

**WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2027**

**WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT
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**WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Adopted Budget FY 2027
	Adopted Budget FY 2026	Actual through 1/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Developer contribution - C1 (A Karis) Add'l land	\$ 2,598	\$ 944	\$ 1,935	\$ 2,879	\$ 2,598
Developer contribution	52,442	9,989	48,133	58,122	52,442
Total revenues	55,040	10,933	50,068	61,001	55,040
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	24,000	8,000	16,000	24,000	24,000
Legal	7,500	-	7,500	7,500	7,500
Engineering	5,000	7,738	3,000	10,738	5,000
Audit	5,500	-	5,500	5,500	5,500
Telephone	200	33	167	200	200
Postage	500	33	467	500	500
Printing & binding	500	167	333	500	500
Legal advertising	1,500	149	1,351	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	6,750	5,732	-	5,732	6,750
Meeting room rental	1,000	322	678	1,000	1,000
Contingencies/bank charges	1,500	-	1,500	1,500	1,500
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	210	-	210	210	210
Total expenditures	55,040	22,349	37,411	59,760	55,040
Net increase/(decrease) of fund balance	-	(11,416)	12,657	1,241	-
Fund balance - beginning (unaudited)	-	(1,241)	(12,657)	(1,241)	-
Fund balance - ending (projected)	\$ -	\$ (12,657)	\$ -	\$ -	\$ -

**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	<u><u>\$ 55,040</u></u>

**WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND - INDUSTRIAL BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Adopted
	Adopted Budget FY 2026	Actual through 1/31/2026	Projected through 9/30/2026	Total Actual & Projected	Budget FY 2027
REVENUES					
Developer contribution - C1 (A Karis) Add'l land	\$ 12,494	\$ 2,964	\$ 9,202	\$ 12,166	\$ 12,022
Developer contribution	252,260	25,587	220,049	245,636	242,732
Total revenues	264,754	28,551	229,251	257,802	254,754
EXPENDITURES					
Professional & administrative					
Field operations manager	36,000	9,333	18,000	27,333	26,000
Field operations accounting	2,000	-	2,000	2,000	2,000
Stormwater management					
Wet ponds	17,580	4,395	13,185	17,580	17,580
Dry ponds	7,074	-	7,074	7,074	7,074
Streetlighting	18,600	4,398	14,202	18,600	18,600
Landscape maintenance	145,000	38,656	106,344	145,000	145,000
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	1,500	614	886	1,500	1,500
Total expenditures	264,754	57,396	198,691	256,087	254,754
Net increase/(decrease) of fund balance	-	(28,845)	30,560	1,715	-
Fund balance - beginning (unaudited)	-	(1,715)	(30,560)	(1,715)	-
Fund balance - ending (projected)	\$ -	\$ (30,560)	\$ -	\$ -	\$ -

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

EXPENDITURES

Field operations and maintenance

Field operations manager	\$ 26,000
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	<u><u>\$254,754</u></u>

**WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT
LANDOWNER/DEVELOPER CONTRIBUTION COMPARISON
PROJECTED FISCAL YEAR 2027 LANDOWNER/DEVELOPER CONTRIBUTIONS**

Landowner/Developer Contribution					
Parcel	Developable Acres	FY 2027 GF Contribution per Acre	FY 2027 SRF-Industrial Contribution per Acre	FY 2027 Total Contribution per Acre	FY 2026 Total Contribution per Acre
A-1	1.43	\$ 325.89	\$ 1,508.40	\$ 1,834.29	\$ 1,893.50
B-1	17.29	325.89	1,508.40	1,834.29	1,893.50
B-2	15.72	325.89	1,508.40	1,834.29	1,893.50
C1 (Retail)	9.84	325.89	1,508.40	1,834.29	1,893.50
C1 (A Karis)	12.80	325.89	1,508.40	1,834.29	1,893.50
C1 (A Karis) Additional Land	7.97	325.89	1,508.40	1,834.29	1,893.50
Ind 1	38.44	325.89	1,508.40	1,834.29	1,893.50
Ind 2	39.60	325.89	1,508.40	1,834.29	1,893.50
Ind 3	25.80	325.89	1,508.40	1,834.29	1,893.50
Total	168.89				