

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614

April 29, 2016

Clerk of the Board of County Commissioners
Manatee County
1112 Manatee Ave. West
Bradenton, FL 34205

Re: GreyHawk Landing Community Development District
Proposed Fiscal Year 2016/2017 Budget

Dear Sir/Madam:

Enclosed please find the Fiscal Year 2016/2017 budget (the "Proposed Budget") approved by the Board of Supervisors of the GreyHawk Landing Community Development District (the "Board") for the purpose of setting a hearing to consider public comment and testimony on same. The public hearing on the Proposed Budget has been scheduled for June 25, 2015 at 6:00 p.m. at the GreyHawk Landing Clubhouse located at 12350 Mulberry Avenue, Bradenton, Florida, 34212. Transmittal of the enclosed Proposed Budget is being made for purposes of disclosure and information, in accordance with the requirement set forth in Section 190.008(b), *Florida Statutes*, and posting on the website of Manatee County (at least two days prior to the public hearing) pursuant to Section 189.016, *Florida Statutes*.

Should you have any questions, please do not hesitate to contact me at your earliest convenience.

Sincerely,

Greg Cox

Gregory B. Cox
District Manager

cc: Ollie Kyte, Chairman
Andrew Cohen, District Counsel

Enclosure

Approved Proposed Budget
Greyhawk Landing Community Development District
General Fund
Fiscal Year 2016/2017

Chart of Accounts Classification	Budget for 2016/2017
REVENUES	
Interest Earnings	
Interest Earnings	\$ 700
Special Assessments	
Tax Roll*	\$1,130,003
Contributions & Donations from Private Sources	
Developer Contributions	\$ 10,902
	\$ -
TOTAL REVENUES	\$ 1,141,605
Balance Forward from Prior Year	\$ -
TOTAL REVENUES AND BALANCE FORWARD	\$ 1,141,605
<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to</i>	
EXPENDITURES - ADMINISTRATIVE	
Legislative	
Supervisor Fees	\$ 12,000
Financial & Administrative	
Administrative Services	\$ 3,600
District Management	\$ 27,852
District Engineer	\$ 20,000
Disclosure Report	\$ 2,000
Trustees Fees	\$ 5,567
Financial Consulting Services	\$ 5,556
Accounting Services	\$ 18,036
Auditing Services	\$ 3,175
Arbitrage Rebate Calculation	\$ 650
Miscellaneous Mailings	\$ 100
Public Officials Liability Insurance	\$ 3,025
Legal Advertising	\$ 2,000
Dues, Licenses & Fees	\$ 175
Miscellaneous Fees	\$ 1,000
Website Hosting, Maintenance, Backup (and Email)	\$ 2,460
Legal Counsel	
District Counsel	\$ 25,000
Administrative Subtotal	\$ 132,196
EXPENDITURES - FIELD OPERATIONS	
Law Enforcement	
Deputy	\$ 25,000
Security Operations	
Security Services and Patrols	\$ 190,000
Guardhouse Maintenance	\$ 800
Heat A/C System Maintenance	\$ 1,200
Misc. Operating Supplies	\$ 1,000
Security Patrol Vehicle	\$ 2,000
Security Camera Maintenance	\$ 5,000
Security Monitoring Services	\$ 2,000
Electric Utility Services	
Utility Services	\$ 20,000
Street Lights	\$ 8,100
Utility - Recreation Facilities	\$ 48,000
Gas Utility Services	
Utility Services	\$ 500
Garbage/Solid Waste Control Services	
Garbage - Recreation Facility	\$ 6,000
Water-Sewer Combination Services	
Utility Services	\$ 15,000
Stormwater Control	
Aquatic Maintenance	\$ 41,712
Fountain Service Repairs & Maintenance	\$ 900
Lake/Pond Bank Maintenance	\$ 5,000
Wetland Monitoring & Maintenance	\$ 13,500
Aquatic Plant Replacement	\$ 7,000

Approved Proposed Budget
Greyhawk Landing Community Development District
General Fund
Fiscal Year 2016/2017

