

WATERCHASE

Community Development District

Annual Operating and Debt Service Budget **Fiscal Year 2017**

Version 4 - FINAL Budget
Adopted 7/12/2016

Prepared by:



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Community Development District

Operating Budget

Fiscal Year 2017

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Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2017 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2015	BUDGET FY 2016	THRU MAY-2016	JUNE- SEP-2016	PROJECTED FY 2016	BUDGET FY 2017
REVENUES						
Interest - Investments	\$ 3,298	\$ 1,200	\$ 1,882	\$ 1,450	\$ 3,332	\$ 1,200
Special Assmnts- Tax Collector	338,405	338,405	329,148	9,257	338,405	338,405
Special Assmnts- Discounts	(12,131)	(13,536)	(12,294)	-	(12,294)	(13,536)
Other Miscellaneous Revenues	3,700	-	250	-	250	-
TOTAL REVENUES	333,272	326,069	318,986	10,707	329,693	326,069
EXPENDITURES						
<i>Administrative</i>						
P/R-Board of Supervisors	4,800	7,000	5,200	2,000	7,200	9,000
FICA Taxes	367	536	398	153	551	689
ProfServ-Arbitrage Rebate	600	600	-	600	600	600
ProfServ-Dissemination Agent	1,000	1,000	1,000	-	1,000	1,000
ProfServ-Engineering	1,813	9,000	3,522	2,516	6,038	9,000
ProfServ-Legal Services	1,913	8,000	1,893	947	2,840	8,000
ProfServ-Mgmt Consulting Serv	53,430	53,430	35,620	17,810	53,430	56,100
ProfServ-Property Appraiser	6,379	6,768	-	-	-	-
ProfServ-Special Assessment	9,000	9,000	9,000	-	9,000	9,000
ProfServ-Trustee	4,337	5,290	-	4,337	4,337	4,337
ProfServ-Web Site Development	-	-	1,000	-	1,000	1,000
Auditing Services	4,800	4,800	4,800	-	4,800	4,800
Postage and Freight	198	900	90	645	735	900
Insurance - General Liability	7,578	8,715	7,670	-	7,670	8,437
Printing and Binding	652	2,300	684	954	1,638	2,300
Legal Advertising	1,411	2,500	105	1,510	1,615	2,500
Misc-Bank Charges	531	550	168	-	168	550
Misc-Assessmnt Collection Cost	5,057	6,768	6,337	185	6,522	6,768
Misc-Contingency	164	1,000	-	150	150	1,000
Office Supplies	2,461	100	-	25	25	100
Annual District Filing Fee	175	175	175	-	175	175
Total Administrative	106,666	128,432	77,662	31,830	109,493	126,256

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Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2017 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ADOPTED BUDGET FY 2016	ACTUAL THRU MAY-2016	PROJECTED JUNE- SEP-2016	TOTAL PROJECTED FY 2016	ANNUAL BUDGET FY 2017
Field						
Contracts-Wetland Mitigation	5,400	5,400	3,600	1,800	5,400	5,400
Contracts-Lakes Consultant	-	15,000	-	15,000	15,000	15,000
Contracts-Lakes	21,012	21,012	14,008	7,004	21,012	21,012
Contracts-Canal Maint/Cleaning	6,468	6,468	4,312	2,156	6,468	6,468
Contracts-Aquatic Midge Mgmt	-	-	-	-	-	17,540
Contracts-RTR Landscaping	8,020	8,020	5,347	2,673	8,020	8,020
Electricity - Streetlighting	13,387	18,000	9,897	4,949	14,846	15,000
Electricity - Fountain	-	-	-	-	-	3,000
R&M-Irrigation	448	3,000	-	2,500	2,500	3,000
R&M-Fountain	-	-	-	-	-	1,000
R&M-Lake	17,718	20,000	2,145	15,573	17,718	20,000
R&M-Streetlights	11,875	14,400	1,627	10,248	11,875	14,400
R&M-Landscape Pond Areas	475	1,200	250	800	1,050	1,200
Misc-Contingency	4,328	22,174	1,000	3,500	4,500	5,810
Impr-Fountain	-	-	39,390	-	39,390	-
Reserve-Lake Embankm/Drainage	-	47,963	-	-	-	62,963
Reserve - Streetlights	-	15,000	-	-	-	-
Total Field	89,131	197,637	81,576	66,203	147,779	199,813
TOTAL EXPENDITURES	195,797	326,069	159,238	98,033	257,272	326,069
Excess (deficiency) of revenues Over (under) expenditures	137,475	-	159,748	(87,327)	72,421	-
Net change in fund balance	137,475	-	159,748	(87,327)	72,421	-
FUND BALANCE, BEGINNING	689,765	827,240	827,240	-	827,240	899,661
FUND BALANCE, ENDING	\$ 827,240	\$ 827,240	\$ 986,988	\$ (87,327)	\$ 899,661	\$ 899,661

Budget Narrative
Fiscal Year 2017

REVENUES

Interest – Investments

The District earns interest on funds held in a checking account with SunTrust and invests funds in money market accounts and certificate of deposits.

