

**THE HAMMOCKS**  
Community Development District

***Annual Operating and Debt Service Budget***  
Fiscal Year 2019

Version 1 - Approved Tentative Budget:  
(Approved 5/9/2018)

Prepared by:



# THE HAMMOCKS

Community Development District

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## Table of Contents

	<u>Page #</u>
<b><u>OPERATING BUDGET</u></b>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances .....	1-2
Exhibit A - Allocation of Fund Balances .....	3
Budget Narrative .....	4-6
<b><u>DEBT SERVICE BUDGET</u></b>	
Series 2016	
Summary of Revenues, Expenditures and Changes in Fund Balances .....	7
Amortization Schedule .....	8
Budget Narrative .....	9
<b><u>SUPPORTING BUDGET SCHEDULES</u></b>	
2019-2018 Non-Ad Valorem Assessment Summary .....	10

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**The Hammocks**  
**Community Development District**

**Operating Budget**  
Fiscal Year 2019

# THE HAMMOCKS

Community Development District

General Fund

## Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2019 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	FY 2017	BUDGET FY 2018	THRU MAR-2018	APR - SEP-2018	PROJECTED FY 2018	BUDGET FY 2019
<b>REVENUES</b>							
Interest - Investments	\$ 790	\$ 1,438	\$ 651	\$ 1,074	\$ 1,074	\$ 2,148	\$ 1,998
Interest - Tax Collector	28	75	-	70	-	70	-
Special Assmnts- Tax Collector	219,731	219,731	219,731	212,717	7,014	219,731	219,731
Special Assmnts- Discounts	(8,141)	(8,065)	(8,789)	(8,383)	-	(8,383)	(8,789)
Other Miscellaneous Revenues	1,100	1,667	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>213,508</b>	<b>214,846</b>	<b>211,593</b>	<b>205,478</b>	<b>8,088</b>	<b>213,566</b>	<b>212,939</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
P/R-Board of Supervisors	7,000	4,800	6,000	2,200	4,000	6,200	6,000
FICA Taxes	536	367	459	168	306	474	459
ProfServ-Arbitrage Rebate	600	600	600	-	600	600	600
ProfServ-Dissemination Agent	1,000	1,000	-	-	-	-	-
ProfServ-Engineering	593	1,917	2,500	358	358	716	2,000
ProfServ-Legal Services	2,435	1,403	2,000	1,114	1,114	2,228	3,500
ProfServ-Mgmt Consulting Serv	44,455	46,678	46,678	23,339	23,339	46,678	46,678
ProfServ-Special Assessment	12,500	12,500	12,500	12,500	-	12,500	12,500
ProfServ-Trustee Fees	3,717	-	3,718	3,717	-	3,717	3,718
Auditing Services	5,000	5,046	5,024	-	5,024	5,024	5,024
Postage and Freight	215	153	600	74	74	148	300
Insurance - General Liability	9,732	10,342	11,376	10,297	-	10,297	11,327
Printing and Binding	213	193	400	53	53	106	250
Legal Advertising	630	1,123	500	587	613	1,200	1,200
Misc-Bank Charges	812	541	690	183	183	366	450
Misc-Assessmnt Collection Cost	391	755	4,395	4,087	308	4,395	4,395
Misc-Web Hosting	1,000	1,000	1,000	500	500	1,000	1,000
Office Supplies	6	-	25	-	15	15	25
Annual District Filing Fee	175	175	175	175	-	175	175
<b>Total Administrative</b>	<b>91,010</b>	<b>88,593</b>	<b>98,640</b>	<b>59,352</b>	<b>36,487</b>	<b>95,839</b>	<b>99,600</b>
<i>Field</i>							
Contracts-Landscape	57,639	55,183	56,599	28,300	28,300	56,600	56,599
Contracts-Lakes	4,362	4,404	4,404	2,286	2,370	4,656	4,740
R&M-Fence	4,950	410	5,000	-	2,500	2,500	5,000
R&M-Irrigation	3,465	-	1,000	785	500	1,285	1,000
R&M-Mulch	21,240	4,125	3,000	10,300	-	10,300	4,500
Misc-Contingency	11,819	4,680	20,950	2,858	10,475	13,333	21,500
Reserve - Ponds	-	-	22,000	-	-	-	20,000
<b>Total Field</b>	<b>103,475</b>	<b>68,802</b>	<b>112,953</b>	<b>44,529</b>	<b>44,145</b>	<b>88,674</b>	<b>113,339</b>
<b>TOTAL EXPENDITURES</b>	<b>194,485</b>	<b>157,395</b>	<b>211,593</b>	<b>103,881</b>	<b>80,632</b>	<b>184,513</b>	<b>212,939</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2019 Approved Tentative Budget

