



Rizzetta & Company

Waterset Central Community Development District

www.watersetcentralcdd.org

Approved Proposed Budget for Fiscal Year 2023/2024

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Rizzetta & Company

Approved Proposed Budget
Waterset Central Community Development District
General Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 04/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	REVENUES							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 432	\$ 1,037	\$ -	\$ 1,037	\$ -	\$ -	
6	Special Assessments							
7	Tax Roll*	\$ 1,131,459	\$ 1,131,459	\$ 1,128,597	\$ 2,862	\$ 1,345,800	\$ 217,203	
8	Other Miscellaneous Revenues							
9	Clubhouse Rentals	\$ 15,813	\$ 37,951	\$ 15,000	\$ 22,951	\$ 25,000	\$ 10,000	
10								
11	TOTAL REVENUES	\$ 1,147,704	\$ 1,170,447	\$ 1,143,597	\$ 26,850	\$ 1,370,800	\$ 227,203	
12								
13	Balance Forward from Prior Year	\$ -	\$ -	\$ 10,000	\$ (10,000)	\$ -	\$ (10,000)	
14								
15	TOTAL REVENUES AND BALANCE	\$ 1,147,704	\$ 1,170,447	\$ 1,153,597	\$ 16,850	\$ 1,370,800	\$ 217,203	
16								
17								
18								
19	EXPENDITURES - ADMINISTRATIVE							
20								
21	Legislative							
22	Supervisor Fees	\$ 800	\$ 1,371	\$ 4,800	\$ 3,429	\$ 4,800	\$ -	
23	Financial & Administrative							
24	Administrative Services	\$ 2,812	\$ 4,820	\$ 4,820	\$ -	\$ 5,061	\$ 241	
25	District Management	\$ 12,831	\$ 21,995	\$ 21,995	\$ -	\$ 23,095	\$ 1,100	
26	District Engineer	\$ 1,208	\$ 2,071	\$ 3,000	\$ 929	\$ 3,000	\$ -	
27	Disclosure Report	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
28	Trustees Fees	\$ 2,694	\$ 4,618	\$ 5,000	\$ 382	\$ 5,000	\$ -	
29	Assessment Roll	\$ 5,356	\$ 5,356	\$ 5,356	\$ -	\$ 5,624	\$ 268	
30	Financial & Revenue Collections	\$ 2,812	\$ 4,820	\$ 4,820	\$ -	\$ 5,061	\$ 241	
31	Accounting Services	\$ 11,310	\$ 19,389	\$ 19,389	\$ -	\$ 20,358	\$ 969	
32	Auditing Services	\$ -	\$ -	\$ 5,200	\$ 5,200	\$ 4,200	\$ (1,000)	Grau & Assoc. FY23 fee
33	Arbitrage Rebate Calculation	\$ -	\$ -	\$ 500	\$ 500	\$ 450	\$ (50)	AMTEC last year of agreement 5-14-23
34	Utility Bond	\$ 197	\$ 197	\$ -	\$ (197)	\$ 500	\$ 500	
35	Public Officials Liability Insurance	\$ 2,733	\$ 2,733	\$ 3,050	\$ 317	\$ 3,416	\$ 366	EGIS estimates 25% increase
36	Legal Advertising	\$ 1,000	\$ 1,714	\$ 3,000	\$ 1,286	\$ 3,000	\$ -	
37	Bank Fees	\$ 483	\$ 828	\$ 400	\$ (428)	\$ 500	\$ 100	FY22=\$497
38	Dues, Licenses & Fees	\$ 247	\$ 423	\$ 175	\$ (248)	\$ 700	\$ 525	FY22=\$682
39	Website Hosting, Maintenance, Backup &	\$ 2,378	\$ 4,077	\$ 4,000	\$ (77)	\$ 4,000	\$ -	RTS \$2,400 + Innersync \$1,538
40	Legal Counsel							
41	District Counsel	\$ 14,542	\$ 24,929	\$ 30,000	\$ 5,071	\$ 30,000	\$ -	
42								
43	Administrative Subtotal	\$ 66,403	\$ 104,342	\$ 120,505	\$ 16,163	\$ 123,765	\$ 3,260	
44								
45	EXPENDITURES - FIELD OPERATIONS							
46								
47	Security Operations							
48	Workers Compensation Insurance	\$ 954	\$ 1,635	\$ -	\$ (1,635)	\$ 1,500	\$ 1,500	unbudgeted in FY22
49	Security Services and Patrols	\$ 19,200	\$ 32,914	\$ 20,000	\$ (12,914)	\$ 60,000	\$ 40,000	Tampa 2 Security increase from \$40 to \$45 per hour
50	Electric Utility Services							
51	Utility Services	\$ 11,997	\$ 20,566	\$ 10,000	\$ (10,566)	\$ 20,000	\$ 10,000	
