

2017



HAMMOCK BAY

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2017
FINAL ANNUAL OPERATING BUDGET

AUGUST 22, 2016



HAMMOCK BAY

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2017

FINAL ANNUAL OPERATING BUDGET

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AUGUST 22, 2016

HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Hammock Bay Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a "solution" to the State's needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida's effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2017, which begins on October 1, 2016. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2016 Capital Improvement Revenue Bonds

Facilities of the District

The District's existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

HAMMOCK BAY

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2016 Operating Budget	Current Period Actuals 10/1/2015 - 3/31/16	Projected Revenues & Expenditures 04/01/16 to 9/30/16	Total Actuals and Projections Through 09/30/16	Over/(Under) Budget Through 09/30/16
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	46,629.00	32,707.69	11,715.13	44,422.82	(2,206.18)
Operations & Maintenance Assmts - Off-Roll	0.00	101.03	0.00	101.03	101.03
TOTAL SPECIAL ASSESSMENTS	46,629.00	32,808.72	11,715.13	44,523.85	(2,105.15)
INTERFUND TRANSFER					
Interfund Transfer	12,396.00	1,097.19	15,860.09	16,957.28	4,561.28
TOTAL INTERFUND TRANSFER	12,396.00	1,097.19	15,860.09	16,957.28	4,561.28
TOTAL REVENUES	\$59,025.00	\$33,905.91	\$27,575.22	\$61,481.13	\$2,456.13
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	1,200.00	1,200.00	1,200.00	2,400.00	1,200.00
TOTAL LEGISLATIVE	1,200.00	1,200.00	1,200.00	2,400.00	1,200.00
FINANCIAL & ADMINISTRATIVE					
District Engineer	1,000.00	0.00	100.00	100.00	(900.00)
Disclosure Report	500.00	1,500.00	0.00	1,500.00	1,000.00
Trustees Fees	6,000.00	6,793.16	0.00	6,793.16	793.16
Management & Accounting Services	34,540.00	17,269.98	17,270.02	34,540.00	0.00
Auditing Services	6,500.00	0.00	6,500.00	6,500.00	0.00
Arbitrage Rebate Calculation	650.00	650.00	0.00	650.00	0.00
Financial Services	250.00	0.00	0.00	0.00	(250.00)
Postage, Phone, Faxes, Copies	500.00	309.60	0.00	309.60	(190.40)
Professional Liability Insurance	1,800.00	1,838.00	0.00	1,838.00	38.00
Legal Advertising	750.00	1,127.33	500.00	1,627.33	877.33
Bank Fees	500.00	405.20	405.20	810.40	310.40
Dues, Licenses & Fees	185.00	175.00	0.00	175.00	(10.00)
Website Administration	0.00	480.42	0.00	480.42	480.42
TOTAL FINANCIAL & ADMINISTRATIVE	53,175.00	30,548.69	24,775.22	55,323.91	2,148.91
LEGAL COUNSEL					
District Counsel	3,800.00	1,575.22	1,500.00	3,075.22	(724.78)
TOTAL LEGAL COUNSEL	3,800.00	1,575.22	1,500.00	3,075.22	(724.78)
OTHER PHYSICAL ENVIRONMENT					
General Liability Insurance	750.00	582.00	0.00	582.00	(168.00)
HOA Maintenance Agreement	100.00	0.00	100.00	100.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	850.00	582.00	100.00	682.00	(168.00)
TOTAL EXPENDITURES	\$59,025.00	\$33,905.91	\$27,575.22	\$61,481.13	\$2,456.13
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

