

THE WOODLANDS
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2020

Version 1 - Approved Tentative Budget
(Approved 3/7/19)

Prepared by:



THE WOODLANDS

Community Development District

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THE WOODLANDS
Community Development District

Operating Budget
Fiscal Year 2020

THE WOODLANDS

Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2018	BUDGET FY 2019	THRU JAN-2019	FEB - SEP-2019	PROJECTED FY 2019	BUDGET FY 2020
REVENUES						
Interest - Investments	\$ 20,260	\$ -	\$ 13,160	\$ 26,320	\$ 39,480	\$ 10,000
Special Assmnts- Tax Collector	299,281	267,548	198,547	69,001	267,548	254,301
Special Assmnts- Other	387,293	-	-	-	-	-
Special Assmnts- Delinquent	396,791	-	-	-	-	-
Special Assmnts- Discounts	111,202	(10,702)	(7,912)	-	(7,912)	(10,172)
TOTAL REVENUES	1,214,827	256,846	203,795	95,321	299,116	254,129
EXPENDITURES						
<i>Administrative</i>						
P/R-Board of Supervisors	4,400	12,000	1,000	6,000	7,000	12,000
FICA Taxes	337	918	77	459	536	918
ProfServ-Engineering	25,794	10,000	2,685	5,370	8,055	9,000
ProfServ-Legal Services	32,739	9,000	5,786	11,572	17,358	9,000
ProfServ-Mgmt Consulting Serv	38,944	38,944	12,981	25,963	38,944	40,891
ProfServ-Web Site Development	1,000	1,200	1,200	-	1,200	1,200
Auditing Services	4,600	6,300	-	4,700	4,700	5,000
Travel	-	1,000	-	-	-	-
Postage and Freight	498	1,500	199	299	498	1,358
Insurance - General Liability	11,838	17,522	17,774	-	17,774	19,551
Printing and Binding	151	1,300	54	400	454	500
Legal Advertising	1,853	2,500	78	1,775	1,853	2,500
Misc-Bank Charges	590	600	197	384	581	600
Misc-Assessmnt Collection Cost	16,448	5,351	2,860	1,035	3,895	3,815
Office Supplies	1,145	50	335	670	1,005	1,500
Annual District Filing Fee	175	175	175	-	175	175
Total Administrative	140,512	108,360	45,401	58,626	104,027	108,009
<i>Field</i>						
ProfServ-Field Management	16,686	16,686	5,562	11,124	16,686	17,520
Communication - Teleph - Field	6,450	6,500	2,182	4,360	6,542	6,500
Electricity - Entrance	132	1,300	44	88	132	500
Misc-Contingency	82,000	25,000	-	25,000	25,000	20,000
Total Field	105,268	49,486	7,788	40,572	48,360	44,520

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Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU JAN-2019	PROJECTED FEB - SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
Landscape Services						
Contracts-Landscape	-	6,000	3,200	6,400	9,600	9,600
Utility - Pump Station	26,586	28,000	10,572	17,600	28,172	28,000
R&M-General	6,248	2,500	500	1,500	2,000	1,500
R&M-Renewal and Replacement	36,036	15,000	-	15,000	15,000	8,000
R&M-Irrigation	10,013	10,000	-	10,000	10,000	17,000
R&M-Pump Station	2,901	5,000	-	5,000	5,000	5,000
Total Landscape Services	81,784	66,500	14,272	55,500	69,772	69,100
Reserves						
Reserve - Lakes	-	7,500	-	-	-	7,500
Pump Station Reserve	-	25,000	-	-	-	25,000
Total Reserves	-	32,500	-	-	-	32,500
TOTAL EXPENDITURES & RESERVES	327,564	256,846	67,461	154,698	222,159	254,129
Excess (deficiency) of revenues Over (under) expenditures	887,263	-	136,334	(59,377)	76,957	-
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-
Net change in fund balance	887,263	-	136,334	(59,377)	76,957	-
FUND BALANCE, BEGINNING	742,927	1,630,190	1,630,190	-	1,630,190	1,707,147
FUND BALANCE, ENDING	\$1,630,190	\$1,630,190	\$ 1,766,524	\$ (59,377)	\$ 1,707,147	\$1,707,147

Budget Narrative
Fiscal Year 2020

Revenue

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 operating expenditures during the Fiscal Year.

Special Assessment - Discounts

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

Expenditures

Expenditures – Administrative

P/R Board of Supervisors

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for a meeting attendance and to receive \$200 per meeting. The amount for the Fiscal Year is based upon all supervisors attending the meetings.

FICA Taxes

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

Professional Services-Engineering

The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc. Fees are based on prior year activity.