52	Utility - Recreation Facilities	\$ 10,495	\$ 17,991	\$ 20,000	\$ 2,009	\$ 20,000	\$ -	
53	Street Lights	\$ 40,540	\$ 69,497	\$ 5,000	\$ (64,497)	\$ 5,000	\$ -	Street Lights NOT Added to SL District
54	Gas Utility Services							
55	Utility - Recreation Facilities	\$ 5,360	\$ 9,189	\$ 20,000	\$ 10,811	\$ 10,000	\$ (10,000)	FY22 \$7580
56	Garbage/Solid Waste Control Services		\$ -					
57	Garbage - Recreation Facility	\$ 2,456	\$ 4,210	\$ 5,000	\$ 790	\$ 5,500	\$ 500	FY22 \$5346
58	Water-Sewer Combination Services							
59	Utility Services	\$ 9,568	\$ 16,402	\$ 10,000	\$ (6,402)	\$ 20,000	\$ 10,000	FY22 \$13220
60	Utility - Reclaimed	\$ 5,116	\$ 8,770	\$ 10,000	\$ 1,230	\$ 15,000	\$ 5,000	FY22 \$10948
61	Stormwater Control		\$ -					
62	Aquatic Maintenance	\$ 10,800	\$ 18,514	\$ 42,500	\$ 23,986	\$ 43,200	\$ 700	Sitex contract
63	Lake/Pond Bank Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	
64	Mitigation Area Monitoring & Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	
65	Wetland Monitoring & Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
66	Other Physical Environment							
67	Property Insurance	\$ 18,681	\$ 18,681	\$ 27,629	\$ 8,948	\$ 28,022	\$ 393	EGIS estimates 50% increase
68	General Liability Insurance	\$ 3,341	\$ 3,341	\$ 4,391	\$ 1,050	\$ 4,176	\$ (215)	EGIS estimates 25% increase
69	Landscape Maintenance	\$ 220,682	\$ 378,312	\$ 386,000	\$ 7,688	\$ 400,000	\$ 14,000	
70	Landscape Replacement Plants, Shrubs,	\$ 22,780	\$ 39,051	\$ 12,500	\$ (26,551)	\$ 25,000	\$ 12,500	FY22 \$16509
71	Field Services	\$ 4,900	\$ 7,500	\$ 8,400	\$ 900	\$ 9,600	\$ 1,200	
72	Fire Ant Treatment	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	
73	Holiday Decorations	\$ 5,188	\$ 5,000	\$ 5,000	\$ -	\$ 7,500	\$ 2,500	
74	Landscape - Mulch	\$ 28,872	\$ 49,495	\$ 17,000	\$ (32,495)	\$ 65,000	\$ 48,000	
75	Irrigation Repairs	\$ 2,913	\$ 4,994	\$ 2,500	\$ (2,494)	\$ 7,500	\$ 5,000	Based on current trend
76	Irrigation Maintenance	\$ 36,999	\$ 63,427	\$ 50,000	\$ (13,427)	\$ 40,000	\$ (10,000)	\$39,900 (contract) plus repairs
77	Road & Street Facilities							
78	Sidewalk Repair & Maintenance	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	
79	Street Sign Repair & Replacement	\$ 7,827	\$ 13,418	\$ 3,000	\$ (10,418)	\$ 3,000	\$ -	
80	Parks & Recreation							
81	Management Contract	\$ 85,890	\$ 147,240	\$ 233,503	\$ 86,263	\$ 280,000	\$ 46,497	No porter - Part-time employees added
82	Telephone Fax, Internet	\$ 3,392	\$ 5,815	\$ 8,500	\$ 2,685	\$ 10,000	\$ 1,500	Frontier - \$557.85/month
83	Pool Permits	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	
84	Pest Control	\$ 4,569	\$ 7,833	\$ 3,500	\$ (4,333)	\$ 5,000	\$ 1,500	FY22 \$4329
85	Facility Supplies	\$ 4,288	\$ 7,351	\$ 5,500	\$ (1,851)	\$ 7,000	\$ 1,500	FY22 \$6962
86	Facility A/C & Heating Maintenance & Repair	\$ 2,739	\$ 4,695	\$ 5,500	\$ 805	\$ 5,500	\$ -	Alvarez - \$895/Qtr + Repairs
87	Pool Service Contract	\$ 14,270	\$ 24,463	\$ 37,200	\$ 12,737	\$ 40,000	\$ 2,800	Suncoast \$1,850/month+\$1450 newest pool
88	Playground Equipment and Maintenance	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	No change
89	Maintenance & Repairs	\$ 17,597	\$ 30,166	\$ 13,600	\$ (16,566)	\$ 20,000	\$ 6,400	FY22 \$21,134
90	Vehicle Maintenance	\$ 2,853	\$ 4,891	\$ 3,000	\$ (1,891)	\$ 3,000	\$ -	

