

WATERCHASE

Community Development District

Annual Operating and Debt Service Budget **Fiscal Year 2024**

Approved Tentative Budget
(Approved 5/9/23, Version 5)

Prepared by:



WATERCHASE

Community Development District

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Community Development District

Operating Budget

Fiscal Year 2024

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL		ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET FY 2023	THRU MAR - 2023	APR- SEP-2023	PROJECTED FY 2023	BUDGET FY 2024
REVENUES							
Interest - Investments	\$ 1,311	\$ 2,865	\$ 1,994	\$ 10,392	\$ 10,392	\$ 20,784	\$ 20,000
Interest - Tax Collector	120	-	-	424	424	848	-
Special Assmnts- Tax Collector	338,244	351,697	369,157	352,001	17,156	369,157	387,617
Special Assmnts- Discounts	(12,387)	(12,946)	(14,766)	(13,722)	-	(13,722)	(15,505)
Other Miscellaneous Revenues	905	1,417	-	-	-	-	-
TOTAL REVENUES	328,193	343,033	356,385	349,095	27,972	377,067	392,112
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	22,000	23,600	24,000	11,600	12,400	24,000	24,000
FICA Taxes	1,683	1,805	1,836	887	949	1,835	1,836
ProfServ-Arbitrage Rebate	-	-	600	-	600	600	600
ProfServ-Dissemination Agent	1,000	1,000	1,000	-	1,000	1,000	1,000
ProfServ-Engineering	16,381	11,139	20,000	3,409	10,351	13,760	20,000
ProfServ-Legal Services	7,640	9,441	7,901	2,047	5,854	7,901	9,000
ProfServ-Mgmt Consulting Serv	59,516	61,301	63,140	31,570	31,570	63,140	65,034
ProfServ-Special Assessment	9,000	9,000	9,000	9,000	-	9,000	9,000
ProfServ-Trustee	4,337	4,337	4,337	3,976	361	4,337	4,337
ProfServ-Web Site Development	169	1,129	1,000	2	998	1,000	1,000
Auditing Services	4,900	5,100	4,900	5,200	-	5,200	5,200
Website Compliance	1,553	2,714	2,627	3,455	538	3,993	2,629
Postage and Freight	774	954	295	143	152	295	350
Office Supplies	-	-	-	-	-	-	1,000
Insurance - General Liability	7,488	7,488	8,237	6,400	-	6,400	7,040
Printing and Binding	19	41	225	5	220	225	55
Legal Advertising	3,284	3,689	1,263	-	3,487	3,487	3,500
Misc-Bank Charges	-	1	150	-	150	150	100
Misc-Assessmnt Collection Cost	3,858	4,120	7,383	6,766	617	6,149	7,752
Misc-Contingency	608	2,713	2,947	315	2,632	2,947	2,950
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	144,385	149,747	161,016	84,950	71,877	155,593	166,559
<i>Field</i>							
Contracts-Wetland Mitigation	10,248	-	12,000	-	12,000	12,000	12,000
Contracts-Lakes	23,627	18,720	22,000	9,360	10,320	19,680	20,640
Contracts-Canal Maint/Cleaning	2,385	-	10,000	-	10,000	10,000	10,000
Contracts-Aquatic Midge Mgmt	11,790	-	15,000	3,975	7,950	11,925	15,000
Contracts-RTR Landscaping	7,411	7,986	7,986	3,993	3,993	7,986	7,986
Invasive Plant Removal	-	-	8,000	-	22,120	22,120	8,000
Electricity - Streetlighting	19,791	23,392	25,250	12,999	12,251	25,250	25,250
Electricity - Fountain	1,420	1,556	3,508	922	566	1,488	2,000
R&M Aerators	-	-	5,000	-	5,000	5,000	5,000
R&M-Fountain	6,810	22,659	5,083	-	5,083	5,083	5,083
R&M-Irrigation	-	2,000	1,750	-	1,750	1,750	1,750
R&M-Lake	-	-	11,958	-	11,958	11,958	11,958

