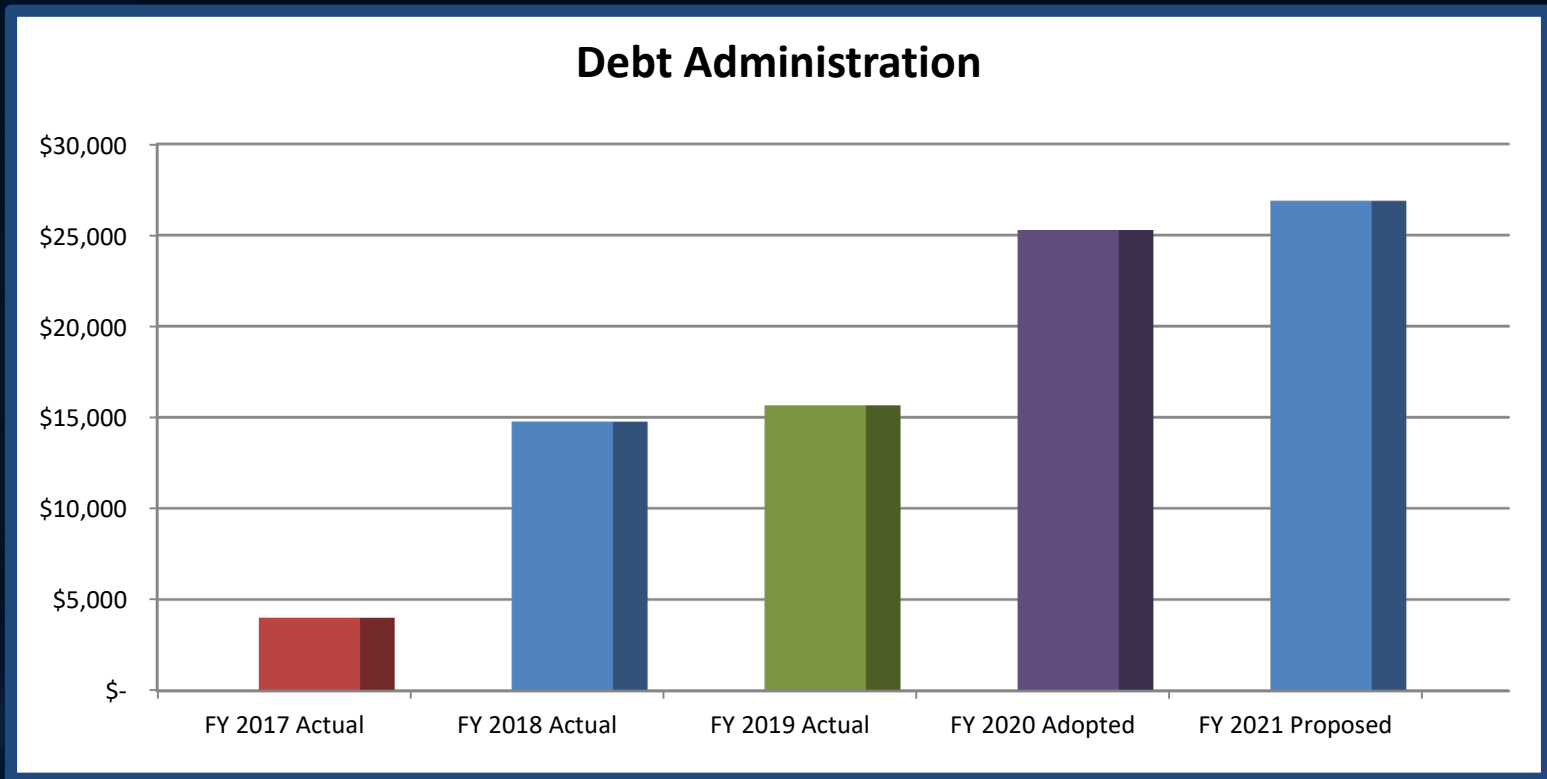
HIDDEN CREEK CDD

Administrative: 13%, Increase of \$19,339

	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ADOPTED	FY 2020 YTD MAR 31, 2020	FY 2021 PROPOSED	FY 2020 – 2021 VARIANCE
ADMINISTRATIVE							
SUPERVISORS COMPENSATION	3,600	4,200	1,630	8,000	800	8,000	-
PAYROLL TAXES	275	321	291	612	61	612	-
PAYROLL SERVICES	301	528	352	457	49	457	-
MANAGEMENT CONSULTING SERVICES	21,000	24,000	24,000	24,000	12,000	24,000	-
CONSTRUCTION ACCOUNTING SERVICE	9,000	4,500	4,500	4,000	4,000	4,000	-
PLANNING & COORDINATION SERVICES	36,000	36,000	36,000	36,000	18,000	36,000	-
ADMINISTRATIVE SERVICES	7,500	7,560	7,500	7,500	3,750	7,500	-
BANK FEES	15	129	130	120		120	-
MISCELLANEOUS	-	478	15	500		500	-
AUDITING SERVICES	2,400	2,400	2,300	2,400		2,500	100
TRAVEL PER DIEM	-	-	16	200		200	-
INSURANCE	2,410	5,300	8,973	6,241	12,803	19,895	13,654
REGULATORY AND PERMIT FEES	175	175	175	175	175	175	-
LEGAL ADVERTISEMENTS	2,446	1,231	5,934	1,800	1,351	2,000	200
PERFORMANCE & WARRANTY BOND PREM.	-	-	-	-		-	-
ENGINEERING SERVICES	3,923	7,987	4,990	5,000	3,656	7,000	2,000
LEGAL SERVICES	8,065	7,349	9,863	3,000	2,155	6,000	3,000
WEBSITE DEVELOPMENT AND HOSTING	757	740	1,610	2,265	2,232	1,650	(615)
MISCELLANEOUS CONTINGENCY	-	-	489	-	-	1,000	1,000
TOTAL ADMINISTRATIVE	97,867	102,898	108,767	102,270	61,032	121,609	19,339

