

2021



WATERGRASS I

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021
FINAL ANNUAL OPERATING BUDGET

AUGUST 20, 2020



WATERGRASS I

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021 FINAL ANNUAL OPERATING BUDGET

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AUGUST 20, 2020

WATERGRASS I

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The WaterGrass I Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2021, which begins on October 1, 2020. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments
201	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2019 Special Assessment Refunding Note

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

WATERGRASS I

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Current Period Actuals 10/1/19 - 2/29/20	Projected Revenues & Expenditures 3/1/20 to 9/30/20	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20
REVENUES					
SPECIAL ASSESSMENTS					
Tax Roll	503,008.27	485,270.03	17,738.24	503,008.27	0.00
TOTAL SPECIAL ASSESSMENTS	503,008.27	485,270.03	17,738.24	503,008.27	0.00
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	2,016.70	0.00	2,016.70	2,016.70
TOTAL OTHER MISCELLANEOUS REVENUES	0.00	2,016.70	0.00	2,016.70	2,016.70
TOTAL REVENUES	\$503,008.27	\$487,286.73	\$17,738.24	\$505,024.97	\$2,016.70
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	12,000.00	3,600.00	4,800.00	8,400.00	(3,600.00)
TOTAL LEGISLATIVE	12,000.00	3,600.00	4,800.00	8,400.00	(3,600.00)
FINANCIAL & ADMINISTRATIVE					
District Management	29,000.00	12,083.35	16,916.65	29,000.00	0.00
District Engineer	8,200.00	170.00	3,000.00	3,170.00	(5,030.00)
Disclosure Report	2,500.00	0.00	0.00	0.00	(2,500.00)
Trustees Fees	14,000.00	2,983.61	11,016.39	14,000.00	0.00
Tax Collector/Property Appraiser Fees	657.00	547.20	150.00	697.20	40.20
Auditing Services	6,400.00	2,500.00	3,900.00	6,400.00	0.00
Arbitrage Rebate Calculation	650.00	0.00	650.00	650.00	0.00
Postage, Phone, Faxes, Copies	100.00	0.00	100.00	100.00	0.00
Public Officials Liability Insurance	3,500.00	2,568.00	0.00	2,568.00	(932.00)
Legal Advertising	1,250.00	0.00	1,250.00	1,250.00	0.00
Bank Fees	400.00	0.00	400.00	400.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	250.00	0.00	100.00	100.00	(150.00)
ADA Website Compliance	0.00	0.00	0.00	0.00	0.00
Website Development & Maintenance	2,500.00	2,541.65	0.00	2,541.65	41.65
TOTAL FINANCIAL & ADMINISTRATIVE	69,582.00	23,568.81	37,483.04	61,051.85	(8,530.15)
LEGAL COUNSEL					
District Counsel	10,000.00	1,096.50	1,095.50	2,192.00	(7,808.00)
TOTAL LEGAL COUNSEL	10,000.00	1,096.50	1,095.50	2,192.00	(7,808.00)
ELECTRIC UTILITY SERVICES					
Utility Services	10,000.00	3,187.02	3,812.98	7,000.00	(3,000.00)
Street Lights	38,000.00	12,635.87	31,499.13	44,135.00	6,135.00
TOTAL ELECTRIC UTILITY SERVICES	48,000.00	15,822.89	35,312.11	51,135.00	3,135.00
WATER-SEWER COMBINATION SERVICES					
Utility-Reclaimed Irrigation	8,000.00	4,896.62	6,852.38	11,749.00	3,749.00
TOTAL WATER-SEWER COMBINATION SERVICES	8,000.00	4,896.62	6,852.38	11,749.00	3,749.00
STORMWATER CONTROL					
Stormwater Assessment	180.00	0.00	180.00	180.00	0.00
Aquatic Contract	12,600.00	5,250.00	7,350.00	12,600.00	0.00
Stormwater System Maintenance	1,500.00	0.00	1,500.00	1,500.00	0.00
TOTAL STORMWATER CONTROL	14,280.00	5,250.00	9,030.00	14,280.00	0.00
OTHER PHYSICAL ENVIRONMENT					
Field Manager	6,000.00	2,500.00	3,500.00	6,000.00	0.00
General Liability Insurance	4,650.00	4,140.06	0.00	4,140.06	(509.94)
Property Casualty Insurance	9,500.00	9,231.00	0.00	9,231.00	(269.00)
Crime Insurance	308.00	293.00	0.00	293.00	(15.00)
Entry & Walls Maintenance	25,000.00	23,125.00	1,875.00	25,000.00	0.00
Landscape Maintenance	171,639.00	74,480.23	87,902.77	162,383.00	(9,256.00)
Irrigation Repairs and Maintenance	25,000.00	5,933.26	8,301.74	14,235.00	(10,765.00)
Landscape - Mulch	39,000.00	0.00	30,000.00	30,000.00	(9,000.00)
Landscape Replacement Plants, Trees, Shrubs	10,000.00	3,590.40	6,409.60	10,000.00	0.00
Holiday Decorations	7,000.00	8,500.00	0.00	8,500.00	1,500.00
Fire Ant Treatment	1,000.00	0.00	1,000.00	1,000.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	299,097.00	131,792.95	138,989.11	270,782.06	(28,314.94)