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET	THRU	APR-	PROJECTED	BUDGET
			FY 2023	MAR - 2023	SEP-2023	FY 2023	FY 2024
R&M-Streetlights	13,619	20,515	20,183	2,810	12,373	15,183	20,000
R&M-Landscape Pond Areas	2,876	-	-	-	-	-	-
Misc-Contingency	41,963	26,920	40,721	35,073	5,648	40,721	73,956
Misc - Interlocal Agreement	6,930	6,930	6,930	6,930	-	6,930	6,930
Total Field	148,870	130,678	195,369	76,062	121,012	197,074	225,553
Reserves							
Reserve-Tree Removal/Install	-	8,000	-	-	-	-	-
Total Reserves	-	8,000	-	-	-	-	-
TOTAL EXPENDITURES & RESERVES	293,255	288,425	356,385	161,012	192,889	352,667	392,112
Excess (deficiency) of revenues							
Over (under) expenditures	34,938	54,608	-	188,083	(164,917)	24,400	-
Net change in fund balance	34,938	54,608	-	188,083	(164,917)	24,400	-
FUND BALANCE, BEGINNING	715,644	750,582	805,192	805,192	-	805,192	829,592
FUND BALANCE, ENDING	\$ 750,582	\$ 805,190	\$ 805,192	\$ 993,275	\$ (164,917)	\$ 829,592	\$ 829,592

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 829,592
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	-
Total Funds Available (Estimated) - 9/30/2024	829,592

ALLOCATION OF AVAILABLE FUNDS
Assigned Fund Balance

Operating Reserve	\$ 65,352 ⁽¹⁾
Reserves - Lake Embankment/Drainage - Prior Years	557,582
Reserves - Aerators	75,000
Reserves - Tree Removal/Replacement - Prior Years	55,000
Reserves - Streetlights - Prior Years	75,000
Total Allocation of Available Funds	827,934

Total Unassigned (undesignated) Cash	\$ 1,658
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Notes

(1) Represents approximately 2 months of operating expenditures.

Budget Narrative

Fiscal Year 2024

REVENUES**Interest – Investments**

The District earns interest on funds held in money market accounts and certificates of deposit.

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 – Discount

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 a member of the Board of Supervisors to be compensated for a meeting attendance and to receive \$200 per meeting plus payroll taxes. The amount for the Fiscal Year is based upon all supervisors attending the meetings. FICA Taxes are calculated at 7.65% of gross payroll.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures

Professional Services-Arbitrage Rebate

The District has contracted with LLS 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 - 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-Engineering Fees

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.

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.

Professional Services-Mgmt Consulting Services

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services. These services are further outlined in Exhibit "A" of the Management Agreement.

Budget Narrative

Fiscal Year 2024

Administrative (cont'd)**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 Series of Special Assessment Bonds that are deposited with a Trustee to handle all trustee matters. The annual trustee fee is based on standard fees charged.

Professional Services-Web Site Development

The District contracted Campus Suite/Innersync Studio Ltd. to maintain the Districts website.

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 existing year's engagement letter.

Website Compliance

Annual Fee for ADA Compliance. Remediation of district website for PDF Accessibility.

Postage & Freight

Mailing of agenda packages, 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. The amount is based upon similar Community Development Districts and a projected 10% increase.

Printing & Binding

Printing and Binding agenda packages for board meetings & agency mailings; 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.

Misc-Bank Charges

This represents Southstate Bank fees.

Misc- Assessment Collection Cost

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 2% on the amount of special assessments collected and remitted, whichever is greater. The cost was based on a maximum of 2% of the anticipated assessment collections.

Budget Narrative

Fiscal Year 2024

Administrative (cont'd)**Misc-Contingency**

This represents any additional administrative expenditure that may not have been provided for in the budget.

Annual District Filing Fee

The District is required to pay an annual fee to the Department of Economic Opportunity Division of Community Development for \$175. This is the only expense under this category for the District.

Field - Operations and Maintenance**Contracts-Wetland Mitigation**

The District is required to establish a surface water quality program which will consist of sampling and analysis from various points within the District as determined by the consulting engineer.