HIDDEN CREEK CDD

Debt Administration: \$26,875



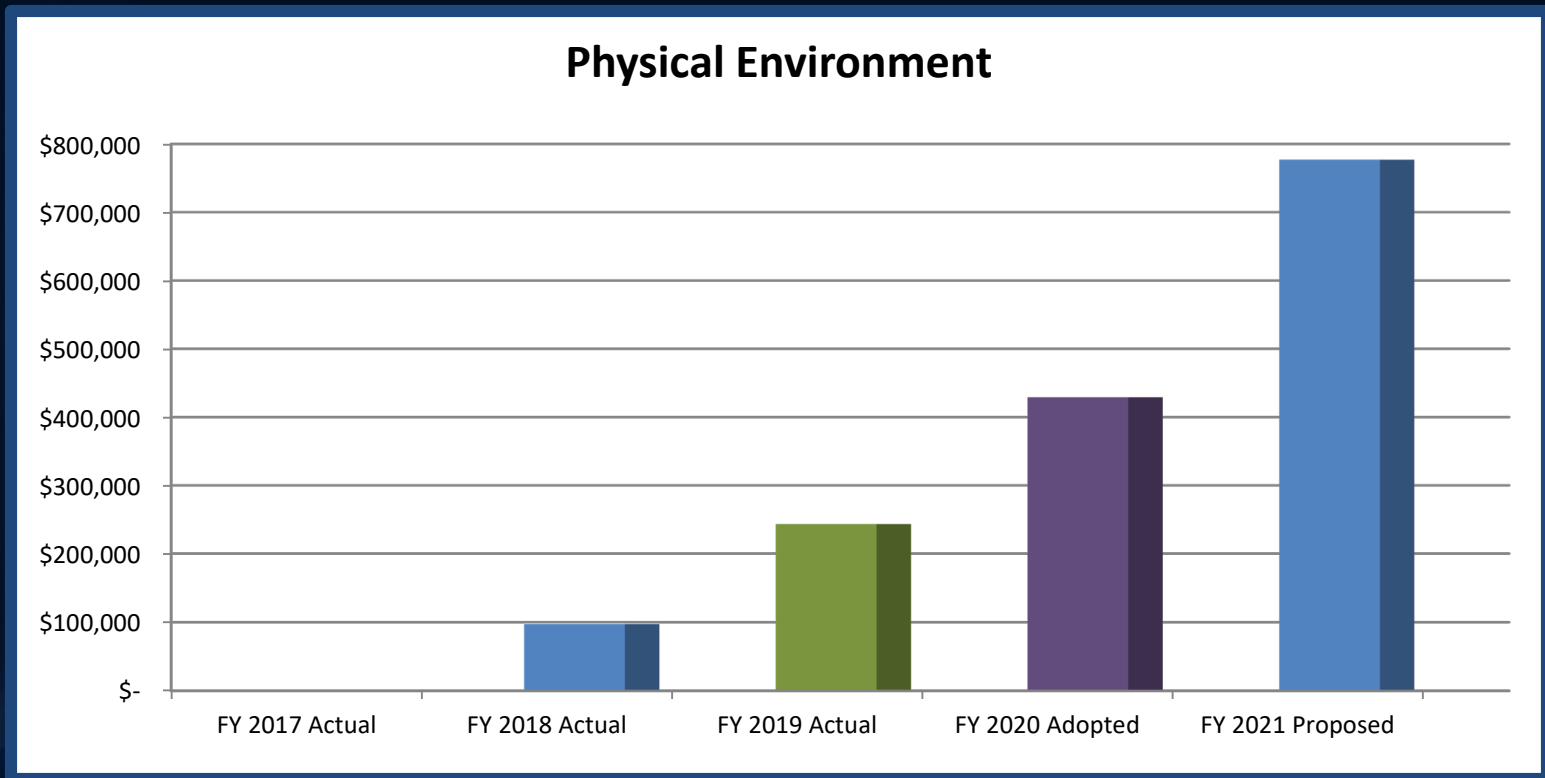
HIDDEN CREEK CDD

Debt Administration: 3%, Increase of \$1,600

	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ADOPTED	FY 2020 YTD MAR 31, 2020	FY 2021 PROPOSED	FY 2020 – 2021 VARIANCE
DEBT ADMINISTRATION							
ARBITRAGE	-	650	650	1,200	650	1,300	100
DISSIMINATION AGENT	4,000	5,000	5,900	5,000	6,500	6,500	1,500
TRUSTEE FEES	-	9,104	9,105	19,075	9,105	19,075	-
TOTAL DEBT ADMINISTRATION	4,000	14,754	15,655	25,275	16,255	26,875	1,600

HIDDEN CREEK CDD

Physical Environment: \$776,806



HIDDEN CREEK CDD

Physical Environment: 84%, Increase of \$347,706

	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ADOPTED	FY 2020 YTD MAR 31, 2020	FY 2021 PROPOSED	FY 2020 – 2021 VARIANCE
PHYSICAL ENVIRONMENT							
WATER	-	54,487	29,700		8,074	20,700	20,700
ELECTRICITY	-	643	12,847	1,200	13,224	38,700	37,500
LANDSCAPE MAINTENANCE	-	28,104	131,371	150,840	75,420	167,316	16,476
LANDSCAPE MAINTENANCE - BUSH HOG MOWING	-	-	3,000	6,400	-	6,400	-
LANDSCAPE - MULCH	-	-	-	-	-	10,000	10,000
LANDSCAPE REPLENISHMENT	-	-	-	-	720	10,000	10,000
IRRIGATION REPAIR & MAINTENANCE	-	-	-	-	262	5,000	5,000
PONDS - AQUATICS MAINTENANCE	878	-	14,815	15,204	7,602	15,204	-
PONDS -- STOCKING AND PLANT INSTALL	-	-	-	3,000	-	3,000	-
PONDS - FOUNTAIN MAINTENANCE & REPAIR	-	-	-	-	1,200	11,900	11,900
PONDS LANDSCAPE MAINTENANCE	-	10,704	-	-	14,100	33,840	33,840
STREETLIGHTS	-	-	37,050	207,000	48,551	275,400	68,400
ENTRANCE MONUMENT MAINTENANCE	-	-	-	5,000	-	15,600	10,600
COMPREHENSIVE FIELD SERVICES	-	-	-	13,896	6,948	13,896	-
FIELD SERVICE TECH	-	69	8,410	-	-	-	-