Approved Proposed Budget
Waterset Central Community Development District
General Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 04/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
91	Clubhouse - Facility Janitorial Supplies	\$ 819	\$ 1,404	\$ 3,500	\$ 2,096	\$ 6,000	\$ 2,500	
92	Computer Support, Maintenance & Repair	\$ 300	\$ 514	\$ 750	\$ 236	\$ 750	\$ -	
93	Security System Monitoring & Maintenance	\$ 1,284	\$ 2,201	\$ 4,000	\$ 1,799	\$ 4,000	\$ -	
94	Access Control Maintenance & Repair	\$ 10,303	\$ 17,662	\$ 5,000	\$ (12,662)	\$ 15,000	\$ 10,000	FY22 \$17,333
95	Pool Repairs	\$ 7,800	\$ 13,371	\$ 6,000	\$ (7,371)	\$ 6,000	\$ -	
96	Trail/Bike Path Maintenance	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	
97	Tennis Court Maintenance & Supplies	\$ 171	\$ 293	\$ 1,500	\$ 1,207	\$ 3,000	\$ 1,500	
98	Athletic/Park Court/Field Repairs	\$ 450	\$ 771	\$ 500	\$ (271)	\$ 500	\$ -	
99	Basketball Court Maintenance & Supplies	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
##	Fitness Equipment Maintenance & Repairs	\$ 9,045	\$ 15,506	\$ 2,500	\$ (13,006)	\$ 7,500	\$ 5,000	
##	Office Supplies	\$ 1,194	\$ 2,047	\$ 2,000	\$ (47)	\$ 2,000	\$ -	
##	Equipment Lease	\$ 9,267	\$ 15,886	\$ 16,000	\$ 114	\$ 16,000	\$ -	
##	Contingency							
##	Miscellaneous Contingency	\$ 474	\$ 1,138	\$ 1,619	\$ 481	\$ 5,287	\$ 3,668	
##								
##	Field Operations Subtotal	\$ 645,374	\$ 1,086,157	\$ 1,033,092	\$ (53,065)	\$ 1,247,035	\$ 213,943	
##								
##	Contingency for County TRIM Notice							
##								
##	TOTAL EXPENDITURES	\$ 711,777	\$ 1,190,499	\$ 1,153,597	\$ (36,902)	\$ 1,370,800	\$ 217,203	
##								
##	EXCESS OF REVENUES OVER	\$ 435,927	\$ (20,052)	\$ -	\$ (20,052)	\$ -	\$ -	
##								

Approved Proposed Budget
Waterset Central Community Development District
Reserve Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 04/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase 2022/2023
1							
2	REVENUES						
3							
4	Special Assessments						
5	Tax Roll*	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ 25,000	\$ -
6	Interest Earnings						
7	Interest Earnings	\$ 920	\$ 2,208	\$ -	\$ 53	\$ -	\$ -
8							
9	TOTAL REVENUES	\$ 25,920	\$ 27,208	\$ 25,000	\$ 53	\$ 25,000	\$ -
10							
11							
12	TOTAL REVENUES AND BALANCE	\$ 25,920	\$ 27,208	\$ 25,000	\$ 53	\$ 25,000	\$ -
13							
14							
15	EXPENDITURES						
16							
17	Contingency						
18	Capital Reserves	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ -
19	Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20							
21	TOTAL EXPENDITURES	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ -
22							
23	EXCESS OF REVENUES OVER	\$ 25,920	\$ 27,208	\$ -	\$ 25,053	\$ -	\$ -
24							

Waterset Central Community Development District
Debt Service
Fiscal Year 2023/2024

