

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE • 9428 CAMDEN FIELD PARKWAY • RIVERVIEW, FLORIDA 33578

RECEIVED

JUN 17 2019

Board of County Commissioners
Manatee County

June 11, 2019

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 2019/2020 Budget

Dear Sir/Madam:

Enclosed please find the Fiscal Year 2019/2020 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 August 22, 2019 at 6:00 PM 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*.

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

Sincerely,

Grant Phillips

Grant Phillips
District Manager

Enclosure



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GreyHawk Landing Community Development District

greyhawkcdd.org

**Approved Proposed Budget for Fiscal Year
2019/2020**

Presented by: Rizzetta & Company, Inc.

**9428 Camden Field Parkway
Riverview, FL 33578
Phone: 813-533-2950**

rizzetta.com

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Professionals in Community Management

GENERAL FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.



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Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.



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Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.



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Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Streetlights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.



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Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.



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Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball



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Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



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RESERVE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



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DEBT SERVICE FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



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Proposed Budget
GreyHawk Landing Community Development District
General Fund
Fiscal Year 2019/2020

	Chart of Accounts Classification	Actual YTD through 04/30/19	Projected Annual Totals 2018/2019	Annual Budget for 2018/2019	Projected Budget variance for 2018/2019	Budget for 2019/2020	Budget Increase (Decrease) vs 2018/2019
1							
2	REVENUES						
3							
12	Interest Earnings						
13	Interest Earnings	\$ 2,399	\$ 4,113	\$ 5,000	\$ (887)	\$ 5,000	\$ -
14	Special Assessments						
15	Tax Roll*	\$ 1,251,436	\$ 1,251,436	\$ 1,245,114	\$ 6,322	\$ 1,449,183	\$ 204,069
17	Off Roll*	\$ 4,518	\$ 7,745	\$ 4,518	\$ 3,227	\$ 2,000	\$ (2,518)
21	Other Miscellaneous Revenues						
24	Miscellaneous Revenues	\$ 4,657	\$ 7,983	\$ 7,000	\$ 983	\$ 8,000	\$ 1,000
31							
32	TOTAL REVENUES	\$ 1,263,010	\$ 1,271,277	\$ 1,261,632	\$ 9,645	\$ 1,464,183	\$ 202,551
33							
34	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
35							
36	TOTAL REVENUES AND BALANCE FORWARD	\$ 1,263,010	\$ 1,271,277	\$ 1,261,632	\$ 9,645	\$ 1,464,183	\$ 202,551
37							
39							
40	EXPENDITURES - ADMINISTRATIVE						
41							
42	Legislative						
43	Supervisor Fees	\$ 6,600	\$ 11,314	\$ 12,000	\$ 686	\$ 12,000	\$ -
44	Financial & Administrative						
45	Administrative Services	\$ 2,250	\$ 3,857	\$ 4,500	\$ 643	\$ 4,500	\$ -
46	District Management	\$ 13,950	\$ 23,914	\$ 27,900	\$ 3,986	\$ 27,900	\$ -
47	District Engineer	\$ 9,788	\$ 16,779	\$ 22,000	\$ 5,221	\$ 22,000	\$ -
48	Disclosure Report	\$ 2,200	\$ 2,200	\$ 2,100	\$ (100)	\$ 2,200	\$ 100
49	Trustees Fees	\$ 5,913	\$ 5,913	\$ 6,000	\$ 87	\$ 6,000	\$ -
50	Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -
51	Financial & Revenue Collections	\$ 1,875	\$ 3,214	\$ 3,750	\$ 536	\$ 3,750	\$ -
52	Accounting Services	\$ 9,250	\$ 15,857	\$ 18,500	\$ 2,643	\$ 18,500	\$ -
53	Auditing Services	\$ -	\$ -	\$ 3,600	\$ 3,600	\$ 3,800	\$ 200
54	Arbitrage Rebate Calculation	\$ 500	\$ 500	\$ 1,000	\$ 500	\$ 500	\$ (500)
55	Miscellaneous Mailings	\$ -	\$ -	\$ 100	\$ 100	\$ 100	\$ -
59	Public Officials Liability Insurance	\$ 2,750		\$ 3,000	\$ 3,000	\$ 2,888	\$ (112)
60	Legal Advertising	\$ 98	\$ 168	\$ 1,000	\$ 832	\$ 1,000	\$ -
62	Dues, Licenses & Fees	\$ 175	\$ 300	\$ 175	\$ (125)	\$ 175	\$ -
63	Miscellaneous Fees	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -
66	Website Hosting, Maintenance, Backup (and	\$ 1,230	\$ 2,109	\$ 2,460	\$ 351	\$ 6,000	\$ 3,540
67	Legal Counsel						
68	District Counsel	\$ 18,889	\$ 32,381	\$ 25,000	\$ (7,381)	\$ 25,000	\$ -
73							
74	Administrative Subtotal	\$ 80,468	\$ 123,507	\$ 138,585	\$ 15,078	\$ 141,813	\$ 3,228
75							
76	EXPENDITURES - FIELD OPERATIONS						
77							
78	Law Enforcement						
79	Deputy	\$ 5,280	\$ 9,051	\$ 22,000	\$ 12,949	\$ 10,000	\$ (12,000)
81	Security Operations						
82	Security Services and Patrols	\$ 85,982	\$ 147,398	\$ 210,000	\$ 62,602	\$ 222,000	\$ 12,000
84	Guardhouse Maintenance	\$ 800	\$ 1,371	\$ 800	\$ (571)	\$ 800	\$ -
85	Heat A/C System Maintenance	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -
86	Misc. Operating Supplies	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -
87	Security Patrol Vehicle	\$ 815	\$ 1,397	\$ 2,000	\$ 603	\$ 2,000	\$ -
88	Security Camera Maintenance	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -
89	Security Monitoring Services	\$ 1,459	\$ 2,501	\$ 2,750	\$ 249	\$ 2,750	\$ -

