

WATERCHASE

Community Development District

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

Adopted Budget
(Adopted 8-15-23, Version 10)

Prepared by:



WATERCHASE

Community Development District

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WATERCHASE

Community Development District

Operating Budget

Fiscal Year 2024

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

ACCOUNT DESCRIPTION	ACTUAL		ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET FY 2023	THRU JUN-2023	JUL - SEP-2023	PROJECTED FY 2023	BUDGET FY 2024
REVENUES							
Interest - Investments	\$ 1,311	\$ 2,865	\$ 1,994	\$ 20,172	\$ 6,724	\$ 26,896	\$ 20,000
Interest - Tax Collector	120	-	-	476	159	635	-
Special Assmnts- Tax Collector	338,244	351,697	369,157	369,157	-	369,157	369,159
Special Assmnts- Discounts	(12,387)	(12,946)	(14,766)	(13,572)	-	(13,572)	(14,766)
Other Miscellaneous Revenues	905	1,417	-	-	-	-	-
TOTAL REVENUES	328,193	343,033	356,385	376,233	6,883	383,116	374,393
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	22,000	23,600	24,000	17,200	3,000	20,200	24,000
FICA Taxes	1,683	1,805	1,836	1,316	230	1,544	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	6,712	10,237	16,949	20,000
ProfServ-Legal Services	7,640	9,441	7,901	6,342	1,559	7,901	9,000
ProfServ-Mgmt Consulting Serv	59,516	61,301	63,140	52,617	15,785	68,402	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	3,049	269	3,318	2,629
Postage and Freight	774	954	295	185	110	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	-	1,263	1,263	3,500
Misc-Bank Charges	-	1	150	-	150	150	100
Misc-Assessmnt Collection Cost	3,858	4,120	7,383	7,112	-	7,112	7,383
Misc-Contingency	608	2,713	2,947	532	2,415	2,947	2,950
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	144,385	149,747	161,016	119,823	38,196	158,019	166,190
<i>Field</i>							
Contracts-Wetland Mitigation	10,248	-	12,000	-	12,000	12,000	12,000
Contracts-Lakes	23,627	18,720	22,000	14,040	5,160	19,200	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	11,925	15,900	15,000
Contracts-RTR Landscaping	7,411	7,986	7,986	5,944	1,997	7,941	7,986
Invasive Plant Removal	-	-	8,000	20,175	1,945	22,120	8,000
Electricity - Streetlighting	19,791	23,392	25,250	19,870	6,623	26,493	28,000
Electricity - Fountain	1,420	1,556	3,508	1,460	487	1,947	2,000
Field Services	-	-	-	2,667	2,666	5,333	8,000
R&M Aerators	-	-	5,000	-	2,000	2,000	5,000
R&M-Fountain	6,810	22,659	5,083	-	2,000	2,000	5,083
R&M-Irrigation	-	2,000	1,750	-	1,750	1,750	1,750
R&M-Lake	-	-	11,958	12,315	1,000	13,315	11,958

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

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET	THRU	JUL -	PROJECTED	BUDGET
	FY 2021	FY 2022	FY 2023	JUN-2023	SEP-2023	FY 2023	FY 2024
R&M-Streetlights	13,619	20,515	20,183	12,405	4,135	16,540	20,000
R&M-Landscape Pond Areas	2,876	-	-	-	-	-	-
Misc-Contingency	41,963	26,920	40,721	31,623	3,000	34,623	45,856
Misc - Interlocal Agreement	6,930	6,930	6,930	6,930	-	6,930	6,930
Total Field	148,870	130,678	195,369	131,404	66,688	198,092	208,203
Reserves							
Reserve-Tree Removal/Install	-	8,000	-	-	-	-	-
Total Reserves	-	8,000	-	-	-	-	-
TOTAL EXPENDITURES & RESERVES	293,255	288,425	356,385	251,227	104,884	356,111	374,393
Excess (deficiency) of revenues							
Over (under) expenditures	34,938	54,608	-	125,006	(98,001)	27,005	-
Net change in fund balance	34,938	54,608	-	125,006	(98,001)	27,005	-
FUND BALANCE, BEGINNING	715,644	750,582	805,192	805,192	-	805,192	832,197
FUND BALANCE, ENDING	\$ 750,582	\$ 805,190	\$ 805,192	\$ 930,198	\$ (98,001)	\$ 832,197	\$ 832,197

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 832,197
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	-
Total Funds Available (Estimated) - 9/30/2024	832,197

ALLOCATION OF AVAILABLE FUNDS
Assigned Fund Balance

Operating Reserve	\$ 62,399 ⁽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	824,981

Total Unassigned (undesignated) Cash	\$ 7,216
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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.