FISCAL YEAR 2020 BUDGET ANALYSIS

WATERGRASS I

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Current Period Actuals 10/1/19 - 2/29/20	Projected Revenues & Expenditures 3/1/20 to 9/30/20	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20
ROAD & STREET FACILITIES					
Roadway Repair & Maintenance	10,000.00	950.00	1,350.00	2,300.00	(7,700.00)
Sidewalk Repair & Maintenance	4,500.00	0.00	4,500.00	4,500.00	0.00
Street Light / Decorative Light Maintenance	2,000.00	2,474.00	0.00	2,474.00	474.00
TOTAL ROAD & STREET FACILITIES	16,500.00	3,424.00	5,850.00	9,274.00	(7,226.00)
PARKS & RECREATION					
Playground Equipment & Maintenance	5,000.00	5,783.31	4,999.69	10,783.00	5,783.00
TOTAL PARKS & RECREATION	5,000.00	5,783.31	4,999.69	10,783.00	5,783.00
CONTINGENCY					
Capital Reserve	20,549.27	0.00	65,378.06	65,378.06	44,828.79
TOTAL CONTINGENCY	20,549.27	0.00	65,378.06	65,378.06	44,828.79
TOTAL EXPENDITURES	\$503,008.27	\$195,235.08	\$309,789.89	\$505,024.97	\$2,016.70
EXCESS REVENUES (OVER) UNDER EXPENDITURES	\$0.00	\$292,051.65	(\$292,051.65)	\$0.00	(\$0.00)