Chart of Accounts Classification	Budget for 2016/2017
Stormwater System Maintenance	\$ 3,000
Miscellaneous Expense	\$ 1,000
Other Physical Environment	
Employee - Salaries	\$ 92,700
Employee - P/R Taxes	\$ 7,200
Employee - Workers Comp	\$ 3,000
Employee - ADP Fees	\$ 2,470
General Liability Insurance	\$ 3,850
Property Insurance	\$ 10,787
Entry & Walls Maintenance	\$ 5,000
Landscape Maintenance	\$ 270,000
Well Maintenance	\$ 5,000
Tree Trimming Services	\$ 9,500
Landscape Design & Renovation	\$ 3,000
Holiday Decorations	\$ 8,390
Irrigation Maintenance	\$ 7,000
Landscape Replacement Plants, Shrubs, Trees	\$ 10,000
Miscellaneous Expense	\$ 1,000
Road & Street Facilities	
Street Light Decorative Light Maintenance	\$ 17,000
Gate Facility Maintenance	\$ 8,000
Sidewalk Repair & Maintenance	\$ 10,000
Parking Lot Repair & Maintenance	\$ 3,000
Street Sign Repair & Replacement	\$ 3,000
Roadway Repair & Maintenance	\$ 3,000
Parks & Recreation	
Maintenance & Repair	\$ 20,000
Facility Supplies	\$ 5,000
Vehicle Maintenance	\$ 2,000
Computer Support, Maintenance & Repair	
Fitness Equipment Maintenance & Repairs	\$ 3,000
Clubhouse - Facility Janitorial Service	\$ 8,000
Clubhouse - Facility Janitorial Supplies	
Pool Service Contract	\$ 21,300
Pool Repairs	\$ 15,000
Security System Monitoring & Maintenance	\$ 1,500
Office Supplies	\$ 3,000
Furniture Repair/Replacement	\$ 10,000
Pool/Water Park/Fountain Maintenance	\$ 1,000
Playground Equipment and Maintenance	\$ 3,000
Pest Control & Termite Bond	\$ 500
Dock Repairs and Maintenance	\$ 300
Athletic/Park Court/Field Repairs	\$ 5,000
Boardwalk and Bridge Maintenance	\$ 1,000
Cable Television & Internet	\$ 12,200
Lighting Replacement	\$ 3,000
Access Control Maintenance & Repair	\$ 2,000
Clubhouse Miscellaneous Expense	\$ 4,000
Trail/Bike Path Maintenance	\$ 2,000
Tennis Court Maintenance & Supplies	\$ 1,500
Basketball Court Maintenance & Supplies	\$ 500
Contingency	
Miscellaneous Contingency	\$ 5,000
Field Operations Subtotal	\$ 1,009,409
TOTAL EXPENDITURES	\$ 1,141,605
EXCESS OF REVENUES OVER EXPENDITURES	\$ (0)

**Approved Proposed Budget
Greyhawk Landing Community Development District
Reserve Fund
Fiscal Year 2016/2017**

Chart of Accounts Classification	Budget for 2016/2017
REVENUES	
Special Assessments	
Tax Roll*	\$ 184,027
TOTAL REVENUES	\$ 184,027
Balance Forward from Prior Year	\$ -
TOTAL REVENUES AND BALANCE FORWARD	\$ 184,027
<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to</i>	
EXPENDITURES	
Contingency	
Capital Reserves	\$ 184,027
Capital Outlay	\$ -
TOTAL EXPENDITURES	\$ 184,027
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

Budget Template
GreyHawk Landing Community Development District
Debt Service
Fiscal Year 2016/2017

Chart of Accounts Classification	Series 2011	Series 2013	Budget for 2016/2017
REVENUES			
Special Assessments			
Net Special Assessments ⁽¹⁾	\$470,770.66	\$370,105.83	\$840,876.49
TOTAL REVENUES	\$470,770.66	\$370,105.83	\$840,876.49
EXPENDITURES			
Administrative			
Financial & Administrative			
Bank Fees			\$0.00
Debt Service Obligation	\$470,770.66	\$370,105.83	\$840,876.49
Administrative Subtotal	\$470,770.66	\$370,105.83	\$840,876.49
TOTAL EXPENDITURES	\$470,770.66	\$370,105.83	\$840,876.49
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00

Collection and Discount % applicable to the county:

7.0%

Gross assessments

\$904,168.27

Notes:

Tax Roll Collection Costs for Manatee County is 7.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

Greyhawk Landing Community Development District

FISCAL YEAR 2016/2017 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2016/2017 O&M Budget	\$1,253,077.00
Manatee County 7% Collection Cost:	\$94,317.62
2016/2017 Total:	<u>\$1,347,394.62</u>