Chart of Accounts Classification	Series 2018	Budget for 2023/2024
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$1,118,835.06	\$1,118,835.06
TOTAL REVENUES	\$1,118,835.06	\$1,118,835.06
EXPENDITURES		
Administrative		
Financial & Administrative		
Debt Service Obligation	\$1,118,835.06	\$1,118,835.06
Administrative Subtotal	\$1,118,835.06	\$1,118,835.06
TOTAL EXPENDITURES	\$1,118,835.06	\$1,118,835.06
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Collection and Discount % applicable to the county:

6.0%

Gross assessments

\$1,189,237.95

Notes:

Tax Roll Collection Costs and Early Payment Discount is 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less any Prepaid Assessments Received

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2023/2024 O&M Budget		\$1,370,800.00
Hillsborough County Collection Costs @	2%	\$29,165.96
Early Payment Discount @	4%	\$58,331.91
2023/2024 Total:		<u>\$1,458,297.87</u>

2022/2023 O&M Budget	\$1,146,596.52
2023/2024 O&M Budget	\$1,370,800.00
Total Difference:	<u>\$224,203.48</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Series 2018 Debt Service - Townhomes	\$504.17	\$504.17	\$0.00	0.00%
Operations/Maintenance - Townhomes	\$1,108.59	\$1,330.25	\$221.66	19.99%
Total	\$1,612.76	\$1,834.42	\$221.66	13.74%
Series 2018 Debt Service - Villas	\$916.67	\$916.67	\$0.00	0.00%
Operations/Maintenance - Villas	\$1,130.77	\$1,352.67	\$221.90	19.62%
Total	\$2,047.44	\$2,269.34	\$221.90	10.84%
Series 2018 Debt Service - SF 40' Series	\$916.67	\$916.67	\$0.00	0.00%
Operations/Maintenance - SF 40' Series	\$1,132.07	\$1,353.99	\$221.92	19.60%
Total	\$2,048.74	\$2,270.66	\$221.92	10.83%
Series 2018 Debt Service - SF 50' Series	\$1,145.83	\$1,145.83	\$0.00	0.00%
Operations/Maintenance - SF 50' Series	\$1,145.12	\$1,367.18	\$222.06	19.39%
Total	\$2,290.95	\$2,513.01	\$222.06	9.69%
Series 2018 Debt Service - SF 60' Series	\$1,375.00	\$1,375.00	\$0.00	0.00%
Operations/Maintenance - SF 60' Series	\$1,158.17	\$1,380.37	\$222.20	19.19%
Total	\$2,533.17	\$2,755.37	\$222.20	8.77%
Series 2018 Debt Service - SF 70' Series	\$1,604.17	\$1,604.17	\$0.00	0.00%
Operations/Maintenance - SF 70' Series	\$1,171.21	\$1,393.56	\$222.35	18.98%
Total	\$2,775.38	\$2,997.73	\$222.35	8.01%

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,370,800.00
COLLECTION COSTS @	2%	\$29,165.96
EARLY PAYMENT DISCOUNT @	4%	\$58,331.91
TOTAL O&M ASSESSMENT		<u>\$1,458,297.87</u>