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

EXPENDITURES**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 District's 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 SunTrust analysis fees which are paid monthly.

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

EXPENDITURES**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.

Field Services

The District has contracted a field manager to oversee all field services are provided and are done in a timely manner.

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

EXPENDITURES**Field (cont'd)**

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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.

WATERCHASE

Community Development District

Debt Service Budget

Fiscal Year 2024

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

ACCOUNT DESCRIPTION	ACTUAL FY2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU JUN-2023	PROJECTED JUL - SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES							
Interest - Investments	19	22	200	\$ 20	\$ 7	\$ 26	\$ 200
Special Assmnts- Tax Collector	737,128	737,129	737,129	737,129	-	737,129	737,129
Special Assmnts- Discounts	(26,995)	(27,133)	(29,485)	(27,101)	-	(27,101)	(29,485)
TOTAL REVENUES	710,152	710,018	707,844	710,048	7	710,054	707,844
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	8,409	8,635	14,743	14,201	-	14,201	14,743
Total Administrative	8,409	8,635	14,743	14,201	-	14,201	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	180,637	-	180,637	164,982
Total Debt Service	685,521	684,796	685,637	685,637	-	685,637	685,982
TOTAL EXPENDITURES	693,930	693,431	700,380	699,838	-	699,838	700,725
Excess (deficiency) of revenues Over (under) expenditures	16,222	16,587	7,464	10,210	7	10,216	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	10,210	7	10,216	7,119
FUND BALANCE, BEGINNING	312,356	328,578	345,165	345,165	-	345,165	355,381
FUND BALANCE, ENDING	\$ 328,578	\$ 345,165	\$ 352,629	\$ 355,375	\$ 345,165	\$ 355,381	\$ 362,500

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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	\$482.56	\$482.56	0.0%	\$766.84	\$766.84	0%	\$1,249.40	\$1,249.40	0%	44	44	0
A-60'	2-4	\$482.56	\$482.56	0.0%	\$935.41	\$935.41	0%	\$1,417.98	\$1,417.97	0%	63	62	0
B-45'	1A	\$482.56	\$482.56	0.0%	\$526.03	\$526.03	0%	\$1,008.59	\$1,008.59	0%	56	56	0
C-50'	1A	\$482.56	\$482.56	0.0%	\$606.55	\$606.55	0%	\$1,089.11	\$1,089.11	0%	46	46	0
C-50'	2-4	\$482.56	\$482.56	0.0%	\$681.05	\$681.05	0%	\$1,163.61	\$1,163.61	0%	55	55	0
D-90'	1A	\$482.56	\$482.56	0.0%	\$1,417.04	\$1,417.04	0%	\$1,899.60	\$1,899.60	0%	20	20	0
D-90'	2-4	\$482.56	\$482.56	0.0%	\$1,815.89	\$1,815.89	0%	\$2,298.45	\$2,298.45	0%	71	71	0
E-80'	1A	\$482.56	\$482.56	0.0%	\$1,191.28	\$1,191.28	0%	\$1,673.84	\$1,673.84	0%	41	41	0
E-80'	1B	\$482.56	\$482.56	0.0%	\$1,386.94	\$1,386.94	0%	\$1,869.50	\$1,869.50	0%	15	15	0
E-80'	2-4	\$482.56	\$482.56	0.0%	\$1,582.60	\$1,582.60	0%	\$2,065.16	\$2,065.16	0%	40	40	0
F-70'	2-4	\$482.56	\$482.56	0.0%	\$1,204.07	\$1,204.07	0%	\$1,686.63	\$1,686.63	0%	68	68	0
G-70'	2-4	\$482.56	\$482.56	0.0%	\$1,204.07	\$1,204.07	0%	\$1,686.63	\$1,686.63	0%	74	74	0
H-70'	1A	\$482.56	\$482.56	0.0%	\$958.74	\$958.74	0%	\$1,441.30	\$1,441.30	0%	40	40	0
TH	2-4	\$482.56	\$482.56	0.0%	\$386.57	\$386.57	0%	\$869.13	\$869.13	0%	132	132	0
											765	764	0

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