

**WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2025**

**WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT
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**WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Adopted Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Developer contribution - C1 (A Karis) Add'l land	\$ 2,189	\$ 582	\$ 1,607	\$ 2,189	\$ 2,870
Developer contribution	37,101	10,203	27,429	37,632	48,640
Total revenues	<u>39,290</u>	<u>10,785</u>	<u>29,036</u>	<u>39,821</u>	<u>51,510</u>
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	12,000	6,000	6,000	12,000	24,000
Legal	7,500	427	7,073	7,500	7,500
Engineering	5,000	-	5,000	5,000	5,000
Audit	5,000	-	5,000	5,000	5,000
Telephone	200	100	100	200	200
Postage	500	-	500	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	276	1,224	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,200	300	5,500	5,720
Contingencies/bank charges	500	8	492	500	500
Website					
Hosting & maintenance	705	705	-	705	705
ADA compliance	210	-	210	210	210
Total expenditures	<u>39,290</u>	<u>13,141</u>	<u>26,149</u>	<u>39,290</u>	<u>51,510</u>
Net increase/(decrease) of fund balance	-	(2,356)	2,887	531	-
Fund balance - beginning (unaudited)	-	(531)	(2,887)	(531)	-
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ (2,887)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 24,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	7,500
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	5,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,000
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,720
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	500
Bank charges and other miscellaneous expenses incurred during the year.	
Website	
Hosting & maintenance	705
ADA compliance	210
Total expenditures	<u><u>\$ 51,510</u></u>

**WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND - INDUSTRIAL BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Adopted Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Developer contribution - C1 (A Karis) Add'l land	\$ 5,801	\$ 271	\$ 5,530	\$ 5,801	\$ 12,238
Developer contribution	98,365	4,543	95,762	100,305	207,484
Total revenues	<u>104,166</u>	<u>4,814</u>	<u>101,292</u>	<u>106,106</u>	<u>219,722</u>
EXPENDITURES					
Professional & administrative					
Field operations manager	7,500	-	7,500	7,500	8,000
Field operations accounting	-	-	-	-	2,000
Landscape inspection	-	-	-	-	18,000
Stormwater management					
Wet ponds	3,500	3,900	-	3,900	15,000
Dry ponds	7,074	-	7,074	7,074	7,074
Streetlighting	18,600	-	18,600	18,600	18,600
Landscaping and irrigation maintenance					
Landscape maintenance	30,492	-	30,492	30,492	112,548
Arbor care/tree trimming	5,000	-	5,000	5,000	5,000
Plant replacement	5,000	-	5,000	5,000	5,000
Irrigation water	12,000	-	12,000	12,000	12,000
Irrigation repairs	2,500	-	2,500	2,500	2,500
Force main repairs	2,500	-	2,500	2,500	2,500
Roadway and monument maintenance	10,000	-	10,000	10,000	10,000
Industrial electricity	-	608	608	1,216	1,500
Signalization electricity		324	-	324	-
Total expenditures	<u>104,166</u>	<u>4,832</u>	<u>101,274</u>	<u>106,106</u>	<u>219,722</u>
Net increase/(decrease) of fund balance	-	(18)	18	-	-
Fund balance - beginning (unaudited)	-	-	(18)	-	-
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ (18)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF SPECIAL REVENUE FUND - INDUSTRIAL EXPENDITURES**

EXPENDITURES

Field operations and maintenance

Field operations manager	\$ 8,000
Field operations accounting	2,000
Landscape inspection	18,000
Stormwater management	
Wet ponds	15,000
Dry ponds	7,074
Streetlighting	18,600
FPL Lighting Agreement	
Landscaping and irrigation maintenance	
Landscape maintenance	112,548
Arbor care/tree trimming	5,000
Plant replacement	5,000
Irrigation water	12,000
Irrigation repairs	2,500
Force main repairs	2,500
Roadway and monument maintenance	10,000
Industrial electricity	1,500
Total expenditures	<u><u>\$219,722</u></u>

**WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT
LANDOWNER/DEVELOPER CONTRIBUTION COMPARISON
PROJECTED FISCAL YEAR 2025 LANDOWNER/DEVELOPER CONTRIBUTIONS**

Landowner/Developer Contribution					
Parcel	Developable Acres	FY 2025 GF Contribution per Acre	FY 2025 SRF-Industrial Contribution per Acre	FY 2025 Total Contribution per Acre	FY 2024 Total Contribution per Acre
A-1	1.43	\$ 359.98	\$ 1,535.55	\$ 1,895.53	\$ 1,002.56
B-1	17.29	359.98	1,535.55	1,895.53	1,002.56
B-2	15.72	359.98	1,535.55	1,895.53	1,002.56
C1 (Retail)	9.84	359.98	1,535.55	1,895.53	1,002.56
C1 (A Karis)	12.80	359.98	1,535.55	1,895.53	1,002.56
C1 (A Karis) Additional Land*	7.97	359.98	1,535.55	1,895.53	1,002.56
Ind 1	38.44	359.98	1,535.55	1,895.53	1,002.56
Ind 2	39.60	359.98	1,535.55	1,895.53	1,002.56
Total	143.09				

* The original C1 (A Karis) parcel contained 20.77 acres, of which 12.80 acres are currently contained within the boundaries of the District; the District expects to amend the its boundaries before end of Fiscal Year 2023; however, until the boundaries are amended and the District may conduct assessment or other proceedings for the 7.97-acre expansion parcel, its share of District costs is expected to be paid via a Developer Contribution, while the balance of the District costs is expected to be paid via a Landowner (within the District) Contribution