Proposed Budget
GreyHawk Landing Community Development District
General Fund
Fiscal Year 2019/2020

	Chart of Accounts Classification	Actual YTD through 04/30/19	Projected Annual Totals 2018/2019	Annual Budget for 2018/2019	Projected Budget variance for 2018/2019	Budget for 2019/2020	Budget Increase (Decrease) vs 2018/2019
90	Electric Utility Services						
91	Utility Services	\$ 12,661	\$ 21,705	\$ 21,000	\$ (705)	\$ 25,000	\$ 4,000
92	Street Lights	\$ 4,415	\$ 7,569	\$ 9,000	\$ 1,431	\$ 9,000	\$ -
93	Utility - Recreation Facilities	\$ 17,715	\$ 30,369	\$ 40,000	\$ 9,631	\$ 40,000	\$ -
96	Gas Utility Services						
97	Utility Services	\$ 70	\$ 120	\$ 300	\$ 180	\$ 300	\$ -
99	Garbage/Solid Waste Control Services						
100	Garbage - Recreation Facility	\$ 3,214	\$ 5,510	\$ 6,000	\$ 490	\$ 6,000	\$ -
103	Water-Sewer Combination Services						
104	Utility Services	\$ 8,759	\$ 15,015	\$ 15,000	\$ (15)	\$ 17,000	\$ 2,000
111	Stormwater Control						
113	Aquatic Maintenance	\$ 22,861	\$ 39,190	\$ 55,000	\$ 15,810	\$ 55,200	\$ 200
114	Fountain Service Repairs & Maintenance	\$ 120	\$ 206	\$ 5,000	\$ 4,794	\$ 2,500	\$ (2,500)
115	Lake/Pond Bank Maintenance	\$ 28,095	\$ 48,163	\$ 2,000	\$ (46,163)	\$ 8,000	\$ 6,000
116	Wetland Monitoring & Maintenance	\$ 8,750	\$ 15,000	\$ 14,500	\$ (500)	\$ 12,400	\$ (2,100)
118	Aquatic Plant Replacement	\$ 6,000	\$ 10,286	\$ 10,000	\$ (286)	\$ 5,000	\$ (5,000)
119	Stormwater System Maintenance	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -
122	Midge Fly Treatments	\$ 18,009	\$ 30,873	\$ 30,000	\$ (873)	\$ 36,000	\$ 6,000
124	Miscellaneous Expense	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -
125	Other Physical Environment						
126	Employee - Salaries	\$ 69,910	\$ 119,846	\$ 107,000	\$ (12,846)	\$ 120,000	\$ 13,000
127	Employee - P/R Taxes	\$ 4,654	\$ 7,978	\$ 8,000	\$ 22	\$ 9,000	\$ 1,000
128	Employee - Workers Comp	\$ 2,860	\$ 4,903	\$ 2,500	\$ (2,403)	\$ 3,000	\$ 500
129	Employee - ADP Fees	\$ 1,457	\$ 2,498	\$ 2,500	\$ 2	\$ 2,500	\$ -
130	General Liability Insurance	\$ 3,576		\$ 3,650	\$ 3,650	\$ 3,675	\$ 25
131	Property Insurance	\$ 9,653		\$ 10,000	\$ 10,000	\$ 10,215	\$ 215
134	Entry & Walls Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
135	Landscape Maintenance	\$ 148,318	\$ 254,259	\$ 285,000	\$ 30,741	\$ 276,300	\$ (8,700)