FISCAL YEAR 2016 BUDGET ANALYSIS

HAMMOCK BAY

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2016 Operating Budget	Total Actuals and Projections Through 09/30/16	Over/(Under) Budget Through 09/30/16	Fiscal Year 2017 Final Operating Budget	Increase / (Decrease) from FY 2016 to FY 2017
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	46,629.00	44,422.82	(2,206.18)	46,629.00	0.00
Operations & Maintenance Assmts - Off-Roll	0.00	101.03	101.03	0.00	0.00
TOTAL SPECIAL ASSESSMENTS	46,629.00	44,523.85	(2,105.15)	46,629.00	0.00
INTERFUND TRANSFER					
Interfund Transfer	12,396.00	16,957.28	4,561.28	12,396.00	0.00
TOTAL INTERFUND TRANSFER	12,396.00	16,957.28	4,561.28	12,396.00	0.00
TOTAL REVENUES	\$59,025.00	\$61,481.13	\$2,456.13	\$59,025.00	\$0.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	1,200.00	2,400.00	1,200.00	1,200.00	0.00
TOTAL LEGISLATIVE	1,200.00	2,400.00	1,200.00	1,200.00	0.00
FINANCIAL & ADMINISTRATIVE					
District Engineer	1,000.00	100.00	(900.00)	1,000.00	0.00
Disclosure Report	500.00	1,500.00	1,000.00	500.00	0.00
Trustees Fees	6,000.00	6,793.16	793.16	6,000.00	0.00
Management & Accounting Services	34,540.00	34,540.00	0.00	34,540.00	0.00
Auditing Services	6,500.00	6,500.00	0.00	6,500.00	0.00
Arbitrage Rebate Calculation	650.00	650.00	0.00	650.00	0.00
Financial Services	250.00	0.00	(250.00)	250.00	0.00
Postage, Phone, Faxes, Copies	500.00	309.60	(190.40)	500.00	0.00
Professional Liability Insurance	1,800.00	1,838.00	38.00	1,800.00	0.00
Legal Advertising	750.00	1,627.33	877.33	750.00	0.00
Bank Fees	500.00	810.40	310.40	500.00	0.00
Dues, Licenses & Fees	185.00	175.00	(10.00)	185.00	0.00
Website Administration	0.00	480.42	480.42	0.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	53,175.00	55,323.91	2,148.91	53,175.00	0.00
LEGAL COUNSEL					
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TOTAL LEGAL COUNSEL	3,800.00	3,075.22	(724.78)	3,800.00	0.00
OTHER PHYSICAL ENVIRONMENT					
General Liability Insurance	750.00	582.00	(168.00)	750.00	0.00
HOA Maintenance Agreement	100.00	100.00	0.00	100.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	850.00	682.00	(168.00)	850.00	0.00
TOTAL EXPENDITURES	\$59,025.00	\$61,481.13	\$2,456.13	\$59,025.00	\$0.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

FISCAL YEAR 2017
FINAL ANNUAL OPERATING BUDGET

HAMMOCK BAY

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

FINANCIAL & ADMINISTRATIVE

District Engineer

Requirements for engineering services are estimated annual expenditures on as needed basis and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, contract preparation and review, etc.

Disclosure Report

This is required of the District as part of the bond indentures.

Trustees Fees

This is required of the District as part of the bond indentures.

Management & Accounting Ser

As part of the consulting managers contract, the District retains Accounting Services to process invoices, prepare tax-rolls and record the District's transactions in compliance with governmental accounting standards.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Arbitrage Rebate Calculation

This is required of the District as part of the bond indentures.

Postage, Phone, Faxes, Copies

Cost of materials and service to produce agendas and conduct day-to-day business of the District.

Professional Liability Insuranc

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Capital Outlay

This is to purchase new equipment as required.

HAMMOCK BAY

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

LEGAL COUNSEL

District Counsel

Requirements for legal services are estimated annual expenditures on an as needed basis and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, contract

The District carries \$1,000,000 in general liability and also has sovereign immunity.

HOA Maintenance Agreement

An agreement in place between the District and the HOA allows the HOA to govern the repairs and maintenence program of District assets.

INTERFUND TRANSFER

Transfers

A provision has been made to collect amounts attributable to collection costs on Series 2016 A Bonds to be transferred to Debt Service Revenue Funds.