UNITS ASSESSED				ALLOCATION OF EQUALIZED ADMIN & FIELD COSTS @					ALLOCATION OF STRATIFIED FIELD COSTS @					PER LOT ANNUAL ASSESSMENT		
LOT SIZE	PHASE	O&M	SERIES 2018 DEBT SERVICE	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL BUDGET	PER UNIT ASSESSMENT	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL BUDGET	PER UNIT ASSESSMENT	TOTAL O&M	SERIES 2018 DEBT SERVICE	TOTAL ⁽¹⁾
Platted Units																
Single Family 40'	5A-1	37	37	1.00	37.00	3.47%	\$48,145.23	\$1,301.22	0.80	29.60	2.86%	\$1,952.35	\$52.77	\$1,353.99	\$916.67	\$2,270.66
Single Family 50'	5A-1	61	61	1.00	61.00	5.72%	\$79,374.56	\$1,301.22	1.00	61.00	5.89%	\$4,023.42	\$65.96	\$1,367.18	\$1,145.83	\$2,513.01
Single Family 60'	5A-1	92	92	1.00	92.00	8.62%	\$119,712.46	\$1,301.22	1.20	110.40	10.66%	\$7,281.73	\$79.15	\$1,380.37	\$1,375.00	\$2,755.37
Single Family 70'	5A-1	12	12	1.00	12.00	1.12%	\$15,614.67	\$1,301.22	1.40	16.80	1.62%	\$1,108.09	\$92.34	\$1,393.56	\$1,604.17	\$2,997.73
Townhome	4 South	112	112	1.00	112.00	10.50%	\$145,736.90	\$1,301.22	0.44	49.28	4.76%	\$3,250.40	\$29.03	\$1,330.25	\$504.17	\$1,834.42
Villa	4 South	120	120	1.00	120.00	11.25%	\$156,146.68	\$1,301.22	0.78	93.60	9.04%	\$6,173.64	\$51.45	\$1,352.67	\$916.67	\$2,269.34
Single Family 50'	4 South	76	76	1.00	76.00	7.12%	\$98,892.90	\$1,301.22	1.00	76.00	7.34%	\$5,012.78	\$65.96	\$1,367.18	\$1,145.83	\$2,513.01
Single Family 40'	5A-2	32	32	1.00	32.00	3.00%	\$41,639.12	\$1,301.22	0.80	25.60	2.47%	\$1,688.52	\$52.77	\$1,353.99	\$916.67	\$2,270.66
Single Family 50'	5A-2	72	72	1.00	72.00	6.75%	\$93,688.01	\$1,301.22	1.00	72.00	6.95%	\$4,748.95	\$65.96	\$1,367.18	\$1,145.83	\$2,513.01
Single Family 60'	5A-2	68	68	1.00	68.00	6.37%	\$88,483.12	\$1,301.22	1.20	81.60	7.88%	\$5,382.15	\$79.15	\$1,380.37	\$1,375.00	\$2,755.37
Single Family 70'	5A-2	28	28	1.00	28.00	2.62%	\$36,434.23	\$1,301.22	1.40	39.20	3.79%	\$2,585.54	\$92.34	\$1,393.56	\$1,604.17	\$2,997.73
Single Family 40'	5B-1	32	32	1.00	32.00	3.00%	\$41,639.12	\$1,301.22	0.80	25.60	2.47%	\$1,688.52	\$52.77	\$1,353.99	\$916.67	\$2,270.66
Single Family 50'	5B-1	56	56	1.00	56.00	5.25%	\$72,868.45	\$1,301.22	1.00	56.00	5.41%	\$3,693.63	\$65.96	\$1,367.18	\$1,145.83	\$2,513.01
Single Family 60'	5B-1	46	46	1.00	46.00	4.31%	\$59,856.23	\$1,301.22	1.20	55.20	5.33%	\$3,640.86	\$79.15	\$1,380.37	\$1,375.00	\$2,755.37
Single Family 70'	5B-1	44	44	1.00	44.00	4.12%	\$57,253.78	\$1,301.22	1.40	61.60	5.95%	\$4,062.99	\$92.34	\$1,393.56	\$1,604.17	\$2,997.73
Single Family 40'	5B-2	49	49	1.00	49.00	4.59%	\$63,759.90	\$1,301.22	0.80	39.20	3.79%	\$2,585.54	\$52.77	\$1,353.99	\$916.67	\$2,270.66
Single Family 50'	5B-2	66	66	1.00	66.00	6.19%	\$85,880.68	\$1,301.22	1.00	66.00	6.37%	\$4,353.21	\$65.96	\$1,367.18	\$1,145.83	\$2,513.01
Single Family 60'	5B-2	64	64	1.00	64.00	6.00%	\$83,278.23	\$1,301.22	1.20	76.80	7.42%	\$5,065.55	\$79.15	\$1,380.37	\$1,375.00	\$2,755.37
TOTAL		1067	1067		1067.00	100%	\$1,388,404.26			1035.48	100%	\$68,297.87				

Less: Hillsborough County Collection Costs (2%) and Early Payment Discounts (4%)

(\$83,304.26)

(\$4,097.87)

Net Revenue to be Collected

\$1,305,100.00

\$64,200.00

⁽¹⁾ Annual assessment that would appear on 2023 Hillsborough County property tax bill if budget adopted at this amount. Amount shown includes all applicable collection costs.

Property owner is eligible for a discount of up to 4% if paid early.

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:

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.

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

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 the management and administration of the District's day-to-day needs. These services include the conducting of board meetings, workshops, the overall administration of District functions, all required state, and local filings, preparation of the 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 prepare, maintain and certify the assessment roll(s) and annually levy a non-ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent 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. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on the 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.

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.

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:

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.

Street Lights: 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.

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.

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

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.

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 etc.

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.

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.

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.