136	Landscape-Fertilization	\$ -	\$ -	\$ -	\$ -	\$ 26,400	\$ 26,400
137	Well Maintenance	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -
138	Landscape-Pest Control	\$ -	\$ -	\$ -	\$ -	\$ 3,480	\$ 3,480
140	Tree Trimming Services	\$ 18,678	\$ 32,019	\$ 20,000	\$ (12,019)	\$ 30,000	\$ 10,000
142	Holiday Decorations	\$ 10,462	\$ 17,935	\$ 8,540	\$ (9,395)	\$ 9,350	\$ 810
143	Irrigation Maintenance	\$ 11,307	\$ 19,383	\$ 10,000	\$ (9,383)	\$ 17,000	\$ 7,000
147	Landscape Replacement Plants, Shrubs, Trees	\$ 9,614	\$ 16,481	\$ 30,000	\$ 13,519	\$ 30,000	\$ -
148	Annual Mulching	\$ -	\$ -	\$ -	\$ -	\$ 40,000	\$ 40,000
151	Miscellaneous Expense	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -
153	Road & Street Facilities						
156	Street Light Decorative Light Maintenance	\$ 12,868	\$ 22,059	\$ 20,000	\$ (2,059)	\$ 25,000	\$ 5,000
157	Gate Facility Maintenance	\$ 12,672	\$ 21,723	\$ 12,000	\$ (9,723)	\$ 15,000	\$ 3,000
158	Sidewalk Repair & Maintenance	\$ 16,114	\$ -	\$ 10,000	\$ 10,000	\$ 15,000	\$ -
159	Parking Lot Repair & Maintenance	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -
160	Street Sign Repair & Replacement	\$ 1,031	\$ 1,767	\$ 2,500	\$ 733	\$ 2,500	\$ -
161	Roadway Repair & Maintenance	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -
162	Parks & Recreation						
167	Management Contract	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
171	Maintenance & Repair	\$ 38,067	\$ 65,258	\$ 25,000	\$ (40,258)	\$ 35,000	\$ 10,000
172	Facility Supplies	\$ 201	\$ 345	\$ 1,500	\$ 1,155	\$ 1,500	\$ -
174	Vehicle Maintenance	\$ 3,920	\$ 6,720	\$ 2,000	\$ (4,720)	\$ 2,000	\$ -
179	Fitness Equipment Maintenance & Repairs	\$ 5,263	\$ 9,022	\$ 6,000	\$ (3,022)	\$ 6,000	\$ -
180	Clubhouse - Facility Janitorial Service	\$ 5,024	\$ 8,613	\$ 9,600	\$ 987	\$ 10,000	\$ 400
182	Pool Service Contract	\$ 13,500	\$ 23,143	\$ 23,500	\$ 357	\$ 27,000	\$ 3,500
183	Pool Repairs	\$ 26,293	\$ 45,074	\$ 15,000	\$ (30,074)	\$ 20,000	\$ 5,000
186	Security System Monitoring & Maintenance	\$ 1,214	\$ 2,081	\$ 2,000	\$ (81)	\$ 2,500	\$ 500
194	Office Supplies	\$ 1,127	\$ 1,932	\$ 3,000	\$ 1,068	\$ 3,000	\$ -
195	Furniture Repair/Replacement	\$ 3,400	\$ 5,829	\$ 5,000	\$ (829)	\$ 5,000	\$ -

Proposed Budget
GreyHawk Landing Community Development District
General Fund
Fiscal Year 2019/2020

