

THE HAMMOCKS
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2020

Version 3 - Final Budget:
(Adopted 7/10/2019)

Prepared by:



THE HAMMOCKS

Community Development District

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The Hammocks
Community Development District

Operating Budget
Fiscal Year 2020

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2017	FY 2018	BUDGET FY 2019	THRU MAY-2019	JUN - SEP-2019	PROJECTED FY 2019	BUDGET FY 2020
REVENUES							
Interest - Investments	\$ 1,438	\$ 2,553	\$ 1,998	\$ 2,868	\$ 1,434	\$ 4,302	\$ 2,206
Interest - Tax Collector	75	80	-	134	-	134	-
Special Assmnts- Tax Collector	219,731	219,731	219,731	217,862	1,869	219,731	219,731
Special Assmnts- Discounts	(8,065)	(8,289)	(8,789)	(8,319)	-	(8,319)	(8,789)
Other Miscellaneous Revenues	1,667	-	-	-	-	-	-
TOTAL REVENUES	214,846	214,075	212,940	212,545	3,303	215,848	213,148
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	4,800	4,400	6,000	4,000	2,000	6,000	6,000
FICA Taxes	367	337	459	306	153	459	459
ProfServ-Arbitrage Rebate	600	-	600	-	-	-	-
ProfServ-Dissemination Agent	1,000	-	-	-	-	-	-
ProfServ-Engineering	1,917	798	2,000	165	667	832	2,000
ProfServ-Legal Services	1,403	2,403	3,500	346	1,167	1,513	3,500
ProfServ-Mgmt Consulting Serv	46,678	46,678	46,678	31,119	15,559	46,678	47,612
ProfServ-Special Assessment	12,500	12,500	12,500	12,500	-	12,500	12,500
ProfServ-Trustee Fees	-	3,717	3,718	3,917	-	3,917	3,718
Auditing Services	5,046	5,000	5,024	-	5,024	5,024	5,024
Postage and Freight	153	153	300	74	226	300	300
Insurance - General Liability	10,342	10,297	11,327	9,756	-	9,756	10,732
Printing and Binding	193	78	250	41	209	250	250
Legal Advertising	1,123	3,257	1,200	-	1,200	1,200	1,200
Misc-Bank Charges	541	513	450	362	232	594	696
Misc-Assessmnt Collection Cost	755	642	4,395	4,191	204	4,395	4,395
Misc-Web Hosting	1,000	1,000	1,000	812	364	1,176	1,000
Office Supplies	-	-	25	-	25	25	25
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	88,593	91,948	99,601	67,764	27,029	94,793	99,585
<i>Field</i>							
Contracts-Landscape	55,183	56,599	56,599	37,733	18,866	56,599	56,599
Contracts-Lakes	4,404	4,656	4,740	3,295	1,688	4,983	5,064
R&M-Fence	410	4,950	5,000	-	5,000	5,000	5,000
R&M-Irrigation	-	6,244	1,000	545	455	1,000	1,000
R&M-Mulch	4,125	10,300	4,500	10,300	-	10,300	4,500
Misc-Contingency	4,680	9,571	21,500	2,568	18,932	21,500	21,400
Reserve - Ponds	-	-	20,000	-	-	-	20,000
Total Field	68,802	92,320	113,339	54,441	44,941	99,382	113,563
TOTAL EXPENDITURES	157,395	184,268	212,940	122,205	71,970	194,175	213,148
Excess (deficiency) of revenues							
Over (under) expenditures	57,451	29,807	-	90,340	(68,667)	21,673	-

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU MAY-2019	PROJECTED JUN - SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	57,451	29,807	-	90,340	(68,667)	21,673	-
FUND BALANCE, BEGINNING	208,410	265,861	295,668	295,668	-	295,668	317,341
FUND BALANCE, ENDING	\$ 265,861	\$ 295,668	\$ 295,668	\$ 386,008	\$ (68,667)	\$ 317,341	\$ 317,341

THE HAMMOCKS

Community Development District

Exhibit "A" Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2020	\$ 317,341
Net Change in Fund Balance - Fiscal Year 2020	-
Reserves - Fiscal Year 2020 Additions	20,000
Total Funds Available (Estimated) - 9/30/2020	337,341

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital		53,235 ⁽¹⁾
Reserves - Ponds (prior year)	74,978	
Reserves - Ponds (FY 2019)	20,000	
Reserves - Ponds (FY 2020)	20,000	114,978
Total Allocation of Available Funds		168,213

Total Unassigned (undesignated) Cash \$ 169,128

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2020**REVENUES****Interest-Investments**

The District earns interest on the monthly average collected balance for their operating accounts.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Administrative****P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon all supervisors attending all of the meetings.

FICA Taxes

Payroll taxes for supervisor salaries are calculated as 7.65% of payroll.

Professional Services-Engineering

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for monthly board meetings when requested, review of invoices, and other specifically requested assignments.