WATERGRASS I

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20	Fiscal Year 2021 Final Operating Budget	Increase / (Decrease) from FY 2020 to FY 2021
REVENUES					
SPECIAL ASSESSMENTS					
Tax Roll	503,008.27	503,008.27	0.00	503,008.27	0.00
TOTAL SPECIAL ASSESSMENTS	503,008.27	503,008.27	0.00	503,008.27	0.00
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	2,016.70	2,016.70	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	0.00	2,016.70	2,016.70	0.00	0.00
TOTAL REVENUES	\$503,008.27	\$505,024.97	\$2,016.70	\$503,008.27	\$0.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	12,000.00	8,400.00	(3,600.00)	12,000.00	0.00
TOTAL LEGISLATIVE	12,000.00	8,400.00	(3,600.00)	12,000.00	0.00
FINANCIAL & ADMINISTRATIVE					
District Management	29,000.00	29,000.00	0.00	29,000.00	0.00
District Engineer	8,200.00	3,170.00	(5,030.00)	7,200.00	(1,000.00)
Disclosure Report	2,500.00	0.00	(2,500.00)	0.00	(2,500.00)
Trustees Fees	14,000.00	14,000.00	0.00	14,000.00	0.00
Tax Collector/Property Appraiser Fees	657.00	697.20	40.20	700.00	43.00
Auditing Services	6,400.00	6,400.00	0.00	8,400.00	2,000.00
Arbitrage Rebate Calculation	650.00	650.00	0.00	650.00	0.00
Postage, Phone, Faxes, Copies	100.00	100.00	0.00	100.00	0.00
Public Officials Liability Insurance	3,500.00	2,568.00	(932.00)	2,825.00	(675.00)
Legal Advertising	1,250.00	1,250.00	0.00	1,250.00	0.00
Bank Fees	400.00	400.00	0.00	400.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	250.00	100.00	(150.00)	250.00	0.00
ADA Website Compliance	0.00	0.00	0.00	1,500.00	1,500.00
Website Development & Maintenance	2,500.00	2,541.65	41.65	1,200.00	(1,300.00)
TOTAL FINANCIAL & ADMINISTRATIVE	69,582.00	61,051.85	(8,530.15)	67,650.00	(1,932.00)
LEGAL COUNSEL					
District Counsel	10,000.00	2,192.00	(7,808.00)	8,000.00	(2,000.00)
TOTAL LEGAL COUNSEL	10,000.00	2,192.00	(7,808.00)	8,000.00	(2,000.00)
ELECTRIC UTILITY SERVICES					
Utility Services	10,000.00	7,000.00	(3,000.00)	10,000.00	0.00
Street Lights	38,000.00	44,135.00	6,135.00	45,000.00	7,000.00
TOTAL ELECTRIC UTILITY SERVICES	48,000.00	51,135.00	3,135.00	55,000.00	7,000.00
WATER-SEWER COMBINATION SERVICES					
Utility-Reclaimed Irrigation	8,000.00	11,749.00	3,749.00	12,000.00	4,000.00
TOTAL WATER-SEWER COMBINATION SERVICES	8,000.00	11,749.00	3,749.00	12,000.00	4,000.00
STORMWATER CONTROL					
Stormwater Assessment	180.00	180.00	0.00	180.00	0.00
Aquatic Contract	12,600.00	12,600.00	0.00	12,600.00	0.00
Stormwater System Maintenance	1,500.00	1,500.00	0.00	1,500.00	0.00
TOTAL STORMWATER CONTROL	14,280.00	14,280.00	0.00	14,280.00	0.00
OTHER PHYSICAL ENVIRONMENT					
Field Manager	6,000.00	6,000.00	0.00	6,000.00	0.00
General Liability Insurance	4,650.00	4,140.06	(509.94)	3,300.00	(1,350.00)
Property Casualty Insurance	9,500.00	9,231.00	(269.00)	10,200.00	700.00
Crime Insurance	308.00	293.00	(15.00)	325.00	17.00
Entry & Walls Maintenance	25,000.00	25,000.00	0.00	25,000.00	0.00
Landscape Maintenance	171,639.00	162,383.00	(9,256.00)	170,000.00	(1,639.00)
Irrigation Repairs and Maintenance	25,000.00	14,235.00	(10,765.00)	25,000.00	0.00
Landscape - Mulch	39,000.00	30,000.00	(9,000.00)	39,000.00	0.00
Landscape Replacement Plants, Trees, Shrubs	10,000.00	10,000.00	0.00	10,000.00	0.00
Holiday Decorations	7,000.00	8,500.00	1,500.00	8,500.00	1,500.00
Fire Ant Treatment	1,000.00	1,000.00	0.00	1,000.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	299,097.00	270,782.06	(28,314.94)	298,325.00	(772.00)