	Chart of Accounts Classification	Actual YTD through 04/30/19	Projected Annual Totals 2018/2019	Annual Budget for 2018/2019	Projected Budget variance for 2018/2019	Budget for 2019/2020	Budget Increase (Decrease) vs 2018/2019
197	Pool/Water Park/Fountain Maintenance	\$ 550	\$ 943	\$ 1,000	\$ 57	\$ 1,000	\$ -
198	Playground Equipment and Maintenance	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -
199	Pest Control & Termite Bond	\$ 252	\$ 432	\$ 1,200	\$ 768	\$ 1,200	\$ -
200	Dock Repairs and Maintenance	\$ -	\$ -	\$ 300	\$ 300	\$ 300	\$ -
201	Athletic/Park Court/Field Repairs	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -
203	Cable Television & Internet	\$ 5,212	\$ 8,935	\$ 11,000	\$ 2,065	\$ 11,000	\$ -
205	Lighting Replacement	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -
208	Clubhouse Miscellaneous Expense	\$ 3,629	\$ 6,221	\$ 3,500	\$ (2,721)	\$ 3,500	\$ -
209	Trail/Bike Path Maintenance	\$ 15,643	\$ 26,817	\$ 3,500	\$ (23,317)	\$ 3,500	\$ -
210	Tennis Court Maintenance & Supplies	\$ 2,196	\$ -	\$ 1,500	\$ 1,500	\$ 3,000	\$ -
211	Basketball Court Maintenance & Supplies	\$ 769	\$ 1,318	\$ 500	\$ (818)	\$ 1,000	\$ 500
218	Contingency						
220	Miscellaneous Contingency	\$ -	\$ -	\$ 7,407	\$ 7,407	\$ 70,000	\$ 62,593
223							
224	Field Operations Subtotal	\$ 684,439	\$ 1,119,257	\$ 1,123,047	\$ 3,790	\$ 1,322,370	\$ 192,823
225							
226	Contingency for County TRIM Notice						
227							
228	TOTAL EXPENDITURES	\$ 764,907	\$ 1,242,764	\$ 1,261,632	\$ 18,868	\$ 1,464,183	\$ 196,051
229							
230	EXCESS OF REVENUES OVER	\$ 498,103	\$ 28,513	\$ -	\$ 28,513	\$ -	\$ 6,500
231							

Proposed Budget
GreyHawk Landing Community Development District
Reserve Fund
Fiscal Year 2019/2020

	Chart of Accounts Classification	Actual YTD through 04/30/19	Projected Annual Totals 2018/2019	Annual Budget for 2018/2019	Projected Budget variance for 2018/2019	Budget for 2019/2020	Budget Increase (Decrease) vs 2018/2019	Comments
1								
2	REVENUES							
3								
4	Special Assessments							
5	Tax Roll*	\$ 169,939	\$ 169,939	\$ 169,939	\$ -	\$ 169,939	\$ -	
10	Interest Earnings							
11	Interest Earnings	\$ 7,997	\$ 13,709	\$ -	\$ 13,709	\$ -	\$ -	
12								
13	TOTAL REVENUES	\$ 177,936	\$ 183,648	\$ 169,939	\$ 13,709	\$ 169,939	\$ -	
14								
15	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
16								
17	TOTAL REVENUES AND BALANCE	\$ 177,936	\$ 183,648	\$ 169,939	\$ 13,709	\$ 169,939	\$ -	
18								
20								
21	EXPENDITURES							
22								
23	Contingency							
24	Capital Reserves	\$ 169,939	\$ 291,324	\$ 169,939	\$ (121,385)	\$ 169,939	\$ -	
26								
27	TOTAL EXPENDITURES	\$ 169,939	\$ 291,324	\$ 169,939	\$ (121,385)	\$ 169,939	\$ -	
28								
29	EXCESS OF REVENUES OVER	\$ 7,997	\$ (107,676)	\$ -	\$ (107,676)	\$ -	\$ -	
30								

Budget Template
GreyHawk Landing Community Development District
Debt Service
Fiscal Year 2019/2020

Chart of Accounts Classification	Series 2011	Series 2013	Budget for 2019/2020
REVENUES			
Special Assessments			
Net Special Assessments ⁽¹⁾	\$470,770.66	\$367,599.46	\$838,370.12
TOTAL REVENUES	\$470,770.66	\$367,599.46	\$838,370.12
EXPENDITURES			
Administrative			
Financial & Administrative			
			\$0.00
Debt Service Obligation	\$470,770.66	\$367,599.46	\$838,370.12
Administrative Subtotal	\$470,770.66	\$367,599.46	\$838,370.12
TOTAL EXPENDITURES	\$470,770.66	\$367,599.46	\$838,370.12
EXCESS OF REVENUES OVER EXPENDITURE	\$0.00	\$0.00	\$0.00

Manatee County Collection Costs (3%) and Early Payment Discounts (4 7.0%

Gross assessments **\$901,473.25**

Notes:

Tax Roll Collection Costs and Early Payment Discount 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 2019/2020 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2019/2020 O&M Budget		\$1,619,122.00
Collection Cost @	3%	\$52,229.74
Early Payment Discount @	4%	\$69,639.66
2019/2020 Total:		<u>\$1,740,991.40</u>