<b>ACCOUNT DESCRIPTION</b>	<b>ACTUAL FY 2016</b>	<b>ACTUAL FY 2017</b>	<b>ADOPTED BUDGET FY 2018</b>	<b>ACTUAL THRU MAR-2018</b>	<b>PROJECTED APR - SEP-2018</b>	<b>TOTAL PROJECTED FY 2018</b>	<b>ANNUAL BUDGET FY 2019</b>
Excess (deficiency) of revenues							
Over (under) expenditures	19,023	57,451	-	101,597	(72,544)	29,053	-
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	-	-	-	-	-	-	-
Net change in fund balance	19,023	57,451	-	101,597	(72,544)	29,053	-
<b>FUND BALANCE, BEGINNING</b>	189,387	208,410	265,861	265,861	-	265,861	294,914
<b>FUND BALANCE, ENDING</b>	<b>\$ 208,410</b>	<b>\$ 265,861</b>	<b>\$ 265,861</b>	<b>\$ 367,458</b>	<b>\$ (72,544)</b>	<b>\$ 294,914</b>	<b>\$ 294,914</b>

# THE HAMMOCKS

Community Development District

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## Exhibit "A" Allocation of Fund Balances

### AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2019	\$ 294,914
Net Change in Fund Balance - Fiscal Year 2019	-
Reserves - Fiscal Year 2019 Additions	20,000
<b>Total Funds Available (Estimated) - 9/30/2019</b>	<b>314,914</b>

### ALLOCATION OF AVAILABLE FUNDS

#### *Assigned Fund Balance*

Operating Reserve - First Quarter Operating Capital		53,235 <sup>(1)</sup>
Reserves - Ponds (prior year)	52,978 <sup>(2)</sup>	
Reserves - Ponds (FY 2018)	22,000 <sup>(3)</sup>	
Reserves - Ponds (FY 2019)	20,000 <sup>(4)</sup>	94,978
<b>Total Allocation of Available Funds</b>		<b>148,213</b>

<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 166,702</b>
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#### Notes

- (1) Represents approximately 3 months of operating expenditures
- (2) Assigned fund balance as of 9/30/17
- (3) FY 2018 budgeted reserves
- (4) FY 2019 proposed budgeted reserves

**Budget Narrative**  
Fiscal Year 2019**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-Arbitrage Rebate**

The District has a proposal with a company who specializes to calculate the District's Arbitrage Rebate Liability on the Series of Benefit Special Assessment Bonds. The budgeted amount for the fiscal year is based on standard fees charged for this service.

**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.

**Budget Narrative**  
Fiscal Year 2019**EXPENDITURES****Administrative (continued)****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.

**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 2019

**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.

**The Hammocks**  
Community Development District

**Debt Service Budgets**  
Fiscal Year 2019

# THE HAMMOCKS

Community Development District

Series 2016 Debt Service Fund

## Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2019 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU MAR-2018	PROJECTED APR - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
<b>REVENUES</b>							
Interest - Investments	\$ 6	\$ 318	\$ -	\$ 251	\$ -	\$ 251	\$ -
Special Assmnts- Tax Collector	-	351,522	351,522	340,301	11,221	351,522	350,774
Special Assmnts- Prepayment	-	-	-	9,723	-	9,723	-
Special Assmnts- Discounts	-	(12,902)	(14,061)	(13,410)	-	(13,410)	(14,031)
<b>TOTAL REVENUES</b>	<b>6</b>	<b>338,938</b>	<b>337,461</b>	<b>336,865</b>	<b>11,221</b>	<b>348,086</b>	<b>336,743</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	-	6,773	7,030	6,538	492	7,030	7,015
Cost of Issuance	200,830	10,000	-	-	-	-	-
<b>Total Administrative</b>	<b>200,830</b>	<b>16,773</b>	<b>7,030</b>	<b>6,538</b>	<b>492</b>	<b>7,030</b>	<b>7,015</b>
<i>Debt Service</i>							
Principal Debt Retirement	-	165,000	170,000	-	170,000	170,000	180,000
Prepayment	-	-	-	-	10,000	10,000	-
Interest Expense	-	106,820	151,680	75,840	75,840	151,680	145,920
Interest Expense Series A	-	-	-	-	-	-	-
<b>Total Debt Service</b>	<b>-</b>	<b>271,820</b>	<b>321,680</b>	<b>75,840</b>	<b>255,840</b>	<b>331,680</b>	<b>325,920</b>
<b>TOTAL EXPENDITURES</b>	<b>200,830</b>	<b>288,593</b>	<b>328,710</b>	<b>82,378</b>	<b>256,332</b>	<b>338,710</b>	<b>332,935</b>
Excess (deficiency) of revenues							
Over (under) expenditures	(200,824)	50,345	8,751	254,487	(245,111)	9,376	3,807
<b>OTHER FINANCING SOURCES (USES)</b>							
Interfund Transfer - In	30,297	-	-	-	-	-	-
Proceeds of Refunding Bonds	4,905,000	-	-	-	-	-	-
Pymt to Escrow Acct-Refunding	(4,559,714)	-	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	8,751	-	-	-	3,807
<b>TOTAL OTHER SOURCES (USES)</b>	<b>375,583</b>	<b>-</b>	<b>8,751</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,807</b>
Net change in fund balance	174,759	50,345	8,751	254,487	(245,111)	9,376	3,807
<b>FUND BALANCE, BEGINNING</b>	<b>-</b>	<b>174,759</b>	<b>225,104</b>	<b>225,104</b>	<b>-</b>	<b>225,104</b>	<b>234,480</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 174,759</b>	<b>\$ 225,104</b>	<b>\$ 233,855</b>	<b>\$ 479,591</b>	<b>\$ (245,111)</b>	<b>\$ 234,480</b>	<b>\$ 238,287</b>