Contracts-Lakes

The District's lake maintenance contract will include aquatic weed control and water chemistry testing required by FEC plant management program.

Contracts-Canal Maint/Cleaning

The District's contract will be to maintain the canals located within the District.

Contracts-Aquatic Midge Management

The District contracted with Steadfast is to provide midge fly treatments per schedule.

Contracts-RTR Landscaping

The District has contracted with Steadfast Landscape to maintain the Racetrack Road median from the bridge.

Invasive Plant Removal

The District may incur expenses for the removal of invasive plants from the ponds.

Electricity-Streetlighting

Expenses related to TECO streetlighting usage for District facilities and assets based on historical costs.

Electricity-Fountain

Expenses related to TECO fountain electric usage for District facilities.

R&M-Aerators

The expense of repairs and maintenance to the District's aerators.

R&M-Fountain

The expense of repairs and maintenance to the District's fountains.

Budget Narrative

Fiscal Year 2024

Field (cont'd)**R&M- Irrigation**

Miscellaneous expenses to maintain irrigation.

R&M-Lake

The expense of repairs and maintenance to the lakes that are not planned for in the contract.

R&M-Streetlights

The expense of repairs and maintenance to streetlights.

Misc-Contingency

This represents any additional field expenditure that may not have been provided for in the budget.

Misc-Interlocal Agreement

Annual interlocal agreement with Waterchase HOA for landscape maintenance of Nine Eagle Dr. entryway, Pond banks of #5, 6, 7, 8, 14, 15, 16 and 18.

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Community Development District

Debt Service Budget

Fiscal Year 2024

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU MAR - 2023	PROJECTED APR- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES							
Interest - Investments	19	22	200	\$ 11	\$ 11	\$ 22	\$ 200
Special Assmnts- Tax Collector	737,128	737,129	737,129	702,872	34,257	737,129	737,129
Special Assmnts- Discounts	(26,995)	(27,133)	(29,485)	(27,401)	-	(27,401)	(29,485)
TOTAL REVENUES	710,152	710,018	707,844	675,482	34,268	709,750	707,844
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	8,409	8,635	14,743	13,509	1,234	14,743	14,743
Total Administrative	8,409	8,635	14,743	13,509	1,234	14,743	14,743
<i>Debt Service</i>							
Debt Retirement Series A	475,000	489,000	505,000	-	505,000	505,000	521,000
Interest Expense Series A	210,521	195,796	180,637	90,319	90,319	180,638	164,982
Total Debt Service	685,521	684,796	685,637	90,319	595,319	685,638	685,982
TOTAL EXPENDITURES	693,930	693,431	700,380	103,828	596,553	700,381	700,725
Excess (deficiency) of revenues Over (under) expenditures	16,222	16,587	7,464	571,654	(562,285)	9,370	7,119
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	7,464	-	-	-	7,119
TOTAL OTHER SOURCES (USES)	-	-	7,464	-	-	-	7,119
Net change in fund balance	16,222	16,587	7,464	571,654	(562,285)	9,370	7,119
FUND BALANCE, BEGINNING	312,356	328,578	345,165	345,165	-	345,165	354,535
FUND BALANCE, ENDING	\$ 328,578	\$ 345,165	\$ 352,629	\$ 916,819	\$ 345,165	\$ 354,535	\$ 361,654

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**Debt Amortization
Series 2017**