Professional Services-Legal Services

The District's Attorney, Straley & Robin, P.A., provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

Professional Services-Management Consulting Services

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services. Also included are costs for Information Technology charges to process all of the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., on a main frame computer owned by Inframark Infrastructure Management Services in accordance with the management contract and the charge for rentals. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Professional Services-Special Assessment

The District has contracted with Inframark Infrastructure Management Services for the collection of assessments, updating the District's tax roll and levying the annual assessment.

Professional Services-Trustee

The District issued this Series of 2016 Special Assessment Bonds that are deposited with a Trustee to handle all trustee matters. The annual trustee fee is based on standard fees charged plus any out-of-pocket expenses.

Budget Narrative
Fiscal Year 2020**EXPENDITURES****Administrative (continued)****Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is estimated based on optional renewal clause within existing engagement letter.

Postage and Freight

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance Agency, Inc. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected increase in the premium due to market uncertainty.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Miscellaneous-Bank Charges

This includes monthly bank charges on the Hancock bank operating account.

Miscellaneous-Assessment Collection Costs

The District reimburses the Hillsborough County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Miscellaneous-Web Hosting

Costs associated with web services provided by Inframark Infrastructure Management Services

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Community Affairs.

Budget Narrative
Fiscal Year 2020

EXPENDITURES

Field

Contracts-Landscape

The District currently has a contract with LMP, Inc. to maintain the landscaping and irrigation system of the common areas within the District. The amount is based on proposed contract amounts and prior year's costs, irrigation repairs and replacement. The HOA is billed 58.7% of each invoice.

Contracts-Lakes

The District has a permit obligation to comply with certain conditions for the establishment and maintenance of upland/wetland conservation areas and for maintenance of storm water management areas. Aquatics Systems, Inc. – Water management systems monthly fee: \$395 for 9 waterways.

R&M-Fence

The District will incur repair and maintenance for the District's fence.

R&M-Irrigation

The District will incur repairs and maintenance to the District's irrigation system.

R&M-Mulch

The District will replace mulch through out the District.

Miscellaneous-Contingency

This represents any additional expenses that may not have been provided for in the budget.

Reserve-Ponds

The district anticipates placing funds aside for future repairs.

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Debt Service Budgets
Fiscal Year 2020

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU MAY-2019	PROJECTED JUN - SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
REVENUES							
Interest - Investments	\$ 318	\$ 653	\$ -	\$ 655	\$ 328	\$ 983	\$ 526
Special Assmnts- Tax Collector	351,522	351,522	350,774	347,790	2,984	350,774	350,774
Special Assmnts- Prepayment	-	9,723	-	-	-	-	-
Special Assmnts- Discounts	(12,902)	(13,261)	(14,031)	(13,281)	-	(13,281)	(14,031)
TOTAL REVENUES	338,938	348,637	336,743	335,164	3,312	338,476	337,269
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	6,773	6,765	7,015	6,690	325	7,015	7,015
Cost of Issuance	10,000	-	-	-	-	-	-
Total Administrative	16,773	6,765	7,015	6,690	325	7,015	7,015
<i>Debt Service</i>							
Principal Debt Retirement	165,000	170,000	180,000	180,000	-	180,000	185,000
Principal Prepayments	-	10,000	-	5,000	-	5,000	-
Interest Expense	106,820	151,680	145,920	145,840	-	145,840	140,000
Total Debt Service	271,820	331,680	325,920	330,840	-	330,840	325,000
TOTAL EXPENDITURES	288,593	338,445	332,935	337,530	325	337,855	332,015
Excess (deficiency) of revenues Over (under) expenditures	50,345	10,192	3,808	(2,366)	2,987	621	5,254
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	3,808	-	-	-	5,254
TOTAL OTHER SOURCES (USES)	-	-	3,808	-	-	-	5,254
Net change in fund balance	50,345	10,192	3,808	(2,366)	2,987	621	5,254
FUND BALANCE, BEGINNING	174,759	225,104	235,296	235,296	-	235,296	235,917
FUND BALANCE, ENDING	\$ 225,104	\$ 235,296	\$ 239,104	\$ 232,930	\$ 2,987	\$ 235,917	\$ 241,170