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. 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-Mgmt Consulting Services

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

Professional Services-Special Assessment

The District has contracted with Severn Trent Management Services, Inc. for the collection of assessments, updating the District's tax roll and levying the annual assessment.

Budget Narrative
Fiscal Year 2017

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 with Severn Trent Management Services to maintain the Districts website & email addresses.

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.

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 her or his 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.

Misc-Contingency

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

Office Supplies

Miscellaneous office supplies required to prepare agenda packages.

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.

Budget Narrative
Fiscal Year 2017

Field - Operations and Maintenance:

Contracts-Wetland Mitigation

It is required that the District establishes a surface water quality program, which will consist of sampling and analysis from various points within the District. The District's Consulting Engineer will determine these points.

Contracts-Lakes Consultant

The District will contract an engineering firm to assist in the restoration of lake banks.

Contracts-Lakes

The District will contract to maintain the lakes located within the District. The contract will include aquatic weed control and water chemistry testing required by FEC plant management program.

Contracts-Canal Maint/Cleaning

The District will contract to maintain the canals located within the District.

Contracts-Aquatic Midge Management

The District contracted with Aquatic Systems to provide monthly midge fly treatments and assessments twice a year. .

Contracts-RTR Landscaping

The District has contracted with Greenpoint Property Services to maintain the Racetrack Road median from the bridge.

Electricity-Streetlighting

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

Electricity-Fountain

Expenses related to TECO electricity usage for District's fountains.

R&M- Irrigation

Miscellaneous expenses to maintain irrigation.

R&M-Fountain

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

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.

R&M-Landscape Pond Areas

Represents expenses to maintain the landscape surrounding the lakes.

Misc-Contingency

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

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2017	\$ 899,661
Net Change in Fund Balance - Fiscal Year 2017	-
Reserves - Fiscal Year 2017 Additions	62,963
Total Funds Available (Estimated) - 9/30/2017	962,624

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve (1)		65,777 ⁽¹⁾
Reserves - Lake Embankmnt/Drainage	273,200	-
Reserves - Lake Embankmnt/Drainage-FY13	23,950	
Reserves - Lake Embankmnt/Drainage-FY14	25,000	
Reserves - Lake Embankmnt/Drainage-5.12.15 motion	83,713	
Reserves - Lake Embankmnt/Drainage-FY15	25,000	
Reserves - Lake Embankmnt/Drainage-12.08.15 motion	90,349	
Reserves - Lake Embankmnt/Drainage-FY16	47,963	
Reserves - Lake Embankmnt/Drainage-FY17	<u>62,963</u>	632,138
Reserves - Streetlights	145,283	
Reserves - Streetlights-FY13	64,530	
Reserves - Streetlights-FY14	(7,427)	
Reserves - Streetlights-FY15	37,963	
Reserves - Streetlights- 12.08.15 motion	(90,349)	
Reserves - Streetlights-FY16	<u>15,000</u>	165,000
	Subtotal	<u>862,915</u>

Total Allocation of Available Funds	862,915
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Total Unassigned (undesignated) Cash	\$ 99,709
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Notes

(1) Represents approximately 3 months of operating expenditures

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Debt Service Budget

Fiscal Year 2017

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Series 2007 Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2017 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2015	BUDGET FY 2016	THRU MAY-2016	JUNE- SEP-2016	PROJECTED FY 2016	BUDGET FY 2017
REVENUES						
Interest - Investments	\$ 214	\$ -	\$ 265	\$ 133	\$ 398	\$ -
Special Assmnts- Tax Collector	794,461	794,461	772,729	21,732	794,461	794,461
Special Assmnts- Discounts	(28,479)	(31,778)	(28,862)	-	(28,862)	(31,778)
TOTAL REVENUES	766,196	762,683	744,132	21,865	765,997	762,683
EXPENDITURES						
<i>Administrative</i>						
ProfServ-Property Appraiser	14,976	15,889	-	-	-	-
Misc-Assessmnt Collection Cost	11,873	15,889	14,877	435	15,312	15,889
Total Administrative	26,849	31,778	14,877	435	15,312	15,889
<i>Debt Service</i>						
Debt Retirement Series A	340,000	355,000	355,000	-	355,000	370,000
Interest Expense Series A	395,563	381,963	381,963	-	381,964	367,763
Total Debt Service	735,563	736,963	736,963	-	736,964	737,763
TOTAL EXPENDITURES	762,412	768,741	751,840	435	752,276	753,652
Excess (deficiency) of revenues Over (under) expenditures	3,784	(6,058)	(7,708)	21,430	13,721	9,031
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	(6,058)	-	-	-	9,031
TOTAL OTHER SOURCES (USES)	-	(6,058)	-	-	-	9,031
Net change in fund balance	3,784	(6,058)	(7,708)	21,430	13,721	9,031
FUND BALANCE, BEGINNING	302,985	306,770	306,770	-	306,770	320,491
FUND BALANCE, ENDING	\$ 306,770	\$ 300,712	\$ 299,062	\$ 21,430	\$ 320,491	\$ 329,522

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**Debt Amortization
Series 2007**

