WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026

WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT
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WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
REVENUES					
Developer contribution - C1 (A Karis) Add'l land	$ 2,870	$ 712	$ 1,665	$ 2,377	$ 2,503
Developer contribution	48,640	25,545	28,221	53,766	52,537
Total revenues	51,510	26,257	29,886	56,143	55,040
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	24,000	12,000	12,000	24,000	24,000
Legal	7,500	1,721	5,779	7,500	7,500
Engineering	5,000	3,684	1,316	5,000	5,000
Audit	5,000	-	5,000	5,000	5,500
Telephone	200	100	100	200	200
Postage	500	-	500	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	370	1,130	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,720	5,408	-	5,408	6,750
Meeting room rental	-	195	500	695	1,000
Contingencies/bank charges	500	611	750	1,361	1,500
Website					
Hosting & maintenance	705	705	-	705	705
ADA compliance	210	-	210	210	210
Total expenditures	51,510	25,219	27,535	52,754	55,040
Net increase/(decrease) of fund balance	-	1,038	2,351	3,389	-
Fund balance - beginning (unaudited)	-	(3,389)	(2,351)	(3,389)	-
Fund balance - ending (projected)	$ -	$ (2,351)	$ -	$ -	$ -

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	5,500
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	6,750
The District will obtain public officials and general liability insurance.	
Meeting room rental	1,000
Contingencies/bank charges	1,500
Bank charges and other miscellaneous expenses incurred during the year.	
Website	
Hosting & maintenance	705
ADA compliance	210
Total expenditures	$ 55,040

WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND - INDUSTRIAL BUDGET
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
REVENUES					
Developer contribution - C1 (A Karis) Add'l land	$ 12,238	$ 1,895	$ 9,237	$ 11,132	$ 12,034
Developer contribution	207,484	75,437	156,597	232,034	252,720
Total revenues	219,722	77,332	165,834	243,166	264,754
EXPENDITURES					
Professional & administrative					
Field operations manager	8,000	15,167	13,000	28,167	36,000
Field operations accounting	2,000	-	2,000	2,000	2,000
Landscape inspection	18,000	-	18,000	18,000	-
Wet ponds	15,000	7,325	8,790	16,115	17,580
Dry ponds	7,074	-	3,500	3,500	7,074
Streetlighting	18,600	6,052	8,500	14,552	18,600
Landscape maintenance	112,548	62,614	73,500	136,114	145,000
Arbor care/tree trimming	5,000	-	2,500	2,500	5,000
Plant replacement	5,000	-	2,500	2,500	5,000
Irrigation water	12,000	-	6,000	6,000	12,000
Irrigation repairs	2,500	1,107	1,500	2,607	2,500
Force main repairs	2,500	-	1,500	1,500	2,500
Roadway and monument maintenance	10,000	-	5,000	5,000	10,000
Industrial electricity	1,500	386	700	1,086	1,500
Total expenditures	219,722	92,651	146,990	239,641	264,754
Net increase/(decrease) of fund balance	-	(15,319)	18,844	3,525	-
Fund balance - beginning (unaudited)	-	(3,525)	(18,844)	(3,525)	-
Fund balance - ending (projected)	$ -	$ (18,844)	$ -	$ -	$ -

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

EXPENDITURES	
Field operations and maintenance	
Field operations manager	$ 36,000
Field operations accounting	2,000
Stormwater management	
Wet ponds	17,580
Dry ponds	7,074
Streetlighting	18,600
FPL Lighting Agreement	
Landscaping and irrigation maintenance	
Landscape maintenance	145,000
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	$264,754

WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT
LANDOWNER/DEVELOPER CONTRIBUTION COMPARISON
PROJECTED FISCAL YEAR 2026 LANDOWNER/DEVELOPER CONTRIBUTIONS

Landowner/Developer Contribution					
Parcel	**Developable Acres**	**FY 2026 GF Contribution per Acre**	**FY 2026 SRF-Industrial Contribution per Acre**	**FY 2026 Total Contribution per Acre**	**FY 2025 Total Contribution per Acre**
A-1	1.43	$ 313.89	$ 1,509.86	$ 1,823.75	$ 1,546.81
B-1	17.29	313.89	1,509.86	1,823.75	1,546.81
B-2	15.72	313.89	1,509.86	1,823.75	1,546.81
C1 (Retail)	9.84	313.89	1,509.86	1,823.75	1,546.81
C1 (A Karis)	12.80	313.89	1,509.86	1,823.75	1,546.81
C1 (A Karis) Additional Land	7.97	313.89	1,509.86	1,823.75	1,546.81
Ind 1	38.44	313.89	1,509.86	1,823.75	1,546.81
Ind 2	39.60	313.89	1,509.86	1,823.75	1,546.81
Ind 3	32.26	313.89	1,509.86	1,823.75	1,546.81
Total	**175.35**				