FIELD MANAGER TRAVEL	-	-	-	-	-	-	-
PET WASTE REMOVAL	-	-	-	3,060	-	3,060	-
GATE REPAIR & MAINTENANCE	-	-	-	10,000	-	10,000	-
GATE CLICKERS	-	-	-	6,000	6,000	6,000	-
FRONT GATE ATTENDANTS	-	-	-	-	-	74,890	74,890
ENTRANCE GATE CAMERA	-	-	-	7,500	-	7,500	-
HOLIDAY LIGHTING	-	-	-	-	3,877	7,500	7,500
REPAIRS & MAINTENANCE	-	1,650	3,981	-	95	1,000	1,000
CONTINGENCY	-	1,600	2,223	-	-	39,900	39,900
TOTAL PHYSICAL ENVIRONMENT	878	97,258	243,398	429,100	177,999	776,806	347,706

HIDDEN CREEK CDD

Why is the Money Spent? Chain of Results

Row #	\$ Input	Project	Output	Target	Impact
1	\$19,895	Insurance	Increased insurance cost by \$13,654 due to more property owned by the CDD	Community-wide	Insure all CDD owned property
2	\$275,400	Street lighting	Increased costs by \$68,400 due to an additional lights being added (423 total)	Community-wide	Better lighting for areas that are being developed, better walkability and drivability
3	\$59,400	Electricity & Water	Increase cost of \$58,200 due to additional meters this year and more next year	Community-wide	Electricity for irrigation pumps, the gate house, gates and fountains; water for irrigation
4	\$262,660	Landscape & Pond Maintenance	Increased cost by \$87,216 due to additional areas being added	Community-wide	Enhanced areas, fewer areas of fields; Improved aesthetics for the community
5	\$74,890	Front Gate Attendants	Based on community feedback, have funds for the possibility of manning the front gate house and/or security patrol	Community-wide	Foster safety and community well-being, monitor gate usage, and provide access to residents at all times

- QUESTIONS?