Date	Principal	Interest	Principal Balance
11/1/2016		\$183,881.25	\$8,330,000.00
5/1/2017	\$370,000.00	\$183,881.25	\$7,960,000.00
11/1/2017		\$176,481.25	\$7,960,000.00
5/1/2018	\$385,000.00	\$176,481.25	\$7,575,000.00
11/1/2018		\$168,300.00	\$7,575,000.00
5/1/2019	\$400,000.00	\$168,300.00	\$7,175,000.00
11/1/2019		\$159,800.00	\$7,175,000.00
5/1/2020	\$420,000.00	\$159,800.00	\$6,755,000.00
11/1/2020		\$150,875.00	\$6,755,000.00
5/1/2021	\$435,000.00	\$150,875.00	\$6,320,000.00
11/1/2021		\$141,631.25	\$6,320,000.00
5/1/2022	\$455,000.00	\$141,631.25	\$5,865,000.00
11/1/2022		\$131,962.50	\$5,865,000.00
5/1/2023	\$475,000.00	\$131,962.50	\$5,390,000.00
11/1/2023		\$121,275.00	\$5,390,000.00
5/1/2024	\$495,000.00	\$121,275.00	\$4,895,000.00
11/1/2024		\$110,137.50	\$4,895,000.00
5/1/2025	\$520,000.00	\$110,137.50	\$4,375,000.00
11/1/2025		\$98,437.50	\$4,375,000.00
5/1/2026	\$545,000.00	\$98,437.50	\$3,830,000.00
11/1/2026		\$86,175.00	\$3,830,000.00
5/1/2027	\$570,000.00	\$86,175.00	\$3,260,000.00
11/1/2027		\$73,350.00	\$3,260,000.00
5/1/2028	\$595,000.00	\$73,350.00	\$2,665,000.00
11/1/2028		\$59,962.50	\$2,665,000.00
5/1/2029	\$625,000.00	\$59,962.50	\$2,040,000.00
11/1/2029		\$45,900.00	\$2,040,000.00
5/1/2030	\$650,000.00	\$45,900.00	\$1,390,000.00
11/1/2030		\$31,275.00	\$1,390,000.00
5/1/2031	\$680,000.00	\$31,275.00	\$710,000.00
11/1/2031		\$15,975.00	\$710,000.00
5/1/2032	\$710,000.00	\$15,975.00	\$0.00
	\$8,330,000.00	\$3,892,800.00	

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Supporting Budget Schedules

Fiscal Year 2017

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Community Development District

Comparison of Assessment Rates Fiscal Year 2017 vs. Fiscal Year 2016

Village	Phase	General Fund 001			Debt Service 2007			Total Assessments per Unit			Platted	Prepaid
		FY 2017	FY 2016	Percent Change	FY 2017	FY 2016	Percent Change	FY 2017	FY 2016	Percent Change	Units	Units
A-60'	1A	\$442.36	\$442.36	0%	\$825.44	\$825.44	0%	\$1,267.80	\$1,267.80	0%	44	0
A-60'	2-4	\$442.36	\$442.36	0%	\$1,006.89	\$1,006.89	0%	\$1,449.25	\$1,449.25	0%	63	0
B-45'	1A	\$442.36	\$442.36	0%	\$566.22	\$566.22	0%	\$1,008.58	\$1,008.58	0%	56	0
C-50'	1A	\$442.36	\$442.36	0%	\$652.90	\$652.90	0%	\$1,095.26	\$1,095.26	0%	46	0
C-50'	2-4	\$442.36	\$442.36	0%	\$733.09	\$733.09	0%	\$1,175.45	\$1,175.45	0%	55	0
D-90'	1A	\$442.36	\$442.36	0%	\$1,525.32	\$1,525.32	0%	\$1,967.68	\$1,967.68	0%	20	0
D-90'	2-4	\$442.36	\$442.36	0%	\$1,954.65	\$1,954.65	0%	\$2,397.01	\$2,397.01	0%	71	0
E-80'	1A	\$442.36	\$442.36	0%	\$1,282.31	\$1,282.31	0%	\$1,724.67	\$1,724.67	0%	41	0
E-80'	1B	\$442.36	\$442.36	0%	\$1,492.92	\$1,492.92	0%	\$1,935.28	\$1,935.28	0%	15	0
E-80'	2-4	\$442.36	\$442.36	0%	\$1,703.53	\$1,703.53	0%	\$2,145.89	\$2,145.89	0%	40	0
F-70'	2-4	\$442.36	\$442.36	0%	\$1,296.08	\$1,296.08	0%	\$1,738.44	\$1,738.44	0%	68	0
G-70'	2-4	\$442.36	\$442.36	0%	\$1,296.08	\$1,296.08	0%	\$1,738.44	\$1,738.44	0%	74	0
H-70'	1A	\$442.36	\$442.36	0%	\$1,032.00	\$1,032.00	0%	\$1,474.36	\$1,474.36	0%	40	0
TH	2-4	\$442.36	\$442.36	0%	\$416.11	\$416.11	0%	\$858.47	\$858.47	0%	132	0
											765	0