Professional Services-Legal Services

The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating and maintenance contracts, etc. Fees are based on prior year legal expenses.

Professional Services-Management Consulting Service

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark. These services are further outlined in Exhibit "A" of the Management Agreement. The fees are related to the current contracted fees in the Management Agreement plus a 5% increase.

Professional Services-Web Site Development

The District has contracted with Inframark to maintain the website www.woodlandscdd.org.

Auditing Services

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. Fee is based on the existing year's Engagement Letter.

Postage & Freight

The cost of overnight deliveries, correspondence, etc.

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with The Florida League of Cities, Inc. The Florida League of Cities, Inc. specializes in providing insurance coverage to governmental agencies through the *Florida Municipal Insurance Trust*. The amount is based upon actual amount plus 10% increase.

Budget Narrative
Fiscal Year 2020

Expenditures – Administrative (continued)

Printing and Binding

Printing of computerized checks, stationary, envelopes etc.

Legal Advertising

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

Miscellaneous-Bank Charges

Bank charges that are incurred during the year.

Miscellaneous-Assessment Collection Fees

The District reimburses the Tax Collector for 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 1.5% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 1.5% of the anticipated assessment collections.

Office Supplies

The district pays a monthly fee to Google for BOS email support. Also, miscellaneous office supplies are required to prepare agenda packages and administer district meetings.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity Division of Community Development.

Expenditures –Field Management

Professional Services-Field Management

The District receives Field Management services as part of a Management Agreement with Inframark. The fees are related to the current contracted fees in the Management Agreement plus a 5% increase.

Communication – Telephone-Field

The District pays Frontier for online pump monitoring access.

Electricity – Entrance

The District pays FPL for the electricity to 6227 Toledo Blade Blvd Monument.

Miscellaneous-Contingency

This expense represents miscellaneous costs that may arise during the year relating to the normal operations and maintenance of the District.

Expenditures – Landscape Services

Contracts - Landscape

The District has a contract with Brightview for monthly exterior maintenance services.

Utility - Pump Station

The District pays FPL for monthly electric usage at the numerous pumps & wells.

Budget Narrative
Fiscal Year 2020

Expenditures – Landscape Services (continued)

R&M – General

Miscellaneous maintenance expenses are coded to the category.

R&M – Renewal & Replacement

This expense category represents costs to renew and/or replace common area landscaping, including trees & shrubs.

R&M – Irrigation

Repairs to and maintenance of the irrigation system is a necessary expense to sustain the common area landscape.

R&M – Pump Station

Repairs to & maintenance of the pump stations are necessary expenses to sustain the common area landscape.

Expenditures – Reserves

Reserves –Lakes

The District is required to monitor the wetlands and respond to any compliance issues presented by the South Florida Water Management District. To fulfill that obligation, funds are assigned for future dates of services.

Reserves –Pump Stations

The District anticipates capital improvements to the pump stations in several years. In preparation, funds will be assigned annually.

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Community Development District

Exhibit "A" Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2020	\$ 1,707,147
Net Change in Fund Balance - Fiscal Year 2020	-
Reserves - Fiscal Year 2020 Additions	32,500
Total Funds Available (Estimated) - 9/30/2020	1,739,647

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits	500
Subtotal	<u>500</u>

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	55,407	(1)
Reserves - Lakes	15,000	
Reserves - Lakes (FY20 Projected)	7,500	22,500
Reserves - Pump Station	50,000	
Reserves - Pump Station (FY20 Projected)	25,000	75,000
Subtotal	<u>152,907</u>	

Total Allocation of Available Funds	153,407
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Total Unassigned (undesignated) Cash	\$ <u>1,586,239</u>
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Notes