Special Assessment Bonds  
AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	EXTRAORDINARY REDEMPTION	INTEREST	TOTAL
11/1/2018	\$4,560,000.00	3.20%	\$0.00	\$0.00	\$72,960.00	\$72,960.00
5/1/2019	\$4,560,000.00	3.20%	\$180,000.00	\$0.00	\$72,960.00	\$252,960.00
11/1/2019	\$4,380,000.00	3.20%	\$0.00	\$0.00	\$70,080.00	\$70,080.00
5/1/2020	\$4,380,000.00	3.20%	\$185,000.00	\$0.00	\$70,080.00	\$255,080.00
11/1/2020	\$4,195,000.00	3.20%	\$0.00	\$0.00	\$67,120.00	\$67,120.00
5/1/2021	\$4,195,000.00	3.20%	\$190,000.00	\$0.00	\$67,120.00	\$257,120.00
11/1/2021	\$4,005,000.00	3.20%	\$0.00	\$0.00	\$64,080.00	\$64,080.00
5/1/2022	\$4,005,000.00	3.20%	\$195,000.00	\$0.00	\$64,080.00	\$259,080.00
11/1/2022	\$3,810,000.00	3.20%	\$0.00	\$0.00	\$60,960.00	\$60,960.00
5/1/2023	\$3,810,000.00	3.20%	\$200,000.00	\$0.00	\$60,960.00	\$260,960.00
11/1/2023	\$3,610,000.00	3.20%	\$0.00	\$0.00	\$57,760.00	\$57,760.00
5/1/2024	\$3,610,000.00	3.20%	\$205,000.00	\$0.00	\$57,760.00	\$262,760.00
11/1/2024	\$3,405,000.00	3.20%	\$0.00	\$0.00	\$54,480.00	\$54,480.00
5/1/2025	\$3,405,000.00	3.20%	\$215,000.00	\$0.00	\$54,480.00	\$269,480.00
11/1/2025	\$3,190,000.00	3.20%	\$0.00	\$0.00	\$51,040.00	\$51,040.00
5/1/2026	\$3,190,000.00	3.20%	\$220,000.00	\$0.00	\$51,040.00	\$271,040.00
11/1/2026	\$2,970,000.00	3.20%	\$0.00	\$0.00	\$47,520.00	\$47,520.00
5/1/2027	\$2,970,000.00	3.20%	\$230,000.00	\$0.00	\$47,520.00	\$277,520.00
11/1/2027	\$2,740,000.00	3.20%	\$0.00	\$0.00	\$43,840.00	\$43,840.00
5/1/2028	\$2,740,000.00	3.20%	\$235,000.00	\$0.00	\$43,840.00	\$278,840.00
11/1/2028	\$2,505,000.00	3.20%	\$0.00	\$0.00	\$40,080.00	\$40,080.00
5/1/2029	\$2,505,000.00	3.20%	\$245,000.00	\$0.00	\$40,080.00	\$285,080.00
11/1/2029	\$2,260,000.00	3.20%	\$0.00	\$0.00	\$36,160.00	\$36,160.00
5/1/2030	\$2,260,000.00	3.20%	\$255,000.00	\$0.00	\$36,160.00	\$291,160.00
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
			\$4,560,000.00	\$0.00	\$1,596,960.00	\$6,156,960.00

**Budget Narrative**  
Fiscal Year 2019

**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 2019

# THE HAMMOCKS

Community Development District

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## Comparison of Assessment Rates Fiscal Year 2019 vs. Fiscal Year 2018

Name	General Fund 001			Debt Service			Total Assessments per Unit			Total Units
	FY 2019	FY 2018	Percent Change	FY 2019	FY 2018	Percent Change	FY 2019	FY 2018	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
										<b>500</b>