FISCAL YEAR 2021
FINAL ANNUAL OPERATING BUDGET

WATERGRASS I

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20	Fiscal Year 2021 Final Operating Budget	Increase / (Decrease) from FY 2020 to FY 2021
ROAD & STREET FACILITIES					
Roadway Repair & Maintenance	10,000.00	2,300.00	(7,700.00)	10,000.00	0.00
Sidewalk Repair & Maintenance	4,500.00	4,500.00	0.00	4,500.00	0.00
Street Light / Decorative Light Maintenance	2,000.00	2,474.00	474.00	3,000.00	1,000.00
TOTAL ROAD & STREET FACILITIES	16,500.00	9,274.00	(7,226.00)	17,500.00	1,000.00
PARKS & RECREATION					
Playground Equipment & Maintenance	5,000.00	10,783.00	5,783.00	5,000.00	0.00
TOTAL PARKS & RECREATION	5,000.00	10,783.00	5,783.00	5,000.00	0.00
CONTINGENCY					
Capital Reserve	20,549.27	65,378.06	44,828.79	13,253.27	(7,296.00)
TOTAL CONTINGENCY	20,549.27	65,378.06	44,828.79	13,253.27	(7,296.00)
TOTAL EXPENDITURES	\$503,008.27	\$505,024.97	\$2,016.70	\$503,008.27	\$0.00
EXCESS REVENUES (OVER) UNDER EXPENDITURES	\$0.00	\$0.00	(\$0.00)	\$0.00	(\$0.00)

FISCAL YEAR 2021
FINAL ANNUAL OPERATING BUDGET

WATERGRASS I

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Reporting

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Fax, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Miscellaneous Administration

This is required of the District to store its official records.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

WATERGRASS I

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Investment Reporting Fees

This is to provide an investment report to the District on a quarterly basis.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

Technology Services

This is to upgrade and keep current the operating components to comply with new governmental accounting standards along with basic website maintenance.

Website Administration

This is for maintenance and administration of the District's official website.

Capital Outlay

This is to purchase new equipment as required.

Legal Counsel

District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

Electric Utility Services

Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity

Garbage/Solid Waste Control Services

Garbage Collection

This item is for pick up at the recreation facility and parks as needed.

Water-Sewer Combination Services

Water Utility Services

This item is for the potable and non-potable water used for irrigation.

Other Physical Environment

Waterway Management System

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

Landscape Maintenance

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

WATERGRASS I

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Miscellaneous Landscape

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

Property Taxes

This item is for property taxes assessed to lands within the District.

Irrigation Maintenance

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

Pool Maintenance

This item is necessary to contract with a vendor to maintain the pool within state guidelines for public use.

Clubhouse Maintenance

This item provides for operations, maintenance, and supplies to the District's Amenity Center.

WATERGRASS I

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2019 NOTE

REVENUES

CDD Debt Service Assessments	\$	367,281
TOTAL REVENUES	\$	367,281

EXPENDITURES

Series 2019 Note May Bond Principal Payment	\$	205,000
Series 2019 Note May Bond Interest Payment	\$	83,063
Series 2019 Note November Bond Interest Payment	\$	79,219
TOTAL EXPENDITURES	\$	367,281
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2020	\$	4,430,000
Principal Payment Applied Toward Series 2019 Note	\$	205,000
Bonds Outstanding - Period Ending 11/1/2021	\$	4,225,000

WATERGRASS I

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

				Fiscal Year 2020			Fiscal Year 2021			
Lot Size	EBU Value	DS Unit Count	O&M Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2020 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2021 Total Assessment	Total Increase / (Decrease) in Annual Assmt
WATERGRASS PHASE 1										
Single Family 40'	1.00	87	87	\$609.45	\$829.10	\$1,438.55	\$609.45	\$829.10	\$1,438.55	\$0.00
Single Family 55'	1.38	87	87	\$837.99	\$1,140.10	\$1,978.09	\$837.99	\$1,140.10	\$1,978.09	\$0.00
Single Family 60'	1.50	60	60	\$914.17	\$1,243.75	\$2,157.92	\$914.17	\$1,243.75	\$2,157.92	\$0.00
Single Family 65'	1.63	75	75	\$990.35	\$1,347.38	\$2,337.73	\$990.35	\$1,347.38	\$2,337.73	\$0.00
Single Family 75'	1.88	114	121	\$1,142.71	\$1,554.68	\$2,697.39	\$1,142.71	\$1,554.68	\$2,697.39	\$0.00
TOTAL		423	430							

Notations:

⁽¹⁾ Annual assessments are adjusted 6% for discounts associated with early payment and County collection costs.

FISCAL YEAR 2021
FINAL ANNUAL OPERATING BUDGET