2015/2016 O&M Budget	\$1,190,956.00
2016/2017 O&M Budget	\$1,253,077.00

Total Difference:	<u>\$62,121.00</u>
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	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2015/2016	2016/2017	\$	%
Series 2011 Debt Service - Single Family 60'	\$497.74	\$497.74	\$0.00	0.00%
Operations/Maintenance - Single Family 60'	\$1,041.00	\$1,041.00	\$0.00	0.00%
Total	\$1,538.74	\$1,538.74	\$0.00	0.00%
Series 2011 Debt Service - Single Family 70'	\$580.70	\$580.70	\$0.00	0.00%
Operations/Maintenance - Single Family 70'	\$1,214.49	\$1,214.49	\$0.00	0.00%
Total	\$1,795.19	\$1,795.19	\$0.00	0.00%
Series 2011 Debt Service - Single Family 80'	\$662.00	\$662.00	\$0.00	0.00%
Operations/Maintenance - Single Family 80'	\$1,384.52	\$1,384.52	\$0.00	0.00%
Total	\$2,046.52	\$2,046.52	\$0.00	0.00%
Series 2011 Debt Service - Single Family 90'	\$746.61	\$746.61	\$0.00	0.00%
Operations/Maintenance - Single Family 90'	\$1,561.49	\$1,561.49	\$0.00	0.00%
Total	\$2,308.10	\$2,308.10	\$0.00	0.00%
Series 2011 Debt Service - Single Family 120'	\$846.16	\$846.16	\$0.00	0.00%
Operations/Maintenance - Single Family 120'	\$1,769.69	\$1,769.69	\$0.00	0.00%
Total	\$2,615.85	\$2,615.85	\$0.00	0.00%
Series 2013 Debt Service - Single Family 60'	\$770.00	\$770.00	\$0.00	0.00%
Operations/Maintenance - Single Family 60'	\$1,041.00	\$1,041.00	\$0.00	0.00%
Total	\$1,811.00	\$1,811.00	\$0.00	0.00%
Series 2013 Debt Service - Single Family 70'	\$898.34	\$898.34	\$0.00	0.00%
Operations/Maintenance - Single Family 70'	\$1,214.49	\$1,214.49	\$0.00	0.00%
Total	\$2,112.83	\$2,112.83	\$0.00	0.00%

GREYHAWK LANDING

FISCAL YEAR 2016/2017 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	\$1,253,077.00
COLLECTION COSTS 7.0%	\$94,317.62
TOTAL O&M ASSESSMENT	<u>\$1,347,394.62</u>

UNITS ASSESSED ⁽¹⁾				ALLOCATION OF O&M ASSESSMENT				TOTAL	TOTAL	PER LOT ANNUAL ASSESSMENT			
LOT SIZE	O&M	SERIES 2011	SERIES 2013	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	SERIES 2011 DEBT SERVICE ASSESSMENT	SERIES 2013 DEBT SERVICE ASSESSMENT	O&M	2011 DEBT	2013 DEBT	TOTAL ⁽⁴⁾
		DEBT SERVICE ⁽²⁾	DEBT SERVICE ⁽²⁾								SERVICE ⁽³⁾	SERVICE ⁽³⁾	
SINGLE FAMILY 60	208	208		1.00	208.00	16.07%	\$216,526.98	\$103,529.92	\$0.00	\$1,041.00	\$497.74		\$1,538.74
SINGLE FAMILY 70	150	149		1.17	175.00	13.52%	\$182,174.14	\$86,524.30	\$0.00	\$1,214.49	\$580.70		\$1,795.19
SINGLE FAMILY 80	180	179		1.33	239.40	18.50%	\$249,214.22	\$118,498.00	\$0.00	\$1,384.52	\$662.00		\$2,046.52
SINGLE FAMILY 90	133	131		1.50	199.50	15.41%	\$207,678.52	\$97,805.91	\$0.00	\$1,561.49	\$746.61		\$2,308.10
SINGLE FAMILY 120	118	118		1.70	200.60	15.50%	\$208,823.61	\$99,846.88	\$0.00	\$1,769.69	\$846.16		\$2,615.85
SINGLE FAMILY 60	119		238	1.00	119.00	9.19%	\$123,878.41		\$183,260.00	\$1,041.00		\$770.00	\$1,811.00
SINGLE FAMILY 70	131		239	1.17	152.83	11.81%	\$159,098.75		\$214,703.26	\$1,214.49		\$898.34	\$2,112.83
	1039	785	477		1294.33	100.00%	\$1,347,394.62	\$506,205.01	\$397,963.26				
LESS: Manatee County Collection Costs and Early Payment Discount Costs							(\$94,317.62)	(\$35,434.35)	(\$27,857.43)				
Net Revenue to be Collected							\$1,253,077.00	\$470,770.66	\$370,105.83				

⁽¹⁾ Reflects 4 (four) Series 2011 and 5 (five) Series 2013 prepayments.

⁽²⁾ Reflects the number of total lots with Series 2011 and Series 2013 debt outstanding.

⁽³⁾ Annual debt service assessment per lot adopted in connection with the Series 2011 and Series 2013 bond issues. Annual assessment includes principal, interest, Manatee County collection costs and early payment discount costs.

⁽⁴⁾ Annual assessment that will appear on November 2016 Manatee County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.