Special Assessment Bonds
AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	EXTRAORDINARY REDEMPTION	INTEREST	TOTAL
11/1/2019	\$4,375,000.00	3.20%	\$0.00	\$0.00	\$70,000.00	\$70,000.00
5/1/2020	\$4,375,000.00	3.20%	\$185,000.00	\$0.00	\$70,000.00	\$255,000.00
11/1/2020	\$4,190,000.00	3.20%	\$0.00	\$0.00	\$67,040.00	\$67,040.00
5/1/2021	\$4,190,000.00	3.20%	\$190,000.00	\$0.00	\$67,040.00	\$257,040.00
11/1/2021	\$4,000,000.00	3.20%	\$0.00	\$0.00	\$64,000.00	\$64,000.00
5/1/2022	\$4,000,000.00	3.20%	\$195,000.00	\$0.00	\$64,000.00	\$259,000.00
11/1/2022	\$3,805,000.00	3.20%	\$0.00	\$0.00	\$60,880.00	\$60,880.00
5/1/2023	\$3,805,000.00	3.20%	\$200,000.00	\$0.00	\$60,880.00	\$260,880.00
11/1/2023	\$3,605,000.00	3.20%	\$0.00	\$0.00	\$57,680.00	\$57,680.00
5/1/2024	\$3,605,000.00	3.20%	\$205,000.00	\$0.00	\$57,680.00	\$262,680.00
11/1/2024	\$3,400,000.00	3.20%	\$0.00	\$0.00	\$54,400.00	\$54,400.00
5/1/2025	\$3,400,000.00	3.20%	\$215,000.00	\$0.00	\$54,400.00	\$269,400.00
11/1/2025	\$3,185,000.00	3.20%	\$0.00	\$0.00	\$50,960.00	\$50,960.00
5/1/2026	\$3,185,000.00	3.20%	\$220,000.00	\$0.00	\$50,960.00	\$270,960.00
11/1/2026	\$2,965,000.00	3.20%	\$0.00	\$0.00	\$47,440.00	\$47,440.00
5/1/2027	\$2,965,000.00	3.20%	\$230,000.00	\$0.00	\$47,440.00	\$277,440.00
11/1/2027	\$2,735,000.00	3.20%	\$0.00	\$0.00	\$43,760.00	\$43,760.00
5/1/2028	\$2,735,000.00	3.20%	\$235,000.00	\$0.00	\$43,760.00	\$278,760.00
11/1/2028	\$2,500,000.00	3.20%	\$0.00	\$0.00	\$40,000.00	\$40,000.00
5/1/2029	\$2,500,000.00	3.20%	\$245,000.00	\$0.00	\$40,000.00	\$285,000.00
11/1/2029	\$2,255,000.00	3.20%	\$0.00	\$0.00	\$36,080.00	\$36,080.00
5/1/2030	\$2,255,000.00	3.20%	\$250,000.00	\$0.00	\$36,080.00	\$286,080.00
11/1/2030	\$2,005,000.00	3.20%	\$0.00	\$0.00	\$32,080.00	\$32,080.00
5/1/2031	\$2,005,000.00	3.20%	\$260,000.00	\$0.00	\$32,080.00	\$292,080.00
11/1/2031	\$1,745,000.00	3.20%	\$0.00	\$0.00	\$27,920.00	\$27,920.00
5/1/2032	\$1,745,000.00	3.20%	\$270,000.00	\$0.00	\$27,920.00	\$297,920.00
11/1/2032	\$1,475,000.00	3.20%	\$0.00	\$0.00	\$23,600.00	\$23,600.00
5/1/2033	\$1,475,000.00	3.20%	\$275,000.00	\$0.00	\$23,600.00	\$298,600.00
11/1/2033	\$1,200,000.00	3.20%	\$0.00	\$0.00	\$19,200.00	\$19,200.00
5/1/2034	\$1,200,000.00	3.20%	\$285,000.00	\$0.00	\$19,200.00	\$304,200.00
11/1/2034	\$915,000.00	3.20%	\$0.00	\$0.00	\$14,640.00	\$14,640.00
5/1/2035	\$915,000.00	3.20%	\$295,000.00	\$0.00	\$14,640.00	\$309,640.00
11/1/2035	\$620,000.00	3.20%	\$0.00	\$0.00	\$9,920.00	\$9,920.00
5/1/2036	\$620,000.00	3.20%	\$305,000.00	\$0.00	\$9,920.00	\$314,920.00
11/1/2036	\$315,000.00	3.20%	\$0.00	\$0.00	\$5,040.00	\$5,040.00
5/1/2037	\$315,000.00	3.20%	\$315,000.00	\$0.00	\$5,040.00	\$320,040.00
			\$4,375,000.00	\$0.00	\$1,449,280.00	\$5,824,280.00

Budget Narrative
Fiscal Year 2020

REVENUES

Interest - Investments

The District earns interest income on their trust accounts with US Bank.

Special Assessment - Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the debt service expenditures during the Fiscal Year.

Special Assessment - Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administrative

Miscellaneous-Assessment Collection Cost

The District reimburses the Hillsborough County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Debt Service

Principal Debt Retirement

The District pays regular principal payments annually in order to pay down/retire the debt.

Interest Expense

The District pays interest expense on the debt twice during the year.

The Hammocks
Community Development District

Supporting Budget Schedules
Fiscal Year 2020

THE HAMMOCKS

Community Development District

Comparison of Assessment Rates Fiscal Year 2020 vs. Fiscal Year 2019

Name	General Fund 001			Debt Service			Total Assessments per Unit			Total Units
	FY 2020	FY 2019	Percent Change	FY 2020	FY 2019	Percent Change	FY 2020	FY 2019	Percent Change	
Brentwood	\$465.53	\$465.53	0.0%	\$747.92	\$747.92	0.0%	\$1,213.45	\$1,213.45	0.0%	234
Oakwood	\$416.53	\$416.53	0.0%	\$669.19	\$669.19	0.0%	\$1,085.72	\$1,085.72	0.0%	266
										500