(1) Represents approximately 3 months of operating expenditures

THE WOODLANDS
Community Development District

Debt Service Budget
Fiscal Year 2020

THE WOODLANDS

Community Development District

Series 2004A Debt Service Fund

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

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2018	BUDGET FY 2019	THRU JAN-2019	FEB - SEP-2019	PROJECTED FY 2019	BUDGET FY 2020
REVENUES						
Interest - Investments	\$ 4,054	\$ -	\$ 1,216	\$ 2,432	\$ 3,648	\$ -
Special Assmnts- Tax Collector	885,573	881,258	773,799	107,459	881,258	837,309
Special Assmnts- Prepayment	116,981	-	157,356	5,719	163,075	-
Special Assmnts- CDD Collected	-	1,314,413	-	-	-	1,314,413
Special Assmnts- Discounts	(31,741)	(35,250)	(30,737)	-	(30,737)	(33,492)
TOTAL REVENUES	974,867	2,160,421	901,634	115,610	1,017,244	2,118,229
EXPENDITURES						
<i>Administrative</i>						
ProfServ-Arbitrage Rebate	600	600	600	-	600	600
ProfServ-Dissemination Agent	2,000	5,000	-	5,000	5,000	5,000
ProfServ-Legal Services	30,463	-	3,242	6,484	9,726	-
ProfServ-Trustee Fees	6,634	9,000	5,594	11,188	16,782	9,000
Misc-Assessmnt Collection Cost	4,211	17,625	11,146	1,612	12,758	12,560
Total Administrative	43,908	32,225	20,582	24,284	44,866	27,160
<i>Debt Service</i>						
Principal Debt Retirement	810,000	810,000	-	810,000	810,000	800,000
Interest Expense	1,548,001	1,193,580	596,790	594,083	1,190,873	1,141,995
Total Debt Service	2,358,001	2,003,580	596,790	1,404,083	2,000,873	1,941,995
TOTAL EXPENDITURES	2,401,909	2,035,805	617,372	1,428,366	2,045,738	1,969,155
Excess (deficiency) of revenues Over (under) expenditures	(1,427,042)	124,616	284,262	(1,312,756)	(1,028,494)	149,074
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	124,616	-	-	-	149,074
TOTAL OTHER SOURCES (USES)	-	124,616	-	-	-	149,074
Net change in fund balance	(1,427,042)	124,616	284,262	(1,312,756)	(1,028,494)	149,074
FUND BALANCE, BEGINNING	(8,483,505)	(9,910,547)	(9,910,547)	-	(9,910,547)	(10,939,041)
FUND BALANCE, ENDING	\$ (9,910,547)	\$ (9,785,931)	\$ (9,626,285)	\$ (1,312,756)	\$ (10,939,041)	\$ (10,789,967)

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SERIES 2004A CAPITAL IMPROVEMENT REVENUE BONDS

DEBT SERVICE SCHEDULE

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/19	\$20,035,000.00	5.70%	\$0.00	\$570,997.50	
05/01/20	\$20,035,000.00	5.70%	\$800,000.00	\$570,997.50	\$1,941,995.00
11/01/20	\$19,235,000.00	5.70%	\$0.00	\$548,197.50	
05/01/21	\$19,235,000.00	5.70%	\$845,000.00	\$548,197.50	\$1,941,395.00
11/01/21	\$18,390,000.00	5.70%	\$0.00	\$524,115.00	
05/01/22	\$18,390,000.00	5.70%	\$895,000.00	\$524,115.00	\$1,943,230.00
11/01/22	\$17,495,000.00	5.70%	\$0.00	\$498,607.50	
05/01/23	\$17,495,000.00	5.70%	\$945,000.00	\$498,607.50	\$1,942,215.00
11/01/23	\$16,550,000.00	5.70%	\$0.00	\$471,675.00	
05/01/24	\$16,550,000.00	5.70%	\$1,000,000.00	\$471,675.00	\$1,943,350.00
11/01/24	\$15,550,000.00	5.70%	\$0.00	\$443,175.00	
05/01/25	\$15,550,000.00	5.70%	\$1,055,000.00	\$443,175.00	\$1,941,350.00
11/01/25	\$14,495,000.00	5.70%	\$0.00	\$413,107.50	
05/01/26	\$14,495,000.00	5.70%	\$1,115,000.00	\$413,107.50	\$1,941,215.00
11/01/26	\$13,380,000.00	5.70%	\$0.00	\$381,330.00	
05/01/27	\$13,380,000.00	5.70%	\$1,180,000.00	\$381,330.00	\$1,942,660.00
11/01/27	\$12,200,000.00	5.70%	\$0.00	\$347,700.00	
05/01/28	\$12,200,000.00	5.70%	\$1,245,000.00	\$347,700.00	\$1,940,400.00
11/01/28	\$10,955,000.00	5.70%	\$0.00	\$312,217.50	
05/01/29	\$10,955,000.00	5.70%	\$1,320,000.00	\$312,217.50	\$1,944,435.00
11/01/29	\$9,635,000.00	5.70%	\$0.00	\$274,597.50	
05/01/30	\$9,635,000.00	5.70%	\$1,395,000.00	\$274,597.50	\$1,944,195.00
11/01/30	\$8,240,000.00	5.70%	\$0.00	\$234,840.00	
05/01/31	\$8,240,000.00	5.70%	\$1,470,000.00	\$234,840.00	\$1,939,680.00
11/01/31	\$6,770,000.00	5.70%	\$0.00	\$192,945.00	
05/01/32	\$6,770,000.00	5.70%	\$1,555,000.00	\$192,945.00	\$1,940,890.00
11/01/32	\$5,215,000.00	5.70%	\$0.00	\$148,627.50	
05/01/33	\$5,215,000.00	5.70%	\$1,645,000.00	\$148,627.50	\$1,942,255.00
11/01/33	\$3,570,000.00	5.70%	\$0.00	\$101,745.00	
05/01/34	\$3,570,000.00	5.70%	\$1,735,000.00	\$101,745.00	\$1,938,490.00
11/01/34	\$1,835,000.00	5.70%	\$0.00	\$52,297.50	
05/01/35	\$1,835,000.00	5.70%	\$1,835,000.00	\$52,297.50	\$1,939,595.00
			\$20,035,000.00	\$11,032,350.00	\$31,067,350.00