2018/2019 O&M Budget	\$1,417,175.00
2019/2020 O&M Budget	\$1,619,122.00

Total Difference:	<u>\$201,947.00</u>
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	PER UNIT ANNUAL ASSESSMENT Proposed Increase / Decrease			
	2018/2019	2019/2020	\$	%
Series 2011 Debt Service - Single Family 60'	\$497.74	\$497.74	\$0.00	0.00%
Operations/Maintenance - Single Family 60'	\$1,041.00	\$1,189.34	\$148.34	14.25%
Total	\$1,538.74	\$1,687.08	\$148.34	9.64%
Series 2011 Debt Service - Single Family 70'	\$580.70	\$580.70	\$0.00	0.00%
Operations/Maintenance - Single Family 70'	\$1,214.49	\$1,387.56	\$173.07	14.25%
Total	\$1,795.19	\$1,968.26	\$173.07	9.64%
Series 2011 Debt Service - Single Family 80'	\$662.00	\$662.00	\$0.00	0.00%
Operations/Maintenance - Single Family 80'	\$1,384.52	\$1,581.81	\$197.29	14.25%
Total	\$2,046.52	\$2,243.81	\$197.29	9.64%
Series 2011 Debt Service - Single Family 90'	\$746.61	\$746.61	\$0.00	0.00%
Operations/Maintenance - Single Family 90'	\$1,561.49	\$1,784.00	\$222.51	14.25%
Total	\$2,308.10	\$2,530.61	\$222.51	9.64%
Series 2011 Debt Service - Single Family 120'	\$846.16	\$846.16	\$0.00	0.00%
Operations/Maintenance - Single Family 120'	\$1,769.69	\$2,021.87	\$252.18	14.25%
Total	\$2,615.85	\$2,868.03	\$252.18	9.64%
Series 2013 Debt Service - Single Family 60'	\$770.00	\$770.00	\$0.00	0.00%
Operations/Maintenance - Single Family 60'	\$1,041.00	\$1,189.34	\$148.34	14.25%
Total	\$1,811.00	\$1,959.34	\$148.34	8.19%
Series 2013 Debt Service - Single Family 70'	\$898.34	\$898.34	\$0.00	0.00%
Operations/Maintenance - Single Family 70'	\$1,214.49	\$1,387.56	\$173.07	14.25%
Total	\$2,112.83	\$2,285.90	\$173.07	8.19%

FISCAL YEAR 2019/2020 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,619,122.00
COLLECTION COSTS @	3%	\$52,229.74
EARLY PAYMENT DISCOUNT @	4%	\$69,639.66
TOTAL O&M ASSESSMENT		#####

UNITS ASSESSED				ALLOCATION OF O&M ASSESSMENT						PER LOT ANNUAL ASSESSMENT					
	LOT SIZE	SERIES 2011		SERIES 2013		EAU FACTOR	TOTAL		% TOTAL	TOTAL		O&M	2011 DEBT 2013 DEBT		TOTAL ⁽⁴⁾
		O&M	SERVICE ⁽¹⁾⁽²⁾	DEBT	SERVICE ⁽¹⁾⁽²⁾		EAU's	EAU's		SERVICE ⁽³⁾	TOTAL				
0														0	
60	SINGLE FAMILY 60	208		208		1.00	208.00		14.21%	\$247,382.13		\$1,189.34	\$497.74	\$1,687.08	
70	SINGLE FAMILY 70	150		149		1.17	175.00		11.95%	\$208,134.01		\$1,387.56	\$580.70	\$1,968.26	
80	SINGLE FAMILY 80	180		179		1.33	239.40		16.35%	\$284,727.32		\$1,581.81	\$662.00	\$2,243.81	
90	SINGLE FAMILY 90	133		131		1.50	199.50		13.63%	\$237,272.77		\$1,784.00	\$746.61	\$2,530.61	
#B	SINGLE FAMILY 120	118		118		1.70	200.60		13.70%	\$238,581.04		\$2,021.87	\$846.16	\$2,868.03	
200A	SINGLE FAMILY 60	201		238		1.00	201.00		13.73%	\$239,056.77		\$1,189.34	\$770.00	\$1,959.34	
70A	SINGLE FAMILY 70	206		236		1.17	240.33		16.42%	\$285,837.37		\$1,387.56	\$898.34	\$2,285.90	

LESS: Manatee County Collection Costs (3%) and Early Payment Discount (4%)

Net Revenue to be Collected

⁽¹⁾ Reflects 4 (four) Series 2011 and 8 (eight) 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 2019 Manatee County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).