HAMMOCK BAY

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

REVENUES

CDD Debt Service Assessments	\$	222,795
TOTAL REVENUES	\$	222,795

EXPENDITURES

Series 2016 May Bond Principal Payment	\$	120,000
Series 2016 May Bond Interest Payment	\$	52,388
Series 2016 November Bond Interest Payment	\$	50,408
TOTAL EXPENDITURES	\$	222,795
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2016	\$	3,175,000
Principal Payment Applied Toward Series 2016 Bonds	\$	120,000
Bonds Outstanding - Period Ending 11/1/2017	\$	3,055,000

HAMMOCK BAY

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS ⁽¹⁾

Lot Size	EAU Value	Total Unit Count	Debt Service Unit Count	Fiscal Year 2016					Fiscal Year 2017					Assessment Variance ⁽²⁾	
				Debt Service Per Unit	O&M Per Unit w/o Debt Service	O&M Per Unit with Debt Service	Fiscal Year 2016 Total w/o Debt Service	Fiscal Year 2016 Total with Debt Service	Debt Service Per Unit	O&M Per Unit w/o Debt Service	O&M Per Unit with Debt Service	Fiscal Year 2017 Total w/o Debt Service	Fiscal Year 2017 Total with Debt Service	Inc/(Dec) In O&M w/o DS Per Unit	Inc/(Dec) In O&M with DS Per Unit
60	1.00	3	3	\$669.10	\$64.39	\$107.48	\$64.39	\$776.58	\$526.88	\$64.39	\$107.48	\$64.39	\$634.36	\$0.00	(\$142.22)
70	1.17	107	36	\$782.85	\$64.39	\$107.48	\$64.39	\$890.33	\$616.45	\$64.39	\$107.48	\$64.39	\$723.93	\$0.00	(\$166.40)
75	1.25	92	43	\$836.38	\$64.39	\$107.48	\$64.39	\$943.86	\$658.60	\$64.39	\$107.48	\$64.39	\$766.08	\$0.00	(\$177.78)
80	1.33	149	112	\$889.91	\$64.39	\$107.48	\$64.39	\$997.39	\$700.76	\$64.39	\$107.48	\$64.39	\$808.24	\$0.00	(\$189.15)
85	1.42	1	1	\$950.13	\$64.39	\$107.48	\$64.39	\$1,057.61	\$748.18	\$64.39	\$107.48	\$64.39	\$855.66	\$0.00	(\$201.95)
90	1.50	5	1	\$1,003.65	\$64.39	\$107.48	\$64.39	\$1,111.13	\$790.32	\$64.39	\$107.48	\$64.39	\$897.80	\$0.00	(\$213.33)
95	1.58	2	2	\$1,057.18	\$64.39	\$107.48	\$64.39	\$1,164.66	\$832.47	\$64.39	\$107.48	\$64.39	\$939.95	\$0.00	(\$224.71)
100	1.67	73	54	\$1,117.40	\$64.39	\$107.48	\$64.39	\$1,224.88	\$879.89	\$64.39	\$107.48	\$64.39	\$987.37	\$0.00	(\$237.51)
110	1.83	22	15	\$1,224.46	\$64.39	\$107.48	\$64.39	\$1,331.94	\$964.19	\$64.39	\$107.48	\$64.39	\$1,071.67	\$0.00	(\$260.27)
Commercial	2.00	50	50	\$1,338.21	\$64.39	\$107.48	\$64.39	\$1,445.69	\$1,053.77	\$64.39	\$107.48	\$64.39	\$1,161.25	\$0.00	(\$284.44)
Total		504	317												

Notations:

⁽¹⁾ Annual assessments are adjusted for collection costs and early payment discounts of 6%.

⁽²⁾ An increase in assessments creates a positive figure; conversely, a decrease in assessments creates a negative figure.



FISCAL YEAR 2017
FINAL ANNUAL OPERATING BUDGET