Budget Narrative
Fiscal Year 2020

Revenue

Special Assessment - Tax Collector

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

Special Assessment – CDD Collected

The District entered into a Funding Agreement with the Developers to fund all debt service expenditures for the Fiscal Year.

Special Assessment - Discounts

Per Section 197.3632 and Section 197.162 of the Florida Statutes, discounts are allowed for early payment of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

Expenditures

Expenditures –Administrative

Professional Services-Arbitrage Rebate

The District has a proposal with a company who specializes in calculating 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-Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with Rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Professional Services-Trustee

The District will pay annual trustee fees for the Series 2004 Capital Improvement Revenue Bonds that are deposited with a Trustee. The annual trustee fee is based on standard fees charged plus any out-of-pocket expenses.

Misc-Assessment Collection Costs

The District reimburses the Tax Collector for 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 1.5% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 1.5% of the anticipated assessment collections.

Expenditures –Debt Service

Principal Debt Retirement

See amortization schedule.

Interest Expense

See amortization schedule.

THE WOODLANDS
Community Development District

Supporting Budget Schedule
Fiscal Year 2020

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Community Development District

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

Phase	Village	General Fund			Debt Service			Total			O&M	DS	DS
		FY 2020	FY 2019	Percent Change	FY 2020	FY 2019	Percent Change	FY 2020	FY 2019	Percent Change	On-Roll Units	On-Roll Units	Off-Roll Units
A	Townhomes	\$34.95	\$36.77	-4.95%	\$330.70	\$330.70	0.00%	\$365.64	\$367.47	-0.50%	171	-	171
	Townhomes	\$34.95	\$36.77	-4.95%	\$330.70	\$330.70	0.00%	\$365.64	\$367.47	-0.50%	209	-	209
B-C-1	Cypress Falls Quad	\$104.27	\$109.70	-4.95%	\$988.83	\$988.83	0.00%	\$1,093.10	\$1,098.53	-0.49%	112	112	-
	Cypress Falls Single Family	\$125.18	\$131.70	-4.95%	\$1,187.06	\$1,187.06	0.00%	\$1,312.24	\$1,318.76	-0.49%	125	125	-
	Cypress Falls Villa	\$104.27	\$109.70	-4.95%	\$988.83	\$988.83	0.00%	\$1,093.10	\$1,098.53	-0.49%	130	130	-
B-C-2	Cypress Falls Quad	\$104.27	\$109.70	-4.95%	\$984.47	\$984.47	0.00%	\$1,088.74	\$1,094.17	-0.50%	96	-	96
	Cypress Falls Single Family	\$125.18	\$131.70	-4.95%	\$1,181.84	\$1,181.84	0.00%	\$1,307.01	\$1,313.53	-0.50%	232	232	-
	Cypress Falls Villa	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	-	-	-
D	Single Family	\$106.48	\$112.03	-4.95%	\$1,007.58	\$1,007.58	0.00%	\$1,114.06	\$1,119.61	-0.50%	385	-	385
E	Single Family	\$106.08	\$111.61	-4.95%	\$1,003.79	\$1,003.79	0.00%	\$1,109.87	\$1,115.40	-0.50%	296	-	296
F	Townhomes	\$49.62	\$52.21	-4.95%	\$469.56	\$469.56	0.00%	\$519.19	\$521.77	-0.50%	254	-	254
G	Cedar Grove	\$139.10	\$146.35	-4.95%	\$1,316.29	\$1,316.29	0.00%	\$1,455.40	\$1,462.64	-0.50%	263	263	-
	Cedar Grove	\$139.10	\$146.35	-4.95%	\$1,316.29	\$1,316.29	0.00%	\$1,455.40	\$1,462.64	-0.50%	284	-	284
											2,557	862	1,695