Date	Rate	Principal	Interest	ADS
11/1/2023			\$ 82,491	\$ 82,491
5/1/2024	3.10%	\$ 521,000	\$ 82,491	\$ 603,491
11/1/2024			\$ 74,416	\$ 74,416
5/1/2025	3.10%	\$ 537,000	\$ 74,416	\$ 611,416
11/1/2025			\$ 66,092	\$ 66,092
5/1/2026	3.10%	\$ 554,000	\$ 66,092	\$ 620,092
11/1/2026			\$ 57,505	\$ 57,505
5/1/2027	3.10%	\$ 572,000	\$ 57,505	\$ 629,505
11/1/2027			\$ 48,639	\$ 48,639
5/1/2028	3.10%	\$ 589,000	\$ 48,639	\$ 637,639
11/1/2028			\$ 39,510	\$ 39,510
5/1/2029	3.10%	\$ 608,000	\$ 39,510	\$ 647,510
11/1/2029			\$ 30,086	\$ 30,086
5/1/2030	3.10%	\$ 627,000	\$ 30,086	\$ 657,086
11/1/2030			\$ 20,367	\$ 20,367
5/1/2031	3.10%	\$ 647,000	\$ 20,367	\$ 667,367
11/1/2031			\$ 10,339	\$ 10,339
5/1/2032	3.10%	\$ 667,000	\$ 10,339	\$ 677,339
		\$ 5,322,000	\$ 858,886	\$ 6,180,886

Budget Narrative

Fiscal Year 2024

REVENUES**Interest – Investments**

The District earns interest on funds held in money market accounts and certificates of deposit.

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 – Discount

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**Misc- Assessment Collection Cost**

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** 2% on the amount of special assessments collected and remitted, whichever is greater. The cost was based on a maximum of 2% of the anticipated assessment collections.

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.

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Community Development District

Supporting Budget Schedules

Fiscal Year 2024

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Comparison of Assessment Rates Fiscal Year 2024 vs. Fiscal Year 2023

Village	Phase	General Fund 001			Debt Service 2017			Total Assessments per Unit			Platted	Bond	Prepaid
		FY 2024	FY 2023	Percent Change	FY 2024	FY 2023	Percent Change	FY 2024	FY 2023	Percent Change	Units	Units	Units
A-60'	1A	\$506.69	\$482.56	5.0%	\$766.84	\$766.84	0%	\$1,273.53	\$1,249.40	2%	44	44	0
A-60'	2-4	\$506.69	\$482.56	5.0%	\$935.41	\$935.41	0%	\$1,442.10	\$1,417.97	2%	63	62	0
B-45'	1A	\$506.69	\$482.56	5.0%	\$526.03	\$526.03	0%	\$1,032.72	\$1,008.59	2%	56	56	0
C-50'	1A	\$506.69	\$482.56	5.0%	\$606.55	\$606.55	0%	\$1,113.24	\$1,089.11	2%	46	46	0
C-50'	2-4	\$506.69	\$482.56	5.0%	\$681.05	\$681.05	0%	\$1,187.74	\$1,163.61	2%	55	55	0
D-90'	1A	\$506.69	\$482.56	5.0%	\$1,417.04	\$1,417.04	0%	\$1,923.73	\$1,899.60	1%	20	20	0
D-90'	2-4	\$506.69	\$482.56	5.0%	\$1,815.89	\$1,815.89	0%	\$2,322.58	\$2,298.45	1%	71	71	0
E-80'	1A	\$506.69	\$482.56	5.0%	\$1,191.28	\$1,191.28	0%	\$1,697.97	\$1,673.84	1%	41	41	0
E-80'	1B	\$506.69	\$482.56	5.0%	\$1,386.94	\$1,386.94	0%	\$1,893.63	\$1,869.50	1%	15	15	0
E-80'	2-4	\$506.69	\$482.56	5.0%	\$1,582.60	\$1,582.60	0%	\$2,089.29	\$2,065.16	1%	40	40	0
F-70'	2-4	\$506.69	\$482.56	5.0%	\$1,204.07	\$1,204.07	0%	\$1,710.76	\$1,686.63	1%	68	68	0
G-70'	2-4	\$506.69	\$482.56	5.0%	\$1,204.07	\$1,204.07	0%	\$1,710.76	\$1,686.63	1%	74	74	0
H-70'	1A	\$506.69	\$482.56	5.0%	\$958.74	\$958.74	0%	\$1,465.43	\$1,441.30	2%	40	40	0
TH	2-4	\$506.69	\$482.56	5.0%	\$386.57	\$386.57	0%	\$893.26	\$869.13	3%	132	132	0
											765	764	0

** Allocation of Debt Years 1-10 at